



Uniform Construction Code (UCC)

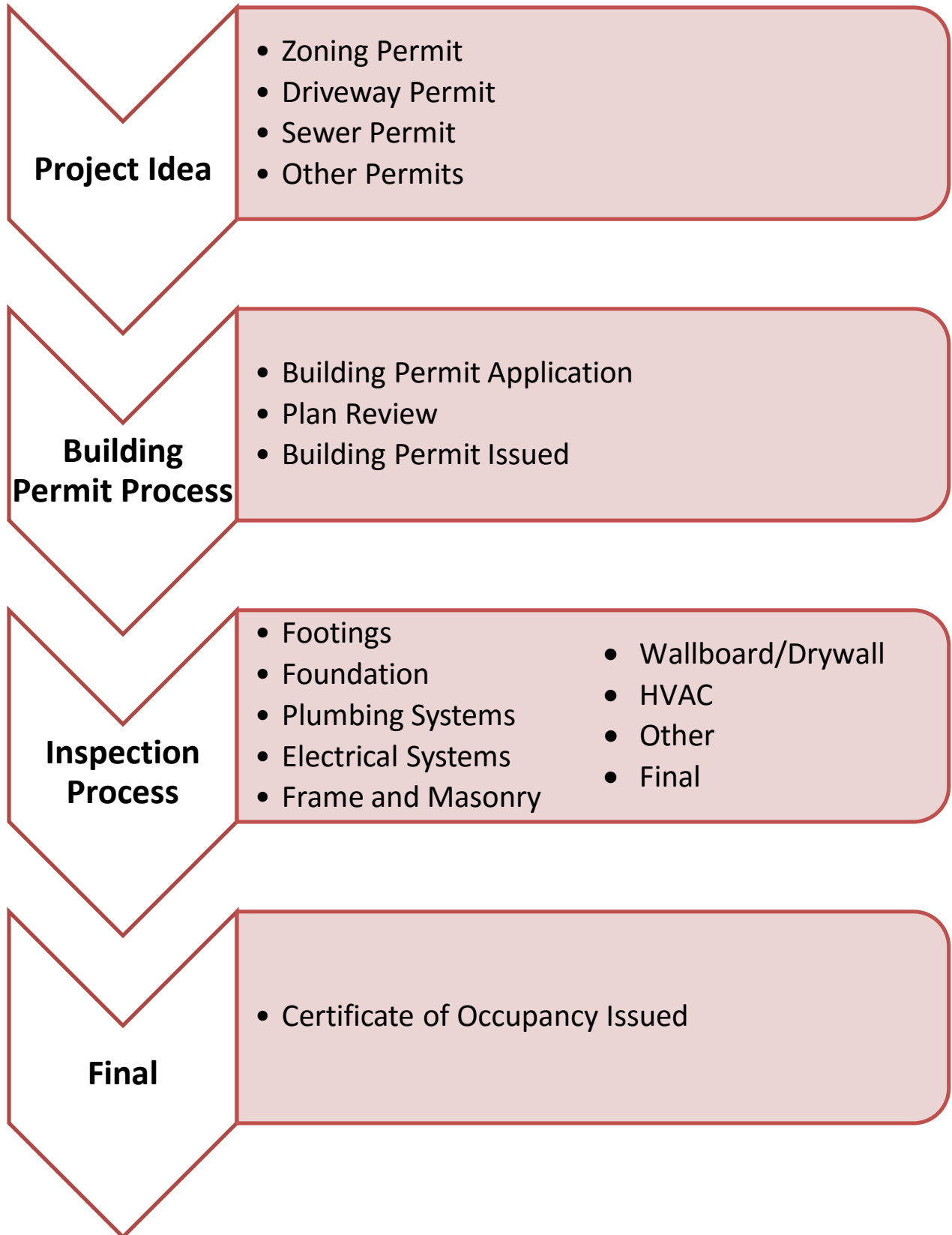
Residential

Building Permit Application Package

Per the Uniform Construction Code (UCC) all structures must be built per the standards of the most currently adopted International Residential Code. Copies of the most currently adopted International Residential Code (IRC) are available for purchase through the International Code Council by calling 1-888-ICC-SAFE or by visiting their website at www.iccsafe.org .

Building Process

Residential



UNIFORM CONSTRUCTION CODE BUILDING PROCESS

Residential

Definitions:

K2 Engineering, Inc., 234 Pittsburgh Street, Uniontown, PA 15401

Project Idea:

(Examples)

- New Construction
- Additions
- Movement of an existing structure
- Demolition of an existing structure
- Structural Change
- Change of Egress
- Change of use (Occupancy)
- Utility and miscellaneous use structures, accessory to a detached single-family home 1000 square feet or larger.

The owner or authorized agent must also check local municipality ordinances for projects requiring permits.

Building Permit Application: The following MUST be submitted with application.

- Zoning Permit (Issued by the local Municipality, County, or K2)
- Highway Permit (Issued by PA Department of Transportation or Local Municipality)
- Sewer Permit (Issued by the Local Municipality)
- Other Permits as Required (Examples: Flood Hazard Area)
- Project Construction Documents (Plans, Specifications, Reports, etc.)
- Stormwater Plan Approval (issued by local Municipality)

Plan Review:

- See Attached

Building Permit:

- Issued by the Building Code Official after applications are submitted and plans are approved.

Inspection Process: K2 Engineering, Inc. is responsible to perform all required inspections. Individuals performing inspections are certified to perform the inspection.

Certificate of Occupancy:

- Issued by the Building Code Official after all inspections are complete.

Residential Building Inspections

Please contact K2 Engineering, Inc. to schedule Inspections, per the following schedule and please be advised of the following:

- All permit fees and inspection fees must be paid prior to receiving the building permit.
- The Building Permit must remain on the construction site at all times and the Inspector must sign off on the Building Permit at the time of the Inspection. If Building Permit is unavailable to sign off on, the Inspection will need to be re-schedule and a re-inspection fee might be applied; and
- A Certificate of Occupancy cannot be issued without all required Inspector signatures on the building permit, per the following inspection schedule:

FOOTING INSPECTION: To be performed after the footing is dug with chairs and rods in place, and before the concrete is poured.

FOUNDATION INSPECTION: To be performed before framing work begins or backfill is installed. Grease traps (if applicable), cleanouts foundation and building drains must be installed. All underground plumbing, mechanical and electrical trenching must remain open and all piping, sleeves and/or conduit required for underground utilities shall be in place and provided with rodent-proofing.

FRAMING INSPECTION: To be performed before insulation is installed and before or at the same time of plumbing, electrical and mechanical systems.

PLUMBING INSPECTION: To be performed after or at the same time of the framing inspection. Note: Plumbing inspection is to occur before any insulation is installed.

ELECTRICAL INSPECTION: To be performed after or at the same time of the framing inspection. Note: Electrical inspection is to occur before any insulation is installed.

HVAC INSPECTION: To be performed after or at the same time of the framing inspection. Note: HVAC inspection is to occur before any insulation is installed.

WALLBOARD/DRYWALL: To be performed before finish overlay is applied. Note: Drywall must be hung with proper drywall screws.

FINAL INSPECTION: To be performed after all items pertaining to the issued building permit have been completed. These items include, but are not limited to: Electrical work; plumbing work; mechanical (HVAC) work; egress (sleeping areas); grading; site plan compliance; energy conservation. An Occupancy Permit will be issued once the Final Inspection has been performed. Note: This means that once the UCC Inspector has passed the final inspection and you receive your occupancy certificate you may occupy your residence/business.

FAILURE TO HAVE THE ABOVE INSPECTIONS PER THE ABOVE SCHEDULE COULD RESULT IN EXPOSING THAT CONSTRUCTION WHICH HAS NOT BEEN INSPECTED. THE OCCUPYING OF A NEW STRUCTURE OR ALTERATION AND/OR ADDITIONS WITHOUT FIRST HAVING RECEIVED AN OCCUPANCY PERMIT COULD RESULT IN COURT ACTION BEING INSTITUTED.

***All inspections require a 24 to 48 hour advance notice and no work may be concealed from view until it has been approved by K2 Engineering Inc.

***The Building Permit must remain on the construction site at all times. If the Building Permit is unavailable for the Inspector to sign off on at the time of Inspection, the Inspection will need to be re-scheduled and a re-inspection fee may apply.

Step-by-Step Process for Compliance with the Uniform Construction Code (UCC)

1. Submit an Application for a UCC Building Permit:

- A. Fill out and complete required applications.
- B. You must submit two (2) complete sets of building plans and one (1) complete set of digital plans; any and all applications.
 - Sewage permit, issued by the local municipal authority.
 - Zoning
 - Any other requirements needed to obtain a building permit.
- C. PLEASE NOTE: Applications for mobile homes, modular homes and manufactured homes do not require a set of building plans to be submitted. Refer to the Building Permit Package for Manufactured Homes.
- D. The Zoning Permit fee, Building Permit fee and/or Review Fee must be paid at the time of picking up the permit.
- E. Submit completed applications at K2 Engineering, Inc. located at 234 Pittsburgh Street, Uniontown, PA.
- F. Questions regarding the application process call 724-439-3440.

2. Once the Building Permit Application and Plans are approved:

- A. You will be contacted and informed that permit is ready and can be paid for.
- B. UCC Building Permit will be issued; Building Permit will be forwarded to the Applicant or may be picked up at K2 Engineering.
- C. Applicant must contact K2 Engineering Inc. to schedule all applicable inspections, per the Inspection Schedule.

*****All Building Permits must be displayed in a visible place outside of the premise so that it is visible from the street and able to be accessed. You may get a building permit box to place the Building Permit in. The Zoning Official and Building Inspector must have direct access to the Building Permit so that they are able to look at it if needed and sign off on the inspections when complete. If your Building Permit is not displayed in a visible place outside of the premise at all times you may be cited and fined by the local municipality, borough or city.*****

PLEASE NOTE: Under the Uniform Construction Code (UCC) all structures must be built per the standards of the most recently adopted International Residential Code and all construction shall comply with the UCC Act 45 of 1999. Copies of the recently adopted International Residential Code are available for purchase through the International Code Council by calling 1-888-ICC-SAFE or by visiting their website at www.iccsafe.org .

Amendment from IRC

The General Assembly of PA

House Bill No. 377

Session of 2011, (Act 1 of 2011)

(H) Fire Protection of Floors.

(1) Except as set forth in paragraph (2), a floor assembly not required in the International Residential Code, or its successor building code, to be fire-resistance rated shall be provided with a ½-Inch Gypsum wallboard membrane, 5/8-Inch wood structural panel membrane, or equivalent, on the underside of the floor framing member.

(2) Paragraph (1) shall not apply to any of the following:

(I) A floor assembly located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA13D or other equivalent sprinkler system approved by a Municipal Code Official.

(II) A floor assembly located directly over a crawl space not intended for storage or fuel-fired appliances.

(III) A portion of a floor assembly which complies with all of the following:

- (A) The aggregate area of the unprotected portion to separate the unprotected portion shall not exceed 80 square feet per story.
- (B) Fire blocking in accordance with Section R302.11.1 shall be installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.

(IV) A wood floor assembly using dimension lumber or structural composite lumber equal to or greater than two-inch by ten-inch nominal dimension or a floor assembly approved by a Municipal Code Official demonstrating equivalent fire performance.