

Pennsylvania State UCC Building Permit Requirements

Residential

A building permit is required if you intend to construct, enlarge, move, demolish or change the occupancy of a residential building.

In general, new construction and additions do require a UCC permit. An addition is defined as an extension or increase in floor area or height.

Other projects that require a permit and inspection are pools and spas; attached carports; attached decks or decks higher than 30” above grade; retaining walls over 4’ high; fences over 6’ high. Sidewalks and driveways that are 30 inches above adjacent grade or placed over a basement or story below it also require a state UCC permit.

Exemptions - Repairs or Alterations to an existing residential building are exempt from the state building code permit and inspection requirements - as long as they do not require a structural change or produce a change in the means of egress. A local permit may still be required for these state exempt projects.

Below is a list of the type of projects that do not require a UCC permit. If you have a specific question that is not clearly answered, please call your Light-Heigel local municipal contact person.

Agricultural Buildings and Utility and Miscellaneous Use Structures (See definitions on back) would be exempt from the UCC permit and inspection requirements. Some non-UCC municipal building permits may still be required. Check with the local government official to verify.

Documents (signed contracts, subdivision surveys, sewage permits, zoning applications, etc.) that prove planning activity began before the local adoption date in the municipality would exempt the project from the UCC permit and inspection requirements. The project is required to meet the permitting requirements in effect before the adoption date.

A **Recreational Cabin** (See definitions on back) would be exempt from the UCC permit and inspection requirements. The project is required to meet certain safety and legal criteria.

Manufactured or industrialized housing conforming to State or Federal standards and used as a single family dwelling. This exemption would not include the foundation, site setup and utility connections.

Installation of tubing, piping, **propane** gas burning appliances, equipment, or fixtures related to liquefied petroleum gas under the Propane and Liquefied Petroleum Gas Act (35 P.S. §§ 1329.1 – 1329.19).

Individual sewage disposal systems under 25 Pa. Code Chapter 73 (related to on-lot sewage treatment facilities).

Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.

Definitions:

"RESIDENTIAL BUILDING." DETACHED ONE-FAMILY AND TWO-FAMILY DWELLINGS AND MULTIPLE SINGLE-FAMILY DWELLINGS, WHICH ARE NOT MORE THAN THREE STORIES IN HEIGHT WITH A SEPARATE MEANS OF EGRESS, WHICH INCLUDES ACCESSORY STRUCTURES.

"AGRICULTURAL BUILDING." A STRUCTURE UTILIZED TO STORE FARM IMPLEMENTS, HAY, FEED, GRAIN OR OTHER AGRICULTURAL OR HORTICULTURAL PRODUCTS OR TO HOUSE POULTRY, LIVESTOCK OR OTHER FARM ANIMALS AND A MILK HOUSE.

THE TERM INCLUDES A CARRIAGE HOUSE OWNED AND USED BY MEMBERS OF A RECOGNIZED RELIGIOUS SECT FOR THE PURPOSES OF HOUSING HORSES AND STORING BUGGIES.

THE TERM SHALL NOT INCLUDE HABITABLE SPACE OR SPACES IN WHICH AGRICULTURAL PRODUCTS ARE PROCESSED, TREATED OR PACKAGED AND SHALL NOT BE CONSTRUED TO MEAN A PLACE OF OCCUPANCY BY THE GENERAL PUBLIC.

"RECREATIONAL CABIN" A STRUCTURE WHICH IS:

- (1) UTILIZED PRINCIPALLY FOR RECREATIONAL ACTIVITY;
 - (2) NOT UTILIZED AS A DOMICILE OR RESIDENCE FOR ANY INDIVIDUAL FOR ANY TIME PERIOD;
 - (3) NOT UTILIZED FOR COMMERCIAL PURPOSES;
 - (4) NOT GREATER THAN TWO STORIES IN HEIGHT, EXCLUDING BASEMENT;
 - (5) NOT UTILIZED BY THE OWNER OR ANY OTHER PERSON AS A PLACE OF EMPLOYMENT;
 - (6) NOT A MAILING ADDRESS FOR BILLS AND CORRESPONDENCE;
- AND
- (7) NOT LISTED AS AN INDIVIDUAL'S PLACE OF RESIDENCE ON A TAX RETURN, DRIVER'S LICENSE, CAR REGISTRATION OR VOTER REGISTRATION.

"UTILITY AND MISCELLANEOUS USE STRUCTURE" BUILDINGS OR STRUCTURES OF AN ACCESSORY CHARACTER AND MISCELLANEOUS STRUCTURES NOT CLASSIFIED IN ANY SPECIFIC USE GROUP THAT IS ACCESSORY TO A DETACHED ONE FAMILY DWELLING.

THE TERM INCLUDES CARPORTS, DETACHED PRIVATE GARAGES, GREENHOUSES AND SHEDS HAVING A BUILDING AREA LESS THAN 1,000 SQUARE FEET. THE TERM DOES NOT INCLUDE SWIMMING POOLS OR SPAS.