

Uniform Construction Code (UCC)

-Residential-

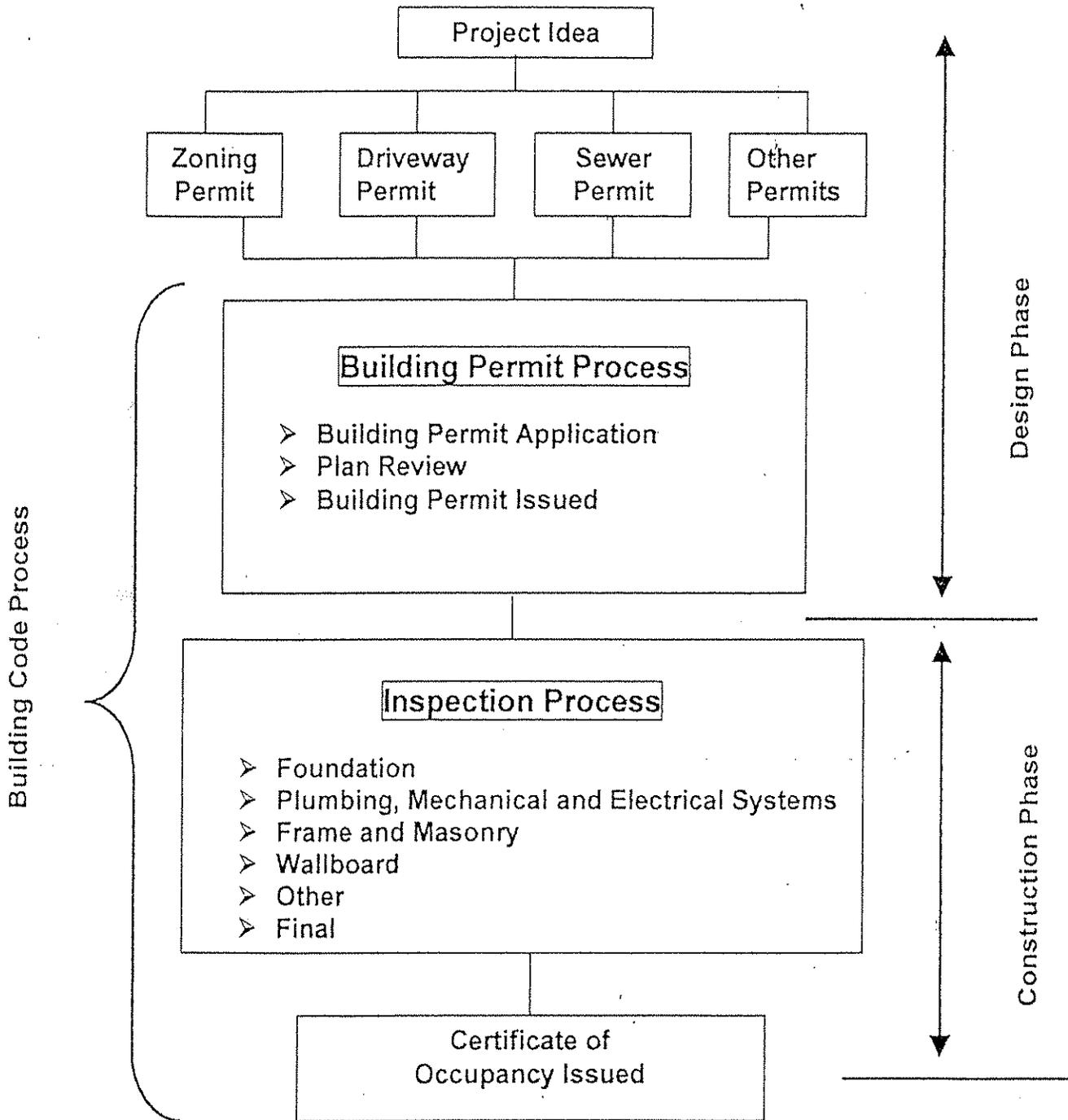
Building Permit Application Package

Per the Uniform Construction Code (UCC) all structures must be built per the standards of the **2006 International Residential Code (2006 IRC)**. Copies of the *2006 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.



Office of Planning, Zoning and Community Development
County of Fayette

BUILDING PROCESS
Residential





Residential Building Inspections

Please contact the County Inspector, PAUL PATO, or a THIRD-PARTY INSPECTION AGENCY to schedule Inspections, per the following schedule and please be advised of the following:

-You **will not** be required to pay any fees at the time of the inspection as all inspection fees were included in the cost of 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-scheduled and a re-inspection fee will apply; 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 after all rough-in work is complete on plumbing, electrical and mechanical systems. *Note:* the framing may not be approved until the plumbing, electrical and mechanical rough-in work has been approved by the UCC Inspector.

WALLBOARD: To be performed before finish overlay is applied.

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 mailed to the owner once the Final Inspection has been performed.

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.

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

1. Submit an Application for a Zoning Permit:

- At the Office of Planning, Zoning and Community Development located on the 4th Floor of the Fayette County Courthouse located at 61 East Main Street, Uniontown, Pennsylvania. **Please Note:** The following municipalities will approve the zoning permit at the municipal level: Connellsville City, Connellsville Township, Henry Clay Township, Ohioople Borough, Perry Borough, South Union Township, Stewart Township, Uniontown City, Washington Township and Wharton Township. **You must apply for the Zoning Permit at your Municipal Office.**
- Once the Application for Zoning has been approved and the Zoning Certificate has been issued, it will be forward to the UCC Building Permit Office for issuance with the Building Permit.

2. Submit an application for a UCC Building Permit:

- At the Uniform Construction Code (UCC) Office located in the Office of Planning, Zoning and Community Development on the 4th Floor of the Fayette County Courthouse located at 61 East Main Street, Uniontown, Pennsylvania.
- You must submit three (3) complete sets of building plans for approval from the Building Code Official. PLEASE NOTE: Applications for mobile homes, modular homes and manufactured homes do not require a set of building plans to be submitted.
- The Building Permit fee (which includes the plan review and all inspections) must be paid at the time the Application is submitted.

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

- UCC Building Permit will be issued;
- Zoning Certificate and Building Permit will be forwarded to the Applicant along with an Inspection Schedule; and
- Applicant must contact the UCC Office to schedule all applicable inspections, per the *Inspection Schedule*.

PLEASE NOTE: Under the Uniform Construction Code (UCC) all structures must be built per the standards of the 2006 International Residential Code and all construction shall comply with the UCC Act 45 of 1999. Copies of the 2006 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. The UCC Act 45 of 1999 is available for viewing on the County website at www.co.fayette.pa.us.

Uniform Construction Code Office
Fayette County Courthouse – 4th Floor
61 East Main Street
Uniontown, PA 15401
(724) 430-4864 Phone
(724) 430-4029 Fax

<i>For Office Use Only</i>
Received By: _____
Date: _____
Receipt # _____
Cash ___ Check#: _____
Amount Paid: \$ _____

UNIFORM CONSTRUCTION CODE (UCC) BUILDING PERMIT APPLICATION - *RESIDENTIAL*

Location of Proposed Construction or Improvement

Street Address Lot # City Township/Borough

Parcel ID # (District, Map & Lot #) Name of Subdivision (If Applicable) Lot Size (acres)

Owner/Applicant Information

Last Name First Name Daytime Phone #

Mailing Address City State Zip Code

Type of Improvement (*Check ONE Only*)

- | | | |
|---|--|---|
| <input type="checkbox"/> Single-Family Home | <input type="checkbox"/> Two-Family Home | <input type="checkbox"/> Residential Addition |
| <input type="checkbox"/> Porch w/Roof | <input type="checkbox"/> Porch Roof <i>ONLY</i> | <input type="checkbox"/> Porch Enclosure |
| <input type="checkbox"/> Single-Wide Mobile Home | <input type="checkbox"/> Double-Wide Mobile Home | <input type="checkbox"/> Modular/Manufactured Home |
| <input type="checkbox"/> Garage (attached) | <input type="checkbox"/> Garage (detached) | <input type="checkbox"/> Pole Building |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Interior Renovations | <input type="checkbox"/> Occupancy Permit <i>ONLY</i> |
| <input type="checkbox"/> Swimming Pool (Above-Ground) | <input type="checkbox"/> Swimming Pool (In-Ground) | <input type="checkbox"/> Other |

Estimated Cost of Improvement (Fair Market Value) \$ _____

Contractor or Place of Purchase (for Mobile Homes & Swimming Pools)

Name Phone

Street Address City State Zip

Building/Site Characteristics

Heating Type: Gas Electric Oil Other Central Air Conditioning: Yes No
Water Service: Public Private
Sewer Service: Public Private (Permit #: _____)
Fireplace(s): Yes No If yes, How many? Type of fuel? _____

Building Dimensions

Proposed Building Size or Size of Manufactured Home: _____ Square Feet Number of Stories: _____
Existing Building Size (If proposed improvement is an *Addition*) _____ Square Feet
Total Building Size: _____ Square Feet

Floodplain

Is the site located within an identified flood hazard area? (Check One) Yes No
If yes, will any portion of the flood hazard area be developed? (Check One) Yes No

Please read the below statements prior to signing:

1. The Applicant certifies that all information on this application is correct and the work will be completed in accordance with the "approved" construction documents and PA ACT 45 (Uniform Construction Code) and any additional approved building code requirements adopted by the Municipality. The property owner and applicant assume the responsibility of locating all property lines, setback lines, easements, right of way, and flood areas. Issuance of a permit and approval of construction documents shall not be construed as authority to violate, cancel or set aside any provisions of the codes or ordinances of the Municipality or any other governing body. The applicant certifies he/she understands all the applicable codes, ordinances and regulations. **SHOULD IT BE DETERMINED THAT ANY OF THE INFORMATION ON THIS APPLICATION BE FALSE, SAID APPLICATION AND/OR BUILDING PERMIT WILL BECOME NULL & VOID.**

2. **CODE COMPLIANCE.** The Uniform Construction Code, and the latest addition of the International Residential Code for One and Two Family Dwellings, with possible modifications for Local Code Administrations, shall govern the construction under this Application as well as any and all drawings/plans submitted with this Application. In the event of conflict between the design of the drawings/plans submitted and pertinent codes and regulations, the more stringent provisions shall govern construction.

3. **NO WORK MAY BE CONCEALED FROM VIEW UNTIL IT HAS BEEN APPROVED A UCC INSPECTOR.** I fully understand that it is my responsibility to call for the inspections and that, if inspections are not made according to this procedure, I may be in violation of the UCC and may be subject to prosecution. Should a 3rd Party Inspection Agency perform your inspections, a copy of the Inspection Report must be forwarded to this office.

4. **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 an inspection, said inspection will need to be reschedule and a re-inspection fee will apply.

5. I also understand that no one may occupy the structure (or portion thereof) until a *Certificate of Occupancy* has been issued.

Signature of Owner

Date

(2-sided document)

Uniform Construction Code Office
Fayette County Courthouse – 4th Floor
61 East Main Street
Uniontown, PA 15401
(724) 430-4864 Phone
(724) 430-4029 Fax

For Office Use Only

Date of Submission: _____

Received By: _____

Uniform Construction Code (UCC) ***Building Plan Characteristics***

Please provide the following information for your residential building project below or in a set of building plans.

Please Note: Under the Uniform Construction Code (UCC) all structures must be built per the standards of the *2006 International Residential Code (2006 IRC)*. Copies of the 2006 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.

- Footer: Size, depth, concrete strength, etc.: _____
- Foundation: Size of block, height of foundation (crawl space or basement) height of backfill, etc.: _____
- Wall thickness: _____
- Stud spacing: _____
- Insulation "R" values: _____
- Type of exterior wall covering: _____
- Ceiling joist sizes: _____
- Floor joist sizing and spacing: _____
- Rafter sizes and spacing: _____
- Type of roof coverings & roof ventilation: _____
- Windows sizes & location: _____
- Exterior door sizes & location: _____
- Room dimensions: _____
- Number of stories: _____
- Square footage: _____
- Estimate of construction costs (fair market value): _____



Fayette County Courthouse

OFFICE OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT

FAYETTE COUNTY, PENNSYLVANIA

FOURTH FLOOR COURTHOUSE

61 EAST MAIN STREET

UNIONTOWN, PA 15401

(724) 430-1210

FAX (724) 430-4029

Uniform Construction Code (UCC) UCC INSPECTION PROCEDURES - RESIDENTIAL

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 after all rough-in work is complete on plumbing, electrical and mechanical systems. *Note:* the framing may not be approved until the plumbing, electrical and mechanical rough-in work has been approved by the UCC Inspector.

WALLBOARD: To be performed before finish overlay is applied.

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 mailed to the owner once the Final Inspection has been performed.

Please note the following:

***All inspections require a **48-hour advance notice** and no work may be concealed from view until it has been approved by either the County Inspector or a Third-Party Inspection Agency. Kindly contact this office for a list of approved Third-Party Agencies. Should a Third-Party Inspection Agency perform the inspections, please be advised that a copy of the Inspection Report must be forwarded to this office.

***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 will apply.

Energy Req. Residential

ENERGY EFFICIENCY

TABLE N1102.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT*

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT ^c WALL R-VALUE	SLAB ^d R-VALUE AND DEPTH	CRAWL SPACE WALL R-VALUE
1	1.2	0.75	0.40	30	13	3	13	0	0	0
2	0.75	0.75	0.40	30	13	4	13	0	0	0
3	0.65	0.65	0.40 ^e	30	13	5	19	0	0	5/13
4 except Marine	0.40	0.60	NR	38	13	5	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.35	0.60	NR	38	19 or 13 + 5 ^f	13	30 ^f	10/13	10, 2 ft	10/13
6	0.35	0.60	NR	49	19 or 13 + 5 ^f	15	30 ^f	10/13	10, 4 ft	10/13
7 and 8	0.35	0.60	NR	49	21	19	30 ^f	10/13	10, 4 ft	10/13

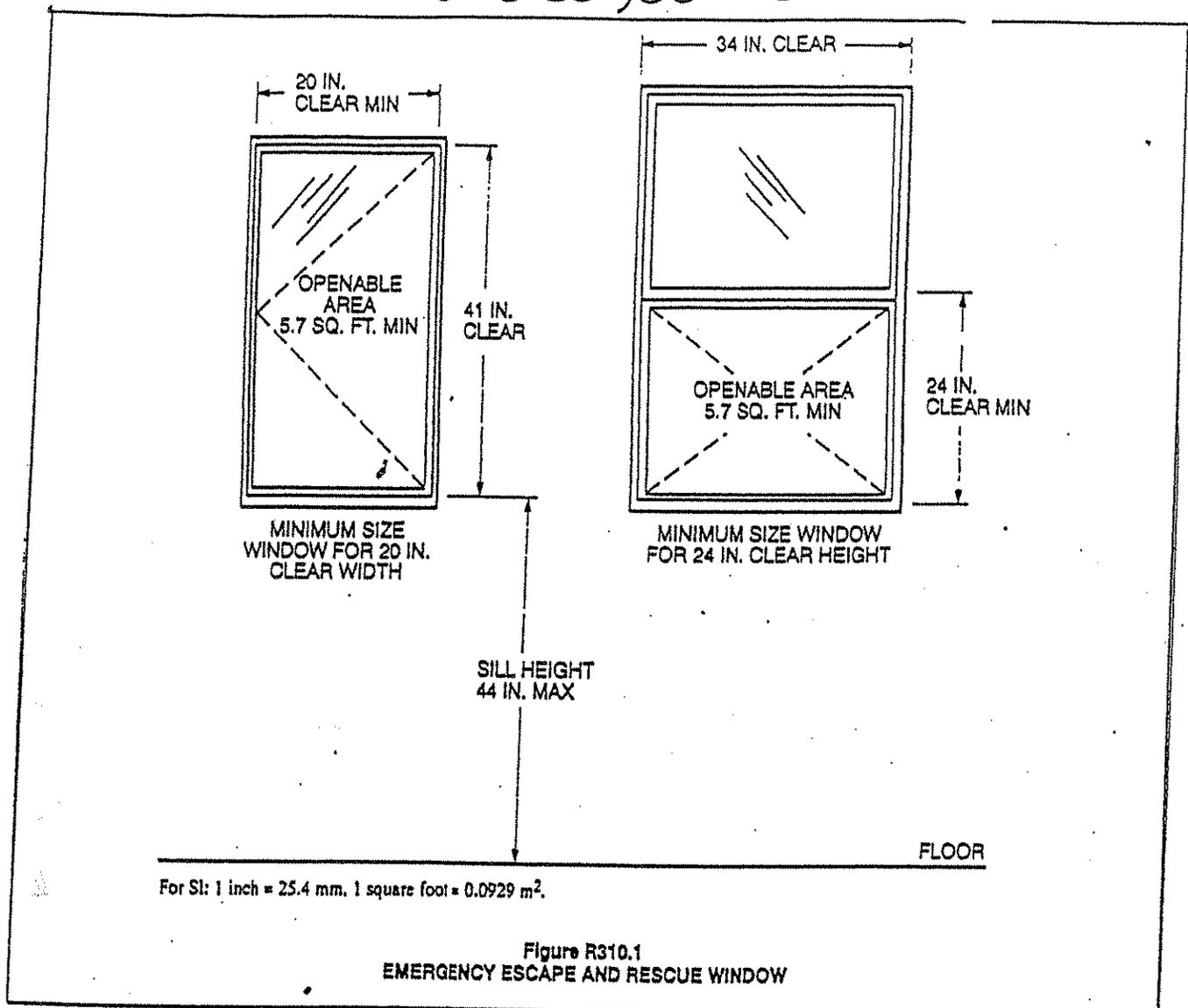
- a. R-values are minimums. U-factors and SHGC are maximums. R-19 insulation shall be permitted to be compressed into a 2 x 6 cavity.
- b. The fenestration U-factor column excludes skylights. The solar heat gain coefficient (SHGC) column applies to all glazed fenestration.
- c. The first R-value applies to continuous insulation, the second to framing cavity insulation; either insulation meets the requirement.
- d. R-5 shall be added to the required slab edge R-values for heated slabs.
- e. There are no solar heat gain coefficient (SHGC) requirements in the Marine Zone.
- f. Or insulation sufficient to fill the framing cavity, R-19 minimum.
- g. "13+5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25% or less of the exterior, R-5 sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25% of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.

TABLE N1102.1.2
EQUIVALENT U-FACTORS*

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING U-FACTOR	FRAME WALL U-FACTOR	MASS WALL U-FACTOR	FLOOR U-FACTOR	BASEMENT WALL U-FACTOR	CRAWL SPACE WALL U-FACTOR
1	1.20	0.75	0.035	0.082	0.197	0.064	0.360	0.477
2	0.75	0.75	0.035	0.082	0.165	0.064	0.360	0.477
3	0.65	0.65	0.035	0.082	0.141	0.047	0.360	0.136
4 except Marine	0.40	0.60	0.030	0.082	0.141	0.047	0.059	0.065
5 and Marine 4	0.35	0.60	0.030	0.060	0.082	0.033	0.059	0.065
6	0.35	0.60	0.026	0.060	0.06	0.033	0.059	0.065
7 and 8	0.35	0.60	0.026	0.057	0.057	0.033	0.059	0.065

- a. Nonfenestration U-factors shall be obtained from measurement, calculation or an approved source.

Basements and Bedrooms



R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m²).

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m²).

- ❖ The minimum net clear opening area of 5 square feet (0.465 m²) is necessary so that fire fighters in full gear can enter through the opening.

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).

- ❖ The minimum opening height for emergency space and rescue opening is 24 inches (610 mm), based on the minimum dimension of a fire fighter with full rescue equipment.

R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).

- ❖ This section establishes a minimum width of 20 inches (508 mm) for emergency space and rescue openings,

based on the minimum dimension of a fire fighter with full rescue equipment.

R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.

- ❖ Openings for emergency escape and rescue must be operational from the inside. Keys or special tools must not be needed to operate these openings. If keys or tools were necessary, they might not be readily available in an emergency or panic situation, and an individual might not be able to use them, so the opening would be unusable. Section R310.1 also requires the opening size to be obtained by the normal operation of the window. See the commentary for Section R310.1.

R310.2 Window wells. The minimum horizontal area of the window well shall be 9 square feet (0.84 m²), with a minimum horizontal projection and width of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

Slope of Roof

Roof Covering Material

Roof Sheathing Material

Ceiling R-Value
(Energy Req.)

Attic Ventilation
Method, (Ridge or Roof
Vent)

Window Sizes

* See Attached
Sheet.

SAMPLES

Exterior
Wall Covering

Exterior Wall R-Value
(Energy Req.)

Exterior Wall size
& spacing

Interior wall covering

Floor Joist size
& spacing

Sub Floor Thickness

1" MIN.

Treated sill Plate
Anchor Bolts 6" MAX. spacing

Foundation Wall

Block size & Height
(Courses)

Center Beam

Size & support Spacing

Footing Size



Uniform Construction Code Office
Fayette County Courthouse - 4th Floor
61 East Main Street, Uniontown, PA 15401
(724) 430-4864 Phone (724) 430-4029 Fax
www.co.fayette.pa.us

BUILDING PERMIT FEE SCHEDULE

RESIDENTIAL:

1 & 2 Family Dwellings – New Construction.....	\$475.00
(Includes plan review, electric, plumbing, mechanical and final inspection)	<i>Per Dwelling Unit</i>
1 & 2 Family Additions.....	\$240.00
	<i>Per Dwelling Unit</i>
Mobile/Manufactured/Modular Homes.....	\$180.00
Accessory Buildings for 1 & 2 Family Dwellings.....	\$240.00
(Attached garages, detached garages more than a 1,000 sq. ft, residential storage units and pole buildings more than a 1,000 sq ft)	
In-Ground Swimming Pool.....	\$120.00
Above-Ground Swimming Pool.....	\$60.00
Above-Ground Pool with Deck.....	\$120.00
Porch.....	\$120.00
Porch with Roof.....	\$180.00
Deck (Standalone).....	\$60.00
Deck with Roof.....	\$120.00

COMMERCIAL:

Building permit fees for all commercial projects are determined after
plan review.

DEMOLITION PERMITS..... .04 per sq ft.

