Uniform Construction Code (UCC)

Manufactured Homes (Single-Wide, Double-Wide & Modular Homes)

Building Permit Application Package

Per the Uniform Construction Code (UCC) the installation of all structures must comply with the standards of the ***2009 International Residential Code (2009 IRC)***. Copies of the *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.

NOTICE

READ CAREFULLY BEFORE THE START OF CONSTRUCTION AND/OR INSTALLATION OF YOUR MANUFACTURED HOME

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

1. 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.

2. 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.

3. A *Certificate of Occupancy* cannot be issued without all required Inspector signatures.

1ST INSPECTION: Pier foundations are required to have footings that are poured and continue past the frost line. Note that the height of the piers will be from the top of the footing to the frame of the home. **The footings must be inspected BEFORE concrete is poured.**

2ND INSPECTION: Anchorage System and Electrical service

3RD INSPECTION:
-Exterior finished grade
-Skirting (per Municipal Ordinance)
-Rain water removal
-Porches and landings (3 x 3 minimum)
-Steps for means of egress
-Hand rails and guard rails

An Occupancy Permit will be mailed to the owner after the final inspection has been completed. The Occupying of a structure without first having received an Occupancy Permit could result in court action being instituted.

(2-sided document)

Step-by-Step Process for Compliance with the Uniform Construction Code (UCC)
(For Mobile Homes, Double-Wide Mobile Homes and Modulars)

1. ***Submit an Application for a Zoning Permit:***

   - The following municipalities will approve the zoning permit at the municipal level: Connellsville City, Connellsville Township, Henry Clay Township, Ohiopyle 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.***

   - If your municipality is not listed above, you are to apply at the Office of Panning, Zoning and Community Development located on the 4th Floor of the Fayette County Courthouse located at 61 East Main Street, Uniontown, Pennsylvania.

   **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:***

   - This is to be done at the Fayette County Courthouse, 61 East Main Street, 4th Floor, Uniform Construction Code (UCC) Office, located in the Office of Planning, Zoning and Community Development.

   - At this time, the UCC Building Permit Fee in the amount of $180.00 (which includes ALL inspections) must be paid

   -

3. ***Once the Building Permit Application is approved:***

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

(2-side 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

Received By:_____

Date:_____

Check #:_____

Amount Paid: _____

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

Location of Proposed Work or Improvement

Street Address | Lot # | City | Township/Borough

District, Map & Lot # | Lot Size (acres) | Name of Subdivision (if Applicable) | Lot #

Owner/Applicant Information

Last Name | First Name | Daytime Phone #

Mailing Address | City | State | Zip Code

Type of Improvement *(Check ONE Only)*

___ Single- Family Home
___ Two-Family Home
___ Residential Addition
___ Porch w/Roof
___ Porch Roof *ONLY*
___ Porch Enclosure
___ Single-Wide Mobile Home
___ Double-Wide Mobile Home
___ Modular/Manufactured Home
___ Garage (attached)
___ Garage (detached)
___ Pole Building
___ Deck
___ Interior Renovations
___ Occupancy Permit ONLY
___ Swimming Pool (Above-Ground)
___ Swimming Pool (In-Ground)
___ Other

Estimated Cost of Improvement (Fair Market Value)

$_____

Contractor Information

Name | Phone

Street Address | City | State | Zip

(2-sided document)

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 Area: _____ Square Feet Number of Stories: _____

Existing Building Area (if proposed improvement is an *Addition*) _____ Square Feet

Total Building Area: _____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)

As Revised: 1/16/07

Anchoring, alternate systems: Vector system, OTI system: Must be approved by Manufacturer and their DAPIA, typically four systems per 76' sectional home.

Anchoring, Vertical tie downs: Certain manufacturers provide vertical tie down straps along marriage wall or side walls on certain models. These tie downs must be attached to ground augers and be adjacent to piers. These vertical tie downs, if present are required regardless of anchoring system used.

Assembly:

- Joints between sections must be treated to limit air infiltration.
- Gaps ¾ or larger must be shimmed and fastener length increased.
- Floor to floor, wall to wall and roof to roof fastening varies. Typically screws 24" o.c., lags 32" o.c. Roof may be strapped.

Miscellaneous

Electrical:
Cross-over connections must not be exposed under the home.
Bonding wire (#8 bare copper wire) attaches to each chassis of sectional homes
Flash rings required for exterior lights if fixture profile does not match junction box profile.

Plumbing:
Water supply cross-over connections must be inside the floor cavity to prevent freezing.
DWV lines, supported from home every 4', sloped ¼" per foot, uniform grade,

Site grading:
Grade around perimeter of the home, graded, 1" per foot slope away from home for the first 6', ¼" per foot for the next 4'. No depressions under home.

Exterior:

- All shipping plastic must be removed.
- Vinyl siding overlap ≈ 1" to 1 ½"
- Shingles at roof cap require underlayment.
- Bottom board material must be sound, any holes need patched.

HVAC:
Heat dust cross-over; if flex duct, must not rest on the ground,
If through floor, must be gasketed or closed with metal sleeve, substantially air tight.

Fire place chimney, 3' above roof where is passes, 2' above any roof area within a 10' radius

Cutting, altering, removing the frame (chassis) is not permitted.

Manufactured Home On-Site Completion Guide
for Pennsylvania Certified Code Officials

Data Plate Information

Wind Zone I (Wind Zone II and III generally not acceptable)
South Roof Load Zone (Middle and North Zones acceptable)
Comfort Heating Uo Zone 3 (ZONES 1 & 2 ARE NOT ACCEPTABLE)
Serial Number (If "AC" is part of serial number, look for additional inspection requirements)
Model Number
Name of DAPIA
Manufacturers Certification Label Number(s) Cross reference these number(s) from data plate to the labels on the home.

Installation Manual: Each Page and addendum pages must bear the DAPIA approval stamp. Also acceptable is the DAPIA stamp on the Table of Contents Page indicating all pages listed have been reviewed and approved. Cross reference the DAPIA approving the designs with the DAPIA listed on the data plate.

Support-Pier Set: Generally openings in side wall and marriage wall 4' or larger require piers; includes patio doors, double gang windows, certain doors with side lights. Some manufacturers require piers for all entry doors. These areas will be identified with tags, paint or decals.

Main-Beam Piers: generally within 2' from each end, and spaced ≈ 8' apart. A single stack concrete block pier capacity is 8,000 #, up to 36" high. Piers higher than 36" require double blocks, interlocked. No mortar required for piers less than 80" high.
Cap blocks must be full size (16 x 16 pier requires 16 x 16 cap block).
Hard wood shims in pairs.

Concrete Pier Footings, round: Must be protected from frost (typically below frost line). For piers spaced ≈ 8' apart, footings should be 24" diameter, unless soil bearing capacity can be determined to be more than 1,500 lbs per square foot.

Concrete Pier Footings, runners: Must be protected from frost (typically below frost line). For piers spaced ≈ 8' apart, runner should be 24" wide, unless soil bearing capacity can be determined to be more than 1,500 lbs per square foot.

Anchoring, Auger and Strap type:

- Within 2' of the end of the home
- Full depth
- Below frost line
- Above water table
- Stabilizing plates required (unless auger is in-line with the strap)
- Strap attached to top of I-Beam, completely wraps beam, ≈ 20°-45°
- **Not** embedded in concrete footing.

DEPARTMENT OF COMMUNITY
& ECONOMIC DEVELOPMENT

Commonwealth of Pennsylvania New Manufactured Home Installation Requirements

The Pennsylvania Manufactured Housing Improvement Act (Act 158 of 2004) requires that all new manufactured homes installed in the Commonwealth be subject to certain provisions of the law and regulations, all designed to assure proper installation and completion of every new manufactured home. Listed below are the key elements of the law that every homeowner, code official, retailer and installer should know:

- Every new manufactured home must be installed consistent with the manufacturers' approved designs and instructions for installation of the home.
- Code officials operating under the Pennsylvania Uniform Construction Code, may not reject the manufacturers' approved designs or require review, approval or a seal by engineer or architect licensed in Pennsylvania.
- Persons wishing to install new manufactured housing must successfully complete one of the DCED-approved training courses and apply for certification by DCED as a "*Manufactured Home Installer*." Effective August 23, 2006
- A "Certificate of Compliance" must be completed by the above referenced installer and provided to the purchaser, code official and DCED. The code official may not issue an Occupancy Permit until a completed Certificate of Compliance form is received. Effective August 23, 2006
- No person may represent himself as a "manufactured home installer" or sign a Certificate of Compliance form, until such time as they receive written certification from DCED.
- If the retailer has not agreed to provide installation of the new manufactured home, prior to the execution of the sales documents the retailer must provide the purchaser with a written statement that outlines the Pennsylvania Manufactured Housing Installation program, and that the home must be installed consistent with the manufacturers' approved designs. The statement must also inform the purchaser that the Certificate of Compliance form must be completed by a certified installer. The retailer must then provide the purchaser with a list of certified installers.

This synopsis of the Pennsylvania new manufactured home installation program is not intended to replace or restate the applicable laws or regulations, copies of which will be provided upon request. For more information, feel free to contact this office.

Center for Community Development
Commonwealth Keystone Building
400 North Street, 4th Floor
Harrisburg, PA 17120-0225

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*