

# Uniform Construction Code (UCC)

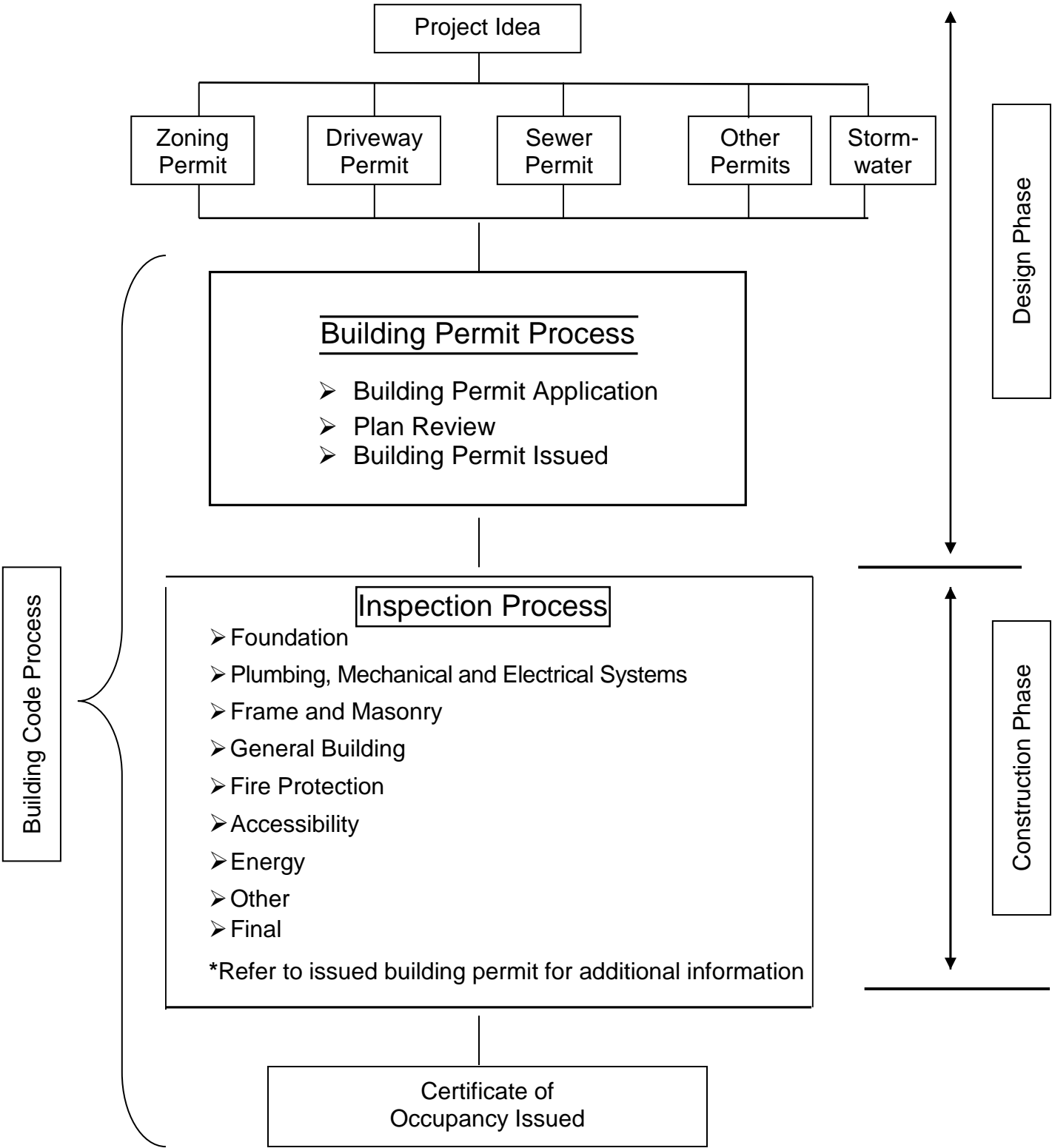
## Commercial

# Building Permit Application Package

Per the Uniform Construction Code (UCC) all structures must be built per the standards of the ***most recently adopted International Building Code (IBC)***. Copies of the most recently adopted *International Building 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](http://www.iccsafe.org).

# BUILDING PROCESS

Commercial



UNIFORM CONSTRUCTION CODE BUILDING PROCESS  
Commercial

**Building Permit application:** The following must be submitted with application.

- Zoning Permit obtained from:  
Brownsville, German, North Union & Perry Townships- Fayette County Planning & Zoning 724-430-1210  
Wharton Township & Coal Center- McMillen Engineering, Inc.  
California Borough- California Borough  
West Brownsville Borough- West Brownsville Borough  
Rices Landing- Rices Landing Borough
- Highway Permit (Issued by PA Department of Transportation or Local Municipality)
- Sewer Permit obtained from Municipal Authority or Sewage Officer
- Stormwater Plan Approval (as per the adopted ordinance for municipality  
(German, Perry, North Union Townships & Brownsville Borough residents are to contact McMillen Engineering, Inc. for stormwater requirements)
- Other Permits as Required (Examples: Flood Hazard Area)
- Project Construction Documents Review Fee (Plans, Specifications, Reports, etc.)

**Plan Review**

- See Attached

**Building Permit:**

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

**Inspection Process:** McMillen 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 inspection are complete.

1. The building code official may require submission of additional construction documents in special circumstances.
2. The 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 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. An applicant shall submit certifications required in the "International Building Code" for construction in a flood hazard area to the building code official.
7. An 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 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
- Fire resistance 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.

**COMMERCIAL  
Uniform Construction Code (UCC)  
UCC INSPECTION PROCEDURES**

1. **FOOTING INSPECTION:** is to be performed after footing is dug with chairs and rods in place and before concrete is poured. The 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 McMillen Engineering Inspector. **The permit applicant is required to call requesting an inspection 48 hours 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. McMillen Engineering 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 to McMillen Engineering, Inc. for review and approval at least 24 hours before the projected installation date. **The applicant is required to call requesting an inspection 48 hours 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 applicant is required to call requesting an inspection 48 hours 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 applicant is required to call requesting an inspection 48 hours in advance of desired inspection date.**

## **SIGNS**

Signs (other than those exempted in Section 1-101.2 of the International Building Code) are required to be inspected regarding their location, design and construction and must meet all applicable UCC requirements. The 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.

## DEMOLITION

Demolition work will require on-site inspections. Contractors are 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 is subject to inspection by the UCC Inspector. 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 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 the inspector

\*\*\***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.

McMillen Engineering, Inc.  
 115 Wayland Smith Drive  
 Uniontown, PA 15401  
 724-439-8110 Phone  
 724-439-4733 Fax

Job Number	For Office Use Only
	Received by: _____
	Date: _____
Permit Number	Amount Paid: _____
	Check # _____

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

**LOCATION OF PROPOSED WORK OR IMPROVEMENT**

Street Address	City	Zip Code	Municipality
Tax Map #	Subdivision	Lot Size	
Directions to property:			

**OWNER INFORMATION**

Last Name	First Name	Daytime Phone #	
Email: _____			
Mailing Address	City	State	Zip

**IMPROVEMENT TYPE**

<input type="checkbox"/> New Construction	<input type="checkbox"/> Addition	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Occupancy Permit	<input type="checkbox"/> Repair
<input type="checkbox"/> Current Use	_____	
<input type="checkbox"/> Vacant (specify use)	_____	

**PROPOSED USE**

<b>FACTORY</b>	<b>INSTITUTIONAL</b>	<b>BUSINESS</b>	<b>STORAGE</b>
<input type="checkbox"/> Low Hazard	<input type="checkbox"/> Group Home	<input type="checkbox"/> Banks	<input type="checkbox"/> Low Hazard
<input type="checkbox"/> Moderate Hazard	<input type="checkbox"/> Halfway House	<input type="checkbox"/> Barber/Beauty	<input type="checkbox"/> Moderate Hazard
<input type="checkbox"/> High Hazard	<input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Car wash	Specify specific use: _____
<input type="checkbox"/> Other Specific use: _____	<input type="checkbox"/> Convalescent	<input type="checkbox"/> Clinic-outpatient	_____
_____	<input type="checkbox"/> Drug Center	<input type="checkbox"/> Vehicle showroom	_____
_____	<input type="checkbox"/> Assisted living	<input type="checkbox"/> Post office	_____
_____	<input type="checkbox"/> Nursing home	<input type="checkbox"/> Professional (architects, attorney, dentist, Dr. etc.)	_____
_____	<input type="checkbox"/> Mental hospital	<input type="checkbox"/> Educational Above grade 12	_____
_____	<input type="checkbox"/> Child care fac.	<input type="checkbox"/> Other specify _____	_____
_____	<input type="checkbox"/> Detox fac.	_____	_____
_____	<input type="checkbox"/> Hospital	_____	_____
_____	<input type="checkbox"/> Other Specify _____	_____	_____



**ASSEMBLY**

- \_\_\_\_\_ Theatre
- \_\_\_\_\_ Night Club
- \_\_\_\_\_ Restaurant
- \_\_\_\_\_ Church
- \_\_\_\_\_ Other Assembly
- \_\_\_\_\_ Museum
- \_\_\_\_\_ Tavern/bar
- \_\_\_\_\_ Banquet hall
- \_\_\_\_\_ Courtrooms
- \_\_\_\_\_ Bleachers
- \_\_\_\_\_ Stadiums
- \_\_\_\_\_ Other specify: \_\_\_\_\_

**EDUCATIONAL**

- \_\_\_\_\_ Grades K-12
- \_\_\_\_\_ Day Care Facility
- \_\_\_\_\_ Other specify: \_\_\_\_\_

**Mercantile**

- \_\_\_\_\_ Drugstore
- \_\_\_\_\_ Market
- \_\_\_\_\_ Sales Room
- \_\_\_\_\_ Retail/wholesale store
- \_\_\_\_\_ Motor fuel dispensing facility
- \_\_\_\_\_ Other specify: \_\_\_\_\_

**RESIDENTIAL**

- \_\_\_\_\_ Boarding (transient)
- \_\_\_\_\_ Hotels (transient)
- \_\_\_\_\_ Motels (transient)
- \_\_\_\_\_ Apartment house
- \_\_\_\_\_ Boarding house (non-transient)
- \_\_\_\_\_ Dormitories
- \_\_\_\_\_ Hotels (non-transient)
- \_\_\_\_\_ Motels (non-transient)
- \_\_\_\_\_ Live / work units
- \_\_\_\_\_ Vacation/time share
- \_\_\_\_\_ Adult Care (5 or less for less than 24 hours)
- \_\_\_\_\_ Child care (5 or less for less than 24 hours)
- \_\_\_\_\_ Other specify: \_\_\_\_\_

**HIGH HAZARD**

- \_\_\_\_\_ Explosives
- \_\_\_\_\_ Combustible dusts
- \_\_\_\_\_ Flammable gases
- \_\_\_\_\_ Water reactive
- \_\_\_\_\_ Class 3
- \_\_\_\_\_ Consumer fireworks
- \_\_\_\_\_ Flammable solids
- \_\_\_\_\_ Water reactive materials
- \_\_\_\_\_ Class 2
- \_\_\_\_\_ Corrosives
- \_\_\_\_\_ Toxic materials
- \_\_\_\_\_ Other specify: \_\_\_\_\_

**MISCELLANEOUS GROUP**

- \_\_\_\_\_ Fences (greater than 6 feet high)
- \_\_\_\_\_ Greenhouses
- \_\_\_\_\_ Private garages
- \_\_\_\_\_ Sheds
- \_\_\_\_\_ Tanks
- \_\_\_\_\_ Towers
- \_\_\_\_\_ Other specify: \_\_\_\_\_

**Provide the following approvals** along with this application and plans (as applicable)

- Copy of zoning permit obtained from:
  - Brownsville, North Union, German & Perry Townships- Fayette County Planning & Zoning 724-430-1210
  - Wharton Township & Coal Center- McMillen Engineering, Inc.
  - California Borough- California Borough
  - West Brownsville Borough- West Brownsville Borough
  - Rices Landing- Rices Landing Borough
- Copy of issued sewage permit- obtained from Municipal Authority or Sewage Officer
- Copy of driveway permit (either issued by municipality or by PennDOT)
- Copy of approved stormwater plan, as per the adopted ordinance for municipality

These documents shall be submitted prior to review of the building permit application  
If your municipality does not have any of the regulations above, please note those below:

**ESTIMATED COST OF CONSTRUCTION** \$ \_\_\_\_\_

**CONTRACTOR INFORMATION**

**Architect/Engineer**

\_\_\_\_\_  
Name Address Phone

**General Contractor**

\_\_\_\_\_  
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  
Garages/Bays      \_\_\_\_ number      Garage Area sf      \_\_\_\_      Full baths      \_\_\_\_ number      Partial baths      \_\_\_\_ number  
Living area      \_\_\_\_ sq ft      Basement area      \_\_\_\_ sq ft      Height above grade      \_\_\_\_      Windows      \_\_\_\_  
Fireplaces      \_\_\_\_ number      Office/Sales      \_\_\_\_ sq ft      Enclosed parking      \_\_\_\_ number  
New residential units      \_\_\_\_      Existing residential units      \_\_\_\_      Manufacturing      \_\_\_\_

Elevator/Escalators      \_\_\_\_ number      Outside parking      \_\_\_\_      No. Accessible parking      \_\_\_\_

Estimated Cost of Building/Structural work: \$ \_\_\_\_\_  
Will the construction sequence be phased? Yes \_\_\_\_\_ No \_\_\_\_\_ Estimated no. of phases \_\_\_\_\_

**ELECTRICAL**

Is there any electrical work to be performed?  YES  NO

If yes, Please provide the following:

Total service  AMPS # Circuits  2 wire  3 wire  4 wire # 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:

Tub/showers <input type="checkbox"/>	Drinking Fountains <input type="checkbox"/>	Back flow preventers <input type="checkbox"/>	Shower stalls <input type="checkbox"/>
Floor Drains <input type="checkbox"/>	Water Pumps <input type="checkbox"/>	Lavatories <input type="checkbox"/>	Water heaters <input type="checkbox"/>
Roof Openings <input type="checkbox"/>	Toilets <input type="checkbox"/>	Water softeners <input type="checkbox"/>	Parking lot drains <input type="checkbox"/>
Urinals <input type="checkbox"/>	Sewage Ejectors <input type="checkbox"/>	Inside downspouts <input type="checkbox"/>	Sinks <input type="checkbox"/>
Sump Pumps <input type="checkbox"/>	Swimming Pools <input type="checkbox"/>	Laundry tubs <input type="checkbox"/>	Grease traps <input type="checkbox"/>
Standpipes <input type="checkbox"/>	Dishwashers <input type="checkbox"/>	Bidets <input type="checkbox"/>	Fire sprinkler (# of heads) <input type="checkbox"/>
Garbage Disposals <input type="checkbox"/>	Lawn sprinklers (# of heads) <input type="checkbox"/>	Public Sewer: <input type="checkbox"/>	Total number of fixtures: <input type="checkbox"/>
Water Service: <input type="checkbox"/>	Public Water: <input type="checkbox"/>	Avg Daily Water Use: <input type="checkbox"/> GPD	
Water Service Size: <input type="checkbox"/> In.	Water Meter size: <input type="checkbox"/> In.		

Estimated Cost of Plumbing Work: \$ \_\_\_\_\_

**MECHANICAL**

Enter the number of new or replacements units:

Forced Air Furnace <input type="checkbox"/>	Incinerator <input type="checkbox"/>	Air Handling Unit <input type="checkbox"/>	Unit Heater <input type="checkbox"/>
Boiler <input type="checkbox"/>	Heat Pump <input type="checkbox"/>	Gas/oil conversion <input type="checkbox"/>	Coil Unit <input type="checkbox"/>
Air Cleaner <input type="checkbox"/>	Space Heater <input type="checkbox"/>	Window A/C unit <input type="checkbox"/>	A/C compressor <input type="checkbox"/>
Gravity Furnace <input type="checkbox"/>	Split System A/C <input type="checkbox"/>	Solid fuel appliance <input type="checkbox"/>	
Electric Furnace <input type="checkbox"/>	Hazardous Exhaust system <input type="checkbox"/>	Kitchen exhaust hood <input type="checkbox"/>	

Utility Service Revisions:

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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 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.
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 McMillen Engineering 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. *I am aware that any work not inspected or not corrected will be noted on the Final Inspection Certificate and Occupancy Permit.*
4. **The Building Permit must remain on the construction site at all times.** If the Building Permit is unavailable for McMillen Engineering Inspector to sign off on at the time of an inspection, said inspection will need to be rescheduled 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.**