

PERMIT REQUIREMENTS UNDER THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE

RESIDENTIAL BUILDINGS:

NEW CONSTRUCTION: A permit is required whenever an owner or agent intends to construct, move, re-locate, enlarge, alter, or demolish any residential dwelling. This would include work such as:

- New dwellings and structures, including modular home and mobile home installation (new or used)
- Additions of any size,
- Most decks that are over 30-inches in height at any point above the ground,
- Sunrooms.



! *Under the Code, an addition is defined as any extension or increase in floor area or height of any building.

*IMPORTANT NOTE: Building sites for new or replacement dwellings to be served by an existing individual on lot sewage disposal (septic) systems, including privies and holding tanks, must be **tested, field verified and approved** by the municipal Sewage Enforcement Officer PRIOR to making an application for a Building Permit.*

REMODELING, REPAIRS, AND ALTERATIONS: Generally, a Permit is not required for most remodeling and repair projects. However, a Permit is required if:

- The project involves the cutting of any structural beam or header or any load-bearing support wall
- The project changes any existing means of egress (exit)
- The project involves work or service to the electrical service to the dwelling, which will require a permit and inspection by the power company.

A Permit is not generally required under Pennsylvania law when finishing or remodeling an existing basement. IF IN DOUBT AS TO IF A PERMIT IS REQUIRED, PLEASE CALL AND ASK. Sleeping rooms/bedrooms in the basement require an permit and inspections.

DETACHED RESIDENTIAL ACCESSORY BUILDINGS: The code in Pennsylvania allows for an exception to the UCC Permit requirements for certain accessory structures that are not attached to a dwelling. Utility and miscellaneous structures, such as sheds and garages, which are smaller than *1000 square feet and NOT attached to the dwelling*, do not require a UCC Building Permit.



HOWEVER, OTHER PERMITS ARE REQUIRED BY THE MUNICIPALITY FOR THESE TYPES OF STRUCTURES. PLEASE CONTACT THE MUNICIPALITY TO DETERMINE IF OTHER PERMITS, SUCH AS AN ASSESSMENT PERMIT(S) ARE REQUIRED.

! Even though these agricultural buildings, recreational cabins, small sheds and garages are exempt from the UCC, they may still require an assessment permit. Assessment permits typically regulate where a certain type of building may be built, local laws governs where the structure may be built. A building permit on the other hand regulates how the building is actually constructed or built.

CAMPS AND OTHER RECREATIONAL CABINS: Certain structures that are used solely by an individual or family for seasonal recreational use, such as hunting / fishing camps, may be excluded under Pennsylvania law from certain construction requirements of the code. In order to be excluded from these construction requirements, a sworn Affidavit must be filed with the Building Code Official indicating the structure will be used solely as a "recreational cabin". **When filing a Recreational Cabin Affidavit, all other regulatory requirements must be met, including assessment and sewage permit requirements.**



Under state law, a "Recreational Cabin" is defined as a structure that is:

- Utilized principally for recreational activity ONLY
- NOT utilized as a residence for any period of time
- NOT utilized for any commercial purposes, including rental units
- NOT greater than two stories in height
- NOT utilized by the owner, or any other person, as a place of employment
- NOT a mailing address for bill or other correspondence
- NOT listed as an individual's place of residence or a driver's license, tax record, car registration, passport, or voter registration.

Approval of this Exclusion is contingent upon the installation of at least one smoke detector, one fire extinguisher and one carbon monoxide detector in BOTH the kitchen and sleeping quarters of the cabin. **AN INSPECTION OF THIS INSTALLATION IS REQUIRED PRIOR TO OCCUPANCY OF THE CABIN**

It is very important to note that once a dwelling is declared as a Recreational Cabin, the limitations described above will follow the building to subsequent owners of the property. The Affidavit is recorded at the County Courthouse. Owners should be aware that claiming a structure as a recreational cabin may lessen the value of the building for resale purposes.

If a recreational cabin is subject to the exclusion, upon transfer of ownership of the recreational cabin, written notice must be provided in the sales agreement and the deed that the recreational cabin:

- (i) Is exempt from the Uniform Construction Code
- (ii) May not be in conformance with the Uniform Construction Code
- (iii) Is not subject to municipal regulation.

Failure to comply with the deed notice requirement shall render the sale voidable at the option of the purchaser.

Persons considering this Cabin exemption are urged to carefully consider their options.