Uniform Construction Code (UCC)

-Commercial-

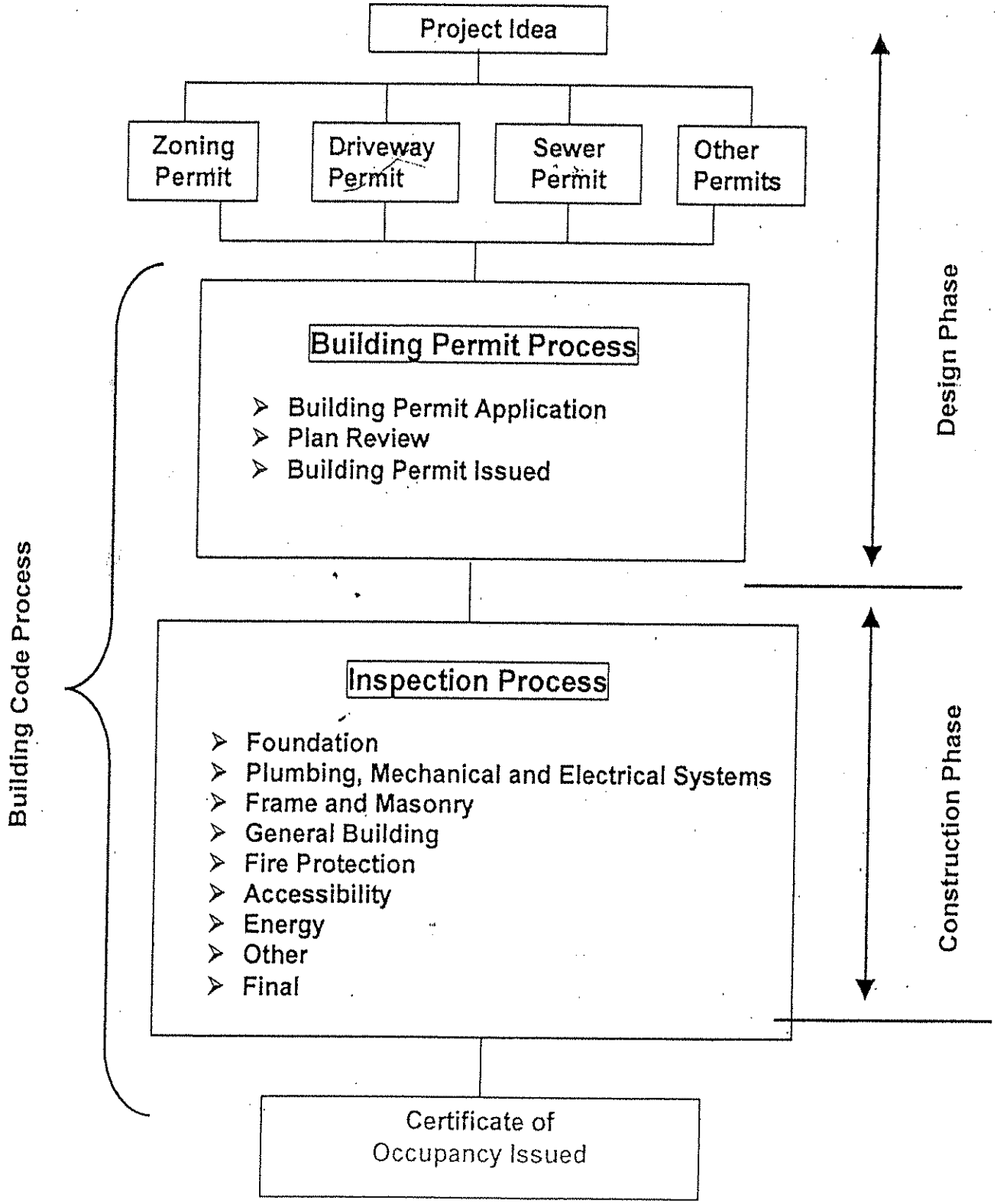
Building Permit Application Package

Per the Uniform Construction Code (UCC) all structures must be built per the standards of the ***2009 International Building Code (2009 IBC)***. Copies of the *2009 International Building Code (IBC)* 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

Commercial



BUILDING PROCESS

Commercial

Definitions:

- Office of Planning, Zoning and Community Development County of Fayette
  - Located at 61 East Main Street, Uniontown, 4th floor.

- **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 the application.
  - Zoning Permit (Issued by Fayette County Planning & Zoning or Local Municipality)
  - 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)
- **Plan Review**
  - See Attached
- **Building Permit:**
  - Issued by the Building Code Official after permits are submitted and plans are approved.

- **Inspection Process:** The Fayette County Planning & Zoning Office will maintain a list of Certified Inspectors. The Inspectors have complied with all necessary insurances, signed a contract and have agreed to the fee schedule.

- The following is a list of options from which inspectors can be chosen.

  - The list of Certified Inspectors will be furnished with the Building Permit from which the owner or authorized agent can choose the inspectors they wish to work with

  - If requested by the owner or authorized agent, the Building Code Official will assign inspectors to the project from a revolving list maintained by the Planning & Zoning Office

  - The owner or authorized agent may choose any Inspector that is certified by the PA Department of Labor and Industry. If the Inspector is not on the list maintained by Fayette County Planning and Zoning Office he must furnish the office a copies of the third party agency certificate and individual certification card issued by Labor and Industry. The fee for this choice will be $100.00 payable to Fayette County Planning and Zoning. The inspection fees paid directly to the inspector shall be the responsibly of the owner or authorized agent.

- Certificate of Occupancy
  - Issued by the Building Code Official after all final inspection are complete.

A THOROUGH PLAN REVIEW

1. The building code official may require submission of additional construction documents in special circumstances.

2. The permit applicant shall submit construction documents in a format approved by the building code official. Construction documents shall be clear, indicate the location, nature and extent of the work proposed, and show in detail that the work will conform to the Uniform Construction Code.

3. All of the following fire egress and occupancy requirements apply to construction documents:
    a. The permit applicant shall submit construction documents that show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the Uniform Construction Code.
    b. The construction documents for occupancies other than Groups R-2 and R-3 shall contain designation of the number of occupants to be accommodated on every floor and in all rooms and spaces.
    c. The permit applicant shall submit shop drawings for a fire protection system that indicates conformance with the Uniform Construction Code in accordance with the following:
        The shop drawings shall be approved by the building code official before the start of the system installation.
        The shop drawings must contain the information required by the referenced installation standards contained in Chapter 9 of the "International Building Code."

4. Construction documents shall contain the following information related to the exterior wall envelope:
    a. Description of the exterior wall envelope indicating compliance with the Uniform Construction Code.
    b. Flashing details.
    c. Details relating to intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves, or parapets, means of drainage, water-resistive membrane and details around openings.

5. Construction documents shall contain a site plan that is drawn to scale. The building code official may waive or modify the following site plan requirements if the permit application is for an alteration or repair or if waiver or modification is warranted. Site plan requirements include all of the following:
    a. The size and location of new construction and existing structures on the site.
    b. Accurate boundary lines.
    c. Distances from lot lines.
    d. The established street grades and the proposed finished grades.
    e. If the construction involves demolition, the site plan shall indicate construction that is to be demolished and the size and location of existing structures and construction that will remain on the site or plot.
    f. Location of parking spaces, accessible routes, public transportation stops and other required accessibility features.

6. A permit applicant shall submit certifications required in the "International Building Code" for construction in a flood hazard area to the building code official.

7. A permit applicant shall identify, on the application, the name and address of the licensed architect or engineer in responsible charge. The permit applicant shall notify the building code official in writing if another licensed architect or engineer assumes responsible charge.

8. The permit applicant shall describe an inspection program; identify a person or firm who will perform special inspections and structural observations if section 1704 or 1709 of the "International Building Code" requires special inspections or structural observations for the construction.

9. The building code official may waive or modify the submission of construction documents that are not required to be prepared by a licensed architect or engineer, or other data if the nature of the work applied for does not require review of construction documents or other data to obtain compliance with the Uniform Construction Code. The building code official may not waive the submission of site plans that relate to accessibility requirements.

PRELIMINARY BUILDING REVIEW - Three sets of the following:

Architectural/engineering design development drawings indicating size of the building, Use Group, and Type of Construction. Drawings to include building plans and sections with means of egress, fire separation assembly locations and fire protection systems proposed
Soil boring and geotechnical recommendations report Foundation structural calculations

BUILDING REVIEW
Complete architectural/structural plans
Site plan, including distance to lot lines
Soil boring and geotechnical recommendations report, including the description and bearing value
Structural calculations or other substantiation of structural performance
General specifications
Fireresistance rated assembly specifications

COMPLETE REVIEW (Building, Mechanical, Plumbing and Electrical)
The documentation needed for a Building Review
Complete Mechanical plans and specifications
Complete Plumbing plans and specifications
Complete Electrical plans and specifications

SPRINKLER REVIEW
Complete Sprinkler plans and calculations, including design calculations, current flow test and material/equipment specifications

ACCESSIBILITY REVIEW
Complete architectural/structural plans
General Specifications

ENERGY REVIEW - the following documents in addition to any documents required for disciplines listed above

Complete architectural plans, site plan and general specifications
Design conditions (interior and exterior) consistent with local climate
Envelope design method, including supporting calculations and documentation
Complete mechanical plans, specifications and equipment schedules
Complete plumbing plans and specifications
Complete electrical plans and specifications
Interior lighting design method, including supporting calculations and documentation
Lighting fixture and control schedules (building interiors and exteriors)

NOTE: A licensed architect or licensed professional engineer shall prepare the construction documents under the Architects Licensure Law (63 P. S. §§ 34.1— 34.22), or the Engineer, Land Surveyor and Geologist Registration Law (63 P. S. §§ 148—158.2). An unlicensed person may prepare design documents for the remodeling or alteration of a building if there is no compensation and the remodeling or alteration does not relate to additions to the building or changes to the building's structure or means of egress.

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

Received By:_____
Date:_____
Check #:_____
Amount Paid: _____

UNIFORM CONSTRUCTION CODE (UCC)
BUILDING PERMIT APPLICATION – *COMMERCIAL*

LOCATION OF PROPOSED WORK OR IMPROVEMENT

Street Address | Lot # | City | Township/Borough

Tax Map # | Subdivision | Lot Size

OWNER INFORMATION

Last Name | First Name | Daytime Phone #

Mailing Address | City | State | Zip Code

IMPROVEMENT TYPE

____ New Construction ____ Addition ____ Alteration ____Repair

____ Change of Use ____ Occupancy Permit

PROPOSED USE

FACTORY
____ Low Hazard
____ Moderate Hazard
____ High Hazard

INSTITUTIONAL
____ Group Home
____ Hospital
____ Jail

____ **BUSINESS**

____ **MERCANTILE**

STORAGE
____ Low Hazard
____ Moderate Hazard

ASSEMBLY
____ Theatre
____ Night Club
____ Restaurant
____ Church
____ Other Assembly

EDUCATIONAL
____ Grades 1 – 12
____ Day Care Facility

OTHER
____ Parking Garage
____ Carport
____ Gas Station
____ Repair Garage
____ Public Utility

ESTIMATED COST OF CONSTRUCTION $_____

CONTRACTOR INFORMATION

Architect/Engineer

_____
Name Address Phone

General Contrator

_____
Name Address Phone

Excavation

_____
Name Address Phone

Concrete

_____
Name Address Phone

Carpentry

_____
Name Address Phone

Electrical

_____
Name Address Phone

Plumbing

_____
Name Address Phone

Sewer

_____
Name Address Phone

Mechanical

_____
Name Address Phone

Roofing

Name Address Phone

Masonry

Name Address Phone

Drywall

Name Address Phone

Sprinkler

Name Address Phone

Paving

Name Address Phone

Fire Alarm

Name Address Phone

BUILDING

STRUCTURAL FRAME

____ Steel ____ Concrete

____ Masonry ____ Wood

____ Other (Identify)

EXTERIOR WALLS

____ Steel ____ Concrete

____ Masonry ____ Wood

____ Other (Identify)

Are there any **structural assemblies** fabricated off-site? ____ yes ____ no

Building Area _____ sq ft Stories _____ Lot Area _____ sq ft Parking Area _____ sq ft

Front Setback _____ ft Rear Setback _____ ft Left Setback _____ ft Right Setback _____ ft

Garages _____ (number) Garage Area _____ sq ft Full Baths _____ (number) Partial Baths _____ (number)

Living Area _____ sq ft Basement Area _____ sq ft Height Above Grade _____ Windows _____ (number)

Fireplaces _____ (number) Office/Sales _____ sq ft Enclosed Parking _____ (number)

New Residential Units _____ (number) Existing Residential Units _____ (number) Manufacturing _____ sq ft

Elevators/Escalators _____ (number) Outside Parking _____ (number)

Estimated Cost of Building/Structural work: $_____

ELECTRICAL

Is there any electrical work to be performed? ____ YES ____ NO

If yes, please provide the following:

Total Service: _____ AMPS # of Circuits: ___ 2 wire ___ 3 wire ___4 wire # of Service Outlets: ____ 110V ____ 220V

Power Devices	No.	Output/Load	Power Devices	No.	Output/Load
1._____	____	_____	2._____	____	_____
3._____	____	_____	4._____	____	_____
5._____	____	_____	6._____	____	_____

Total Number of Motors: _____

Utility Service Revisions:

_____

_____

_____

Estimated Value of Electrical Work: $_____

PLUMBING

Enter the number of fixtures being installed, replaced or repaired:

Tubs/Showers ____	Drinking Fountains ____	Back Flow Preventers ____	Shower Stalls ____
Floor Drains ____	Water Pumps ____	Lavatories ____	Water Heaters ____
Roof Openings ____	Toilets ____	Water Softeners ____	Parking Lot Drains ____
Urinals ____	Sewage Ejectors ____	Inside Downspouts ____	Sinks ____
Sump Pumps ____	Swimming Pools ____	Laundry Tubs ____	Grease Traps ____
Standpipes ____	Dishwashers ____	Bidets ____	Fire Sprinkler ____ (# of heads)
Garbage Disposals ____	Lawn Sprinklers ____ (# of heads)		**Total** number of fixtures: _____

Water Service: Public Water: ____ Public Sewer: ____

Water Service Size: ____in. Water Meter Size: ____ in. Avg. Daily Water Use: ____GPD

Estimated Cost of Plumbing Work: $_____

MECHANICAL

Enter the number of new or replacements units:

Forced Air Furnace ____	Incinerator: ____	Air Handling Unit: ____	Unit Heater: ____
Boiler: ____	Heat Pump: ____	Gas/Oil Conversion: ____	Coil Unit: ____
Air Cleaner: ____	Space Heater: ____	Window A/C Unit: ____	Kitchen Exhaust Hood: ____
Gravity Furnace: ____	Split System A./C	Solid Fuel Appliance: ____	A/C Compressor: ____
Electric Furnace: ____	Hazardous Exhaust System: ____		

Utility Service Revisions:

_____

_____

_____

Type of Heating Fuel: Gas: ____ Oil: ____ Electric: ____ Coal: ____ Wood: ____ Other: _____

Estimated Cost of Mechanical Work: $_____

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 assumes 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.

2. Application for a permit shall be made by the owner of the building or structure, or agent, or by the registered design professional employed in connection with the proposed work.

3. **NO WORK MAY BE CONCEALED FROM VIEW UNTIL IT HAS BEEN APPROVED BY THE 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 you choose to schedule an inspection with a 3rd Party Inspection Agency, you must first notify this office for a listing of approved Inspectors. Upon completion of the Inspection Report by the 3rd Party Inspection Agency/Inspector, a copy of the Inspection Report must be forwarded to this office.

4. **THE BUILDING PERMIT JOB WEATHER CARD MUST REMAIN ON THE CONSTRUCTION SITE AT ALL TIMES.** If the Job Weather Card 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 or Authorized Agent ***Date***

****PLEASE BE ADVISED THAT ALL INFORMATION ON THIS APPLICATION MUST BE FILLED OUT COMPLETELY. IF A SECTION DOES NOT APPLY TO YOUR CONSTRUCTION PROJECT, PLEASE MARK "N/A". INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED****

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

Received By:_____
Date:_____

Uniform Construction Code (UCC)
UCC COMMERCIAL PLAN REVIEW CHECKLIST

This Checklist must accompany UCC Commercial Building Permit Applications for new buildings/structures, additions and renovation projects.

Project Name: _____

Project Address: _____

Owner/Agent: _____
Name **Address** **Phone**

Contact Person*: _____
Name **Phone Number** **Fax Number**

***Design professional or other person we can contact about information on this form and other project details (please indicate if same as Owner/Agent).**

General Requirements:

- All drawings shall be sealed, signed and dated by a design professional (licensed architect or engineer). An unlicensed person may prepare design documents for the remodeling or alteration of a building if there is no compensation and the remodeling or alteration does not relate to additions to the building or changes to the building's structure or means of egress. Said drawings must be neatly drawn with clean, crisp lettering and must remain legible after reduction for microfilming.

- Computer-generated vicinity maps obtained from web-based services (such as *MapQuest*) are acceptable as long as the roadways or street names are legible and will remain that way after reduction for microfilming.

- When photographs (including digital photos) are submitted to show building elevations, the images must be in focus and correctly exposed.

While we understand that many items on this checklist may not be included in some alteration or renovation projects, we request that all applicants work through the entire checklist to ensure that any necessary items are included with the Application for a Commercial Building Permit. ***ALL INFORMATION MUST BE FILLED IN, CHECKED OR MARKED "N/A"***

_____ Three (3) sets of drawings are included with the Application (mandatory);
_____ Three (3) site plans are included with the Application (mandatory);

SITE PLANS

_____ **a.** Site plans shall be prepared to scale (not less than 1" = 20"), with legend, north arrow and separate vicinity (site location) map;

_____ **b.** Show the correct street address, parcel number and required municipal zoning (if there is local zoning ordinance) on the site plans;

_____ **c.** Show and identify all property lines and rights-of-way, with distance from property lines and adjacent buildings on site plans;

_____ **d.** Show all accessible parking spaces and signage per ICC/ANSI A117.1 and the 2003 International Building Code on site plan;

_____ **e.** Show accessible curb cuts, ramps and access ways to the building;
_____ **f.** Show all existing and proposed driveway entrances;
_____ **g.** Identify adjacent land uses and zoning;
_____ **h.** Show all easements, flood ways, and required buffers;
_____ **i.** Show existing and proposed utilities (with backflow preventers) to serve the site;
_____ **j.** Show existing and proposed finish grades;
_____ **k.** Show details, sections, and elevations needed for construction;
_____ **l.** Show all buffer and screening landscaping; and
_____ **m.** Show all required parking and loading spaces and calculations.

ARCHITECTURAL PLANS

_____ **a.** Show architectural floor plans of each floor. These pages must be at least 18" x 24" in size (but not more than 36" x 42"), drawn to a scale of not less than 1/8" = 1'. Indicate (or reproduce) the approved, tested hourly rating, number and location of all rated members and assemblies (walls, columns, beams, floor and ceiling, and ceiling and roof fire-rated design assemblies).
_____ **b.** Show the square footage of each floor on the corresponding floor plans;
_____ **c.** Identify the names and uses of each room;
_____ **d.** Furnish door schedule(s), including size, type, rating (if any) and hardware;
_____ **e.** Provide all glazing schedule;
_____ **f.** Show elevations with dimensions defining overall building height, floor-to-floor heights, or heights to ridge and eave as applicable to the type of building constructed listed on the UCC Building Permit Application. (Note: Where an existing building in involved, photographs of all sides of the building may be submitted to show elevations. These will be acceptable only if they show **all elements** necessary to determine compliance with the UCC).
_____ **g.** Provide basement percentage-below-grade calculations;
_____ **h.** Indicate roof slopes, drainage system and sized through wall scuppers, if applicable to the project;
_____ **j.** Show wall sections with proposed material sizes, construction and fire-rated assemblies;
_____ **k.** Show proposed plumbing fixtures and privacy screens on the plans;
_____ **l.** If masonry construction is proposed, include the following information: Type of brick ties and spacing of weep holes; Control joints; Placement of wall flashing and reinforcement;
_____ **m.** If appropriate for the proposed occupancy, plans should identify all hazardous material control areas, fire barriers and the required fire-resistance ratings for these barriers. All identified control areas shall list the name, class, quantity and method of storage of all hazardous materials processed, manufactured or used in a manufacturing process and contained within its fire barriers. Provide a Material Safety Data Sheet for each listed hazardous material. See sections 414 and 415 of the *International Building Code*.
_____ **n.** Show the floor slab vapor barrier;
_____ **o.** Show foundation water-proofing, if applicable;
_____ **p.** All penetrations of fire-rated construction must be per manufacturer's details. The details shall meet or exceed the rating of construction being penetrated. The penetration details shall be exactly as tested by an approved testing laboratory or agency and shall include their system numbers. New penetrations of existing fire-rated walls and assemblies shall be shown with appropriate designs.
_____ **q.** Show penthouse drawings.
_____ **r.** Provide on the drawings the calculations for the means of egress widths for the entire floor occupancy load and the existing capacity of all exits of all exits including all stairs, doors, corridors and ramped exists.
_____ **s.** Show required ventilation louvers and vent sizes.

STRUCTURAL PLANS:

_____ **a.** Show foundation plans indicating the proposed slab elevations and type of foundation (i.e., mat foundation, caissons, spread footings, etc.).

_____ **b.** Provide preliminary soil analysis data done by a licensed engineer, if required.

_____ **c.** Indicate dimensions of foundations.

_____ **d.** Show type, size and location of piling and pile caps for pile foundation.

_____ **e.** Indicate grade beam sizes.

_____ **f.** Indicate a footing schedule defining footing sizes and the required reinforcing.

_____ **g.** Show the established footing depth below grade and method of frost protection allowed in section 1805.2.1 of the *International Building Code*.

_____ **h.** Indicate the thickness of the floor slab, size of reinforcing, slab elevations, and type and details of foundations.

_____ **i.** Indicate location ,size and amount of reinforcing steel.

_____ **j.** Show foundation corner reinforcing bars and minimum overlapping (as applicable to project structure).

_____ **k.** Provide strength of concrete according to designed soil reports.

_____ **l.** Show beams, joists, girders, rafters, and/or truss layouts and details of connections, structural steel stud gage, gage size, and connections.

_____ **m.** Indicate the sizes and species of all wood members and their respective design strength.

_____ **n.** Show all columns, girders, joists, purlins, beams and base plates; for wood construction show all headers.

_____ **o.** Provide a complete lintel schedule.

_____ **p.** Indicate the type of anchoring for steel bearing directly on masonry.

_____ **q.** Indicate design dead and live, wind, snow, seismic loads for floor areas, roofs, balconies, porches, breezeways, corridors, stairs, mezzanines and platforms. Show concentrated loads i.e. File rooms, machinery and forklift areas, if grater than those shown on the Code Summary Sheet. Identify shear walls, bracing, strapping fastening, reinforcement and any special anchoring required.

_____ **r.** Where applicable, indicate on roof framing plan where concentrated loads (mechanical equipment, cranes, etc.) will be placed.

_____ **s.** Indicate on foundation and framing plans the location and lateral load resisting system. (Show walls, braced frames, moment connections, etc.)

FIRE PROTECTION PLANS:

_____ **a.** Complete a sprinkler design data sheet and include it on the first plan of the sprinkler drawings.

_____ **b.** Show floor plans for each floor with sprinkler piping layout, pipe sizes, pipe hanger details, piping materials, doors, walls and room identities.

***Often, these shop drawings are not available at the time of initial plan submission. If this is the case, write in "N/A" but note the following: These shop drawings must be submitted for Department review and approval at least two weeks before the projected installation date.**

***Failure to obtain approval of these drawings before installation could result not only in delay of the final inspection and issuance of an occupancy permit, but also in removal and reconstruction of installations which fail to meet UCC requirements.**

_____ **c.** Show ceiling plans with sprinkler head(s) layout, walls, soffits, openings, doors,

_____ **d.** Verify system design by providing hydraulic calculations along with the following:

- _____ Recent water flow test
- _____ 10 percent safety margin
- _____ Type of backflow-preventer or reduced pressure zone showing equivalent foot loss

_____ Fire pump summary

_____ **e.** Note the type of sprinkler system used (e.g. 13, 13D, or 13R)

_____ **f.** For residential occupancies such as apartments and condominiums, show sprinkler head locations at breezeways, if applicable.

_____ **g.** Indicate the certified testing laboratory agency (e.g., U.L.), their test number and hourly ratings of all new and/or affected rated members and assemblies (i.e. columns, beams, floor/ceiling and ceiling/roof fire-rated design assemblies). Show all new and/or affected fire-rated walls with their ratings, if not shown elsewhere.

_____ **h.** All penetrations of fire-rated construction must be per manufacturer's details. Details shall meet or exceed ratings of construction being penetrated. Penetration details shall be exactly as tested by a certified testing laboratory or agency and shall include their system numbers. All new penetrations of existing fire-rated walls and assemblies shall be shown with appropriated designs.

_____ **i.** Provide a fire alarm riser showing connection to a UL-approved central station. Show tamper switches on both OS and Y valves of backflow prevention device, unless shown elsewhere.

_____ **j.** Indicate commodity class (per section 2302 of the *International Fire Code*) and height of any storage.

_____ **k.** Provide Material Safety Data Sheets for any hazardous materials (also specified under "Architectural Plans").

_____ **l.** Where special temperature-rated or high-temperature sprinklers are required, show sprinkler type(s) per area, office size, cut sheets with K-factor, water requirements, spray pattern, coverage and other pertinent data.

SYSTEM CALCULATIONS (FIRE PROTECTION):

Hydraulically calculated and pipe schedule fire systems should be designed with a 10 percent safety Margin for all new buildings and additions to existing buildings. Calculations for hydraulic systems should include:

_____ **a.** Flow and pressure at each flowing sprinkler head.

_____ **b.** Flow diagram for a grid system.

PLUMBING PLANS:

_____ **a.** Show a site utilities plan, if not provided with the civil drawings.

_____ **1.** Show the domestic water, fire, and irrigation services.

_____ **2.** Show the location of water meters, backflow protection type and location.

_____ **b.** Show interceptors as applicable to project and size by flow rate. (i.e., grease, oil, lint, acid, sand).

_____ **c.** Provide plumbing plan layouts for each floor. These should show the water distribution and drain-waste-vent piping, and all details, notes, legends, and schedules necessary to define the system being installed.

_____ **d.** Show the location of all major components required for a complete system.

_____ **e.** Provide fixture and equipment schedule showing fixture number, detailed description, hot water, cold water, waste and vent connection sizes and other pertinent data.

_____ **f.** Identify all fixtures on floor plans and in riser diagrams with the plumbing fixture schedule number.

_____ **g.** Supply and Waste/Vent piping shall be shown on the floor plans. All pipe sizes shall be clearly shown. In congested areas (e.g., restaurants, grocery stores, etc.), isometrics are required.

_____ **h.** On buildings two stories and above, provide isometric diagrams and/or schematic riser diagrams for Supply and Waste/Vent piping and identify the risers by number (e.g., R1, R2, etc.). Show where all riser base terminations connect to the building drain,

along with all interconnected piping on each floor plan. All pipe sizes shall be clearly defined.

_____ **i.** Show the water, sanitary drain-waste-vent piping and storm leaders/drains. Indicate sizes and materials for above/below grade.

_____ **j.** Show slope of horizontal sanitary and storm drains that equal or exceed 3" diameter, if less than 1/8" per foot.

_____ **k.** Indicate roof drains and emergency roof drains/scuppers with the areas they impact. Note that "emergency" = "secondary" = "overflow," see following roof drainage examples:

Roof Drain - 6" ERD
Emergency Roof Drain – 6" ERD (8180 SF)
Parapet Wall Scupper – 8" x 5" WS (4000 SF)
Emergency Supper – 8" x 7" ES (4200 SF)

_____ **l.** Show toilet room layouts with minimum of ¼" = 1 foot scale.

_____ **m.** Show drinking fountain locations.

_____ **n.** All penetrations of fire-rated construction must be per manufacturer's details. The details shall be exactly as tested by an approved testing laboratory or agency and shall include their system numbers.

_____ **o.** Room names and numbers for each floor should be on a floor plan for each level.

_____ **p.** Provide minimum facilities calculations.

_____ **q.** Column line notations, if provided on the architectural/structural plans, shall be indicated on the plumbing plans.

MECHANICAL PLANS:

_____ **a.** Show all required wall louvers, penetrations and fans.

_____ **b.** Indicate roof-mounted equipment locations.

_____ **c.** Show all mechanical equipment, piping, ductwork (above/below slab) on the mechanical floor and/or roof plan.

_____ **d.** Provide mechanical plans for each floor and the roof. These shall show the ductwork layouts, schedules, notes, legends, piping schematics, and details necessary to define the system being installed.

_____ **e.** Indicate air distribution devices and show cfm for all supply, return and exhaust devices.

_____ **f.** Indicate the location of all equipment components required for a complete system.

_____ **g.** Show the smoke ventilation of atriums and pressurization of high-rise stairwells.

_____ **h.** Show condensation drains, primary and secondary, from the unit to the point of discharge.

_____ **i.** Indicate toilet exhaust requirements.

_____ **j.** Show mechanical room layouts at sufficient scale for dimensions and details to be ascertained.

_____ **k.** Show the size of duct runs.

_____ **l.** Indicate controls for fan shutdown: Emergency manual and automatic smoke Detection.

_____ **m.** Show the location of all UL 555-certified fire dampers, ceiling radiation dampers, smoke dampers and fire doors.

_____ **n.** Show all fire rated walls (both existing and new) with their ratings on the mechanical plans.

_____ **o.** All penetrations of fire-rated construction must be per manufacturer's details.

_____ **p.** Room names and numbers for each floor should be on a floor plan for each level.

_____ **q.** Provide outside air ventilation rated per the *International Mechanical Code*.

_____ **r.** Column line notations, if provided on the architectural/structural plans, shall be identified on the mechanical plans.

_____ **s.** Provide gas piping layout on the floor plan for each floor. If it is a multi-story building, all gas piping shall be shown per floor. Include pipe sizes, water column, and type of material. Provide a schedule of connected equipment, total BTUH demand, total equivalent length, and most remote gas appliance.

ELECTRICAL PLANS:

_____ **a.** Provide panel schedules with circuit and feeder loading, overcurrent protection, and NEC load summaries for all new and/or affected panels and services (loading has to be evaluated by highest phase); include fault current data, short circuit ratings and fault current protection coordination.

_____ **b.** Provide a single line riser diagram showing all new and/or affected services, feeders, wire sizes and insulation types, and conduit sizes and types.

_____ **c.** Indicate number of services and their physical locations; clearly indicate mains and characteristics.

_____ **d.** Indicate the grounding electrode conductor size with new and/or affected services and transformers; where necessary provide details or notes on methods.

_____ **e.** Show physical locations of all new and/or affected panels and switchgear (indicate front)

_____ **f.** Indicate receptacle plans with circuitry.

_____ **g.** Indicate lighting plans with circuitry.

_____ **h.** Show electrical plans for each affected floor, including the roof.

_____ **i.** Show wiring method(s), conduit sizes and types, termination temperature (60, 75, 90) requirements, conductor sizes and insulation types.

_____ **j.** Indicate the design and/or operation for any of the following applicable life safety smoke detection, egress and emergency lighting, and fire alarms.

_____ **k.** Indicate how special needs such as classified (hazardous), corrosive and patient care are treated. Provide detailed plan of classified areas, the classifications and how complied with (i.e. hangers, waste treatment and collection, flammable dusts, gases or liquids, spray booths vehicle servicing and parking, etc.).

_____ **l.** Provide all HVAC nameplate data, including MCA and MOCP. List all other appliance and/or equipment (other than those which will be connected to a general use receptacle) with nameplate data (i.e., voltage, phasing, HP, KVA, FLA, RLA, etc.).

_____ **m.** Indicate all motor horse power ratings, if not supplied elsewhere.

_____ **n.** Indicate the certified testing laboratory or agency (e.g., UL, their test # and hourly ratings of all new ad/or affected rated members and assemblies (i.e. columns, beams, floor/ceiling, and ceiling/roof fire-rated design assemblies). Show all new and/or affected fire-rated walls with their ratings, if not shown elsewhere.

_____ **o.** All penetrations of fire-rated construction must be per manufacturer's details. The details shall meet or exceed ratings of construction being penetrated. Penetration details shall be exactly as tested by an approved testing laboratory or agency and shall include their system numbers. New penetrations of existing fire-rated walls and assemblies shall be shown with appropriate designs.

_____ **p.** Provide all applicable *International Energy Conservation Code* compliance data on the Building Code Summary sheet or on the electrical plans.

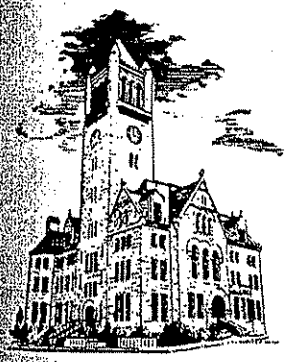
_____ **q.** All submittals should include a listing and labeling statement. (All electrical materials, devices, appliances and equipment shall be labeled and listed by a certified testing laboratory or agency.)

- Provided for your reference is a sample of the information which must be contained in your construction plans. -

CODE COMPLIANCE SUMMARY SHEET

(In accordance with the 2006 International Building Code)

CODE	DESCRIPTION	APPLICATION
CHAPTER 3	USE AND OCCUPANCY	
302.3.2	SEPARATED USES	EACH PORTION SHALL COMPLY WITH HEIGHT AND AREA PER USE OF SPACE.
303.1	ASSEMBLY A-3	Existing club = 2392 SF, Existing Banquet Hall = 3691 SF, New Addition = 1840 SF 7920SF
CHAPTER 5	GENERAL BUILDNG HEIGHTS & AREAS	
503	ALLOWABLE HEIGHT & BUILDING AREA	Group A-3, Construction type VA, 2-story 11,500 SF. Actual = 7920 < 11,500 therefore O.K.
CHAPTER 6	TYPES OF CONSTRUCTION	
602.3	TYPE VA	Club & Proposed Addition - 1-hr rated construction
602.3	TYPE VB	Banquet Hall - any approved material, zero fire rating
CHAPTER 7	FIRE RESISTANCE CONSTRUCTION	
704.2.2	EXTERIOR BALCONY, TYPE V	exterior deck can be constructed of any approved material
706.3.7	WALL RATING BETWEEN FIRE AREAS	A-3 fire area separation = 2-hour rating. Provide 2-hr separation between Banquet Hall & remainder
717	CONCEALED SPACES (DRAFTSTOPPING)	concrete floor - no draftstopping required, attic space < 3,000 SF therefore none required
CHAPTER 8	INTERIOR FINISHES	
T803.5	CLASS A = flame spread 0-25 CLASS C = flame spread 76-200 SMOKE DEVELOPMENT 0-450	Interior Finishes Vertical Exit = Class A all else = Class C
CHAPTER 9	FIRE PROTECTION SYSTEMS	
903	AUTOMATIC SPRINKLERS	Group A-3 not required, 1. fire area less than 12,000 SF, 2. fire area < 300 persons, 3. fire area at level of discharge.
906	PORTABLE FIRE EXTINGUISHERS	rating = 2-A, max. travel distance = 75', floor area = 3,000, one at ext.
907.2	FIRE ALARM & DETECTION DEVICES	
907.2.1	MANUAL PULL STATIONS - GROUP A	< 300 persons per fire area, so not required due to two hour fire wall between banquet and club
CHAPTER 10	MEANS OF EGRESS	
1003.2	MEANS OF EGRESS CEILING HEIGHT	Minimum 7'-0"
1004	OCCUPANCE LOAD	existing banquet hall = 280 persons, existing club and addition 150 persons
1005.1	MINIMUM EGRESS WIDTH	outdoor stairs and corridors 36"
1006	M of G ILLUMINATION	1-foot candle @ floor level at corridors and exterior egress doors
1008	M OF E DOORS	32" min. clear width, 80" minimum clear height, side swing with code discharge, floor or landing on each side, thresholds < ¾", panic hardware at 34-38" AFF.
1009	M OF E STAIRS (EXTERIOR)	
1009.1	STAIRWAY WIDTH	minimum 44"
1009.2	STAIRWAY HEADROOM	minimum 80" measured vertically from edge of nosing
1009.3	TREADS & RISERS	Max. riser = 7", min. tread = 11"
1009.3.1	STAIR UNIFORMITY	max. tolerance = 0.375"
1009.4	STAIR LANDING	top and bottom, not less than the width of stairs served.
1009.5	STAIR CONSTRUCTION	any approved material, walking surface of tread and landing not steeper tha 1/48 outdoor stairs shall be so designed that water will not accumulate
1009.11	HANDRAIL	stairways shall have handrails on both sides
1009.11.1	HANDRAIL HEIGHT	not less than 34" and not more than 38" measured above the stair nosing.
1009.11.3	HANIDRAIL GRASP ABILITY	1¼" - 2" Ø or 4" - 6¼" perimeter dimension & 0.01 min. edge radius
1009.11.4	HANDRAIL CONTINUITY	gripping surface shall be continous, without interruption
1009.11.5	HANDRAIL EXTENSIONS	handrails shall return to a wall, guard or walking surface. If not then shall extend horizontally at least 12" beyond top riser and slope for 1-tread beyond the bottom.
1011	EXIT SIGNS	at all required exits
1013.3	EXIT ACCESS - COMMON PATH OF TRAVEL	common path of travel shall not exceed 75'
1014.2.1	EXIT ARRANGEMENT	not less than ½ diagonal distance, dd = 64 / 2 = 32' actual = 64' therefore O.K.
1015	EXIT ACCESS TRAVEL DISTANCE	Group A without sprinklers = 200'
CHAPTER 21	MASONRY	
2111	FIREPLACES	factory- built insert
2111.6	FIREBOX DIMENSIONS	20" minimum depth
2111.7	TOP OF OPENING TO THROAT	8" minimum distance
2111.9	HEARTH & HEARTH EXTENTION THICKNESS	hearth min. 4" thick, extension min. 2" thick
2111.10	HEARTH EXTENSION (EACH SIDE)	8" for fireplace openings < 6-SF, 12" for fireplace openings > or equal to 6-SF
2111.10	HEARTH EXTENSION (FRONT)	16" for fireplace openings < 6-SF, 20" for fireplace openings > or equal to 6-SF
2111.14	EXTERIOR AIR	factory built fireplaces shall be equipped with an exterior air supply per manufacturer recommendations
2111.14.5	COMBUSTION AIR PASSAGE	minimum 6 square inches and maximum 55 square inches.



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

FAYETTE

Uniform Construction Code (UCC)
UCC INSPECTION PROCEDURES – *Commercial -*

1. **FOOTING INSPECTION:** is to be performed after footing is dug with chairs and rods in place and before concrete is poured. **The permit applicant is required to call requesting an inspection 48 hours in advance of desired inspection date.**

2. **FOUNDATION INSPECTION:** is to be performed before framing work begins or backfill is installed. Grease traps (if applicable), cleanouts, foundation and building drains must be in place; foundation coating must be applied, anchor bolts and top plate shall 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. **The permit applicant is required to call 48 hours in advance of desired inspection date.**

3. **FRAMING INSPECTION:** is 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. **The permit applicant is required to call requesting an inspection one week in advance of desired inspection date.**

4. **FIRE PROTECTION SYSTEMS:** is to be performed after fire alarm systems and/or fire suppression systems are installed and functioning. The Fayette County UCC Inspector has the option to accept installation and test certificates from the installing contractor(s) in lieu of witnessing the testing of fire protection systems. Please note that, if they were not submitted with the initial application, shop drawings must be submitted for Fayette County UCC Office for review and approval at least two weeks before the projected installation date. **The permit applicant is required to call requesting an inspection One week in advance of desired inspection date.**

5. **FINAL BUILDING INSPECTION:** is 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; Emergency lighting system; Fire extinguishers; Egress; Fire protection systems (including required fire-rated construction components); Grading; Site plan compliance; Accessibility; and Energy conservation

The permit applicant is required to call requesting an inspection two weeks in advance of desired final inspection date.

Please note that accessibility provisions and verification of compliance with the International Energy Conservation Code shall be inspected as part of other identified inspections.

6. Projects that have applied for a permit based on accelerated construction may only proceed with construction up to the erection of foundation walls. Projects reviewed as "accelerated construction" are subject to inspection of the footing environment, foundation, underground plumbing, underground electrical (if applicable) and underground mechanical (if applicable), before any additional work is performed. The permit applicant is required to call requesting an inspection **48 hours** in advance of desired inspection date.

7. The timing and number of inspections required for renovation work to buildings that were legally in existence prior to the adoption of the Uniform Construction Code will depend upon the nature and the scope of the renovation work being performed. The permit applicant is required to obtain all inspections listed on the "Required Inspections" sheet provided with each renovation building permit and to meet the advance notice timeframes specified for each required inspection.

8. Signs (other than those exempted in Section H101.2 of the International Building Code) are required to be inspected regarding their location, design and construction and must meet all applicable UCC requirements. The permit applicant is required to call requesting an inspection when the sign has been erected. A final inspection of the sign will be made as soon as possible. If the sign erected is a ground sign, the permit holder must provide a written assurance that all structural work (including that which is invisible) conforms to all UCC requirements.

9. Demolition work will require on-site inspections. Contractors responsible for demolition work where an entire structure is razed will be required to submit signed documentation that certifies that the vacant lot is filled to existing grade and that all service connections have been discontinued and lines have been capped. Demolition work being performed on existing buildings as part of renovation work or the erection of an addition may be subject to inspection by the Fayette County UCC office. Contractors must ensure that pedestrian protection measures have been installed prior to commencing demolition. Contractors may not negatively impact existing means of egress until alternative egress routes have been provided. The permit applicant is required to call requesting an inspection when demolition work has concluded and the lot has been restored to existing grade. An inspection will be made as soon as possible.

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.

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
****Need to submit building plans**** *Per Dwelling Unit*

1 & 2 Family Additions..... $240.00
****Need to submit building plans**** *Per Dwelling Unit*

Mobile/Manufactured/Modular Homes..... $180.00
****If there will be a foundation or crawlspace, building plans for such are required****

Accessory Buildings for 1 & 2 Family Dwellings..... $240.00
Attached garages, detached garages, residential storage units and pole buildings more than 1,000 sq ft (3,000 sq ft max)
****Need to submit building plans****

In-Ground Swimming Pool..... $120.00

Above-Ground Swimming Pool..... $60.00

Above-Ground Pool with Deck..... $120.00
****Need to submit building plans for deck****

Porch..... $120.00
****Need to submit building plans****

Porch with Roof..... $180.00
****Need to submit building plans****

Enclosure (Used as living space or as a sunroom).... $120.00
****Need to submit building plans****

New roof or structural changes to an existing roof..... $120.00
****Need to submit building plans****

Porch roof..... $60.00
****Need to submit building plans****

Deck (Standalone)..... $60.00
****Need to submit building plans****

Deck with Roof..... $120.00
****Need to submit building plans****

COMMERCIAL:

2 sets of sealed plans prepared by a licensed architect/engineer are required. Building permit fees for all commercial projects are determined after plan review.

DEMOLITION PERMITS..... .04 per sq ft
(Min. $25 fee)

OCCUPANCY CERTIFICATES ONLY (no structural changes).... $120.00

You *will not* be required to pay any fees at the time of inspection ' as all inspection fees are included in the cost of the Building Permit*