



Pennsylvania Uniform Construction Code (PA UCC) Guide

Permit Requirements

What is a Residential Building?

The PA UCC defines a Residential building as 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 (Amended by Act 92 of 2004).

What are the Permit Requirements for Residential Buildings?

An owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a residential building or erect, install, enlarge, alter, repair, remove, convert or replace an electrical, gas, mechanical or plumbing system regulated by the UCC.

What is a Commercial Building?

A Commercial building is any building that is not considered a Residential building as defined by the PA UCC.

What are the Permit Requirements for Commercial Buildings?

An owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a residential building or erect, install, enlarge, alter, repair, remove, convert or replace an electrical, gas, mechanical or plumbing system regulated by the UCC.

What is an Uncertified Building?

The PA UCC defines an Uncertified building as an existing building which, prior to April 9, 2004, was not approved for use and occupancy by the Department of Labor and Industry or a municipality, which was enforcing a building code. The term does not include a residential building (Amended by Act 95 of 2005). Under section 902(b)(6) of the act (35 P.S. § 7210.902(b)), an uncertified building that was built before April 27, 1927 is deemed to be legally occupied until the owner proposes to renovate, add an addition, alter or change the occupancy of the building.

All Uncertified buildings are commercial buildings and require plans to be prepared by a registered design professional.