

# 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 *most recently adopted International Residential Code*. Copies of the International Residential Code (IRC) are available for purchase through the International Code Council by calling 1-888-IOC-SAFE or by visiting their website at [www.iccsafe.org](http://www.iccsafe.org).

# NOTICE

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

Please contact the McMillen Engineering, Inc. (724-439-8110 or 1-800-242-1244) to schedule inspections, per the Inspection Schedule and please be advised of the following:

1. All inspection fees must be paid prior to receiving 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.

### 1<sup>st</sup> INSPECTION:

- Pier foundations are required to have footings that are poured concrete and continue past the frost depth. 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.**

### 2<sup>nd</sup> INSPECTION:

- Anchorage System and Electrical service

### 3<sup>rd</sup> INSPECTION:

- **All accessory structures such as porches, landings, stairs, decks, awnings, and garages are not permitted to be attached.**
- Exterior finished grade
- Skirting (per Municipal Ordinance)
- Rain water removal
- Porches and landings (3' x 3' minimum)
- Porch canopies
- Chassis is un-altered
- Steps for means of egress
- Hand rails and guard rails
- House number posted on door or mailbox
- Bonding connecting sectional homes

# **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 Building Permit:
  - Submit completed application to McMillen Engineering, Inc. located at 115 Wayland Smith Drive, Uniontown, PA. Questions regarding applications call 724-439-8110 or 1-800-242-1244. 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 must be paid at the time the Application is submitted.
  
2. Once the Building Permit Application is approved:
  - Building Permit will be forwarded to the Applicant along with an Inspection Schedule
  - Applicant will contact McMillen Engineering, Inc. to schedule all applicable inspections

## General Manufactured Housing Information:

<http://community.newpa.com/housing-and-development/> (Then choose one of the options from the "Factory Built Housing / Buildings.")

Foundation Systems for Relocated Manufactured Housing

<http://www.phrc.psu.edu/Publications/Builder-Briefs>

Installation Guide for Relocated Manufactured Homes

[http://community.newpa.com/library-files/installation\\_guide\\_relocated\\_manufactured\\_homes-pdf/](http://community.newpa.com/library-files/installation_guide_relocated_manufactured_homes-pdf/)

Habitability Guidelines for Relocated Manufactured Homes

[http://community.newpa.com/library-files/habitability\\_guidelines\\_2013-pdf/](http://community.newpa.com/library-files/habitability_guidelines_2013-pdf/)

### Anchoring. Alternate systems:

Vector system, OTI system: Must be approved by Manufacturer and their DANA, 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  $\frac{3}{4}$  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  $\frac{1}{4}$ " per foot, uniform grade

### Site grading:

Grade around perimeter of the home, graded, 1" per foot slope away from home for the first 6',  $\frac{1}{4}$ " per foot for the next 4'. No depressions under home.

Exterior:

- All shipping plastic must be removed.
- Vinyl siding overlap  $\approx 1$ " to  $1 \frac{1}{2}$  "
- Shingles at roof cap require underlayment.
- Bottom board material must be sound, any holes need patched.

Decking: Refer to the most recently adopted regulation for requirements.

HVAC:

Heat duct 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 it 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 DI generally not acceptable)
South Roof Load Zone	(Middle and North Zones acceptable)
Comfort Heating 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 DAPLA	
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 hung 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.

## 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.

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 - RESIDENTIAL**

**Location of Proposed Construction or Improvement**

Street Address	City	Zip Code	Township/Borough
Parcel ID # (District, Map & Lot #)	Name of Subdivision (if applicable)	Lot Size (acres)	

**Owner/Applicant Information**

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

**Type of Improvement (Check ONE Only)**

<input type="checkbox"/> Single-family home	<input type="checkbox"/> Single-wide mobile home On piers or foundation	<input type="checkbox"/> Modular/Manufactured Home on foundation
<input type="checkbox"/> Two-family home	<input type="checkbox"/> Double-wide mobile home on foundation	<input type="checkbox"/> Modular/Manufactured Home on piers
<input type="checkbox"/> Porch w/roof	<input type="checkbox"/> Double-wide mobile home on piers	<input type="checkbox"/> Porch enclosure
<input type="checkbox"/> Porch roof <i>ONLY</i>	<input type="checkbox"/> Residential addition	<input type="checkbox"/> Pole building
<input type="checkbox"/> Garage (attached)	<input type="checkbox"/> Garage (detached)	<input type="checkbox"/> Occupancy Permit <b>ONLY</b>
<input type="checkbox"/> Deck	<input type="checkbox"/> Interior renovations	
<input type="checkbox"/> Swimming pool Above-ground	<input type="checkbox"/> Swimming pool In-ground	<input type="checkbox"/> Other specify: _____
<input type="checkbox"/> Alternative Energy (specify): _____	<input type="checkbox"/> Swimming pool with deck	

**Estimated Cost of Improvement (Fair Market Value)** \$ \_\_\_\_\_

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

Last Name	First Name	Phone
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Street Address	City	State	Zip
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**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

**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:

**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 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. The Building Code Official shall not accept an inspection from any inspector other than the approved Third Party Agency (it is illegal to accept the inspection(s) from those not approved/appointed by the Municipality). *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 the 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.

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**Signature of Owner/Applicant/Contractor**

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**Date**

**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 currently adopted International Residential Code (IRC). Copies of the 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](http://www.iccsafe.org).

**Footer:** Size: W \_\_\_\_ in. x D \_\_\_\_\_ in., Depth below grade: \_\_\_\_ in. Conc. Strength: \_\_\_\_\_ psi  
Reinforcement size: No.: \_\_\_\_\_ Spacing: \_\_\_\_\_ in.

**Piers:** Type (CMU/Conc/other): \_\_\_\_\_ Size: \_\_\_\_\_ Depth: \_\_\_\_\_ Quantity: \_\_\_\_  
Reinforcement: No: \_\_\_\_\_ Yes: \_\_\_\_\_ Size: \_\_\_\_\_ Spacing: \_\_\_\_\_

Mobile Home / Modular Home only

No. of Anchor straps per side: \_\_\_\_\_ No. of Anchor straps at marriage wall: \_\_\_\_\_

**Foundation:** Type (CMU/Conc/other): \_\_\_\_\_ Wall thickness: \_\_\_\_\_ in.

**Walls:** Basement /Crawlspace: \_\_\_\_\_ Crawlspace Venting: Size: \_\_\_\_ sq in. No of: \_\_\_\_  
Height of backfill: \_\_\_\_\_

**Vapor Barrier:** Mil thickness: \_\_\_\_\_ Joints overlapped (yes/no): \_\_\_\_\_

**Framing:** Stud walls size: \_\_\_\_\_ spacing: \_\_\_\_\_  
Anchor bolt dia. \_\_\_\_\_ spacing: \_\_\_\_\_

Exterior wall type: (other than wood) \_\_\_\_\_ Exterior Wall covering: \_\_\_\_\_

Floor Joists: Size: \_\_\_\_\_ spacing: \_\_\_\_\_

Ceiling joists: Size: \_\_\_\_\_ spacing: \_\_\_\_\_

Trusses or Rafters: \_\_\_\_\_ Rafter size: \_\_\_\_\_ spacing: \_\_\_\_\_ in.

**Roofing:** Sheathing type: \_\_\_\_\_ thickness: \_\_\_\_\_ in.

Covering type: \_\_\_\_\_ Venting type: \_\_\_\_\_

**Windows:** Sizes: \_\_\_\_\_ location: \_\_\_\_\_  
Sizes: \_\_\_\_\_ location: \_\_\_\_\_

**Exterior Doors:** Insulated? Yes: \_\_\_\_\_ No: \_\_\_\_\_

**Room Dimensions:** (Approximate per room) \_\_\_\_\_

**Mechanical Improvements:** \_\_\_\_\_

**Plumbing Improvements:** \_\_\_\_\_

**Electrical Improvements:**

**CONTRACTOR / SUBCONTRACTOR INFORMATION**

**Architect/Engineer**

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Name	Address	Phone
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**General Contractor**

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Name	Address	Phone
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**Excavation**

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Name	Address	Phone
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**Concrete**

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Name	Address	Phone
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**Carpentry**

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Name	Address	Phone
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**Electrical**

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Name	Address	Phone
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**Plumbing**

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Name	Address	Phone
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**Sewer**

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Name	Address	Phone
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**Mechanical**

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Name	Address	Phone
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**Roofing**

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Name	Address	Phone
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**Masonry**

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Name	Address	Phone
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**Drywall**

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Name	Address	Phone
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**Sprinkler**

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Name	Address	Phone
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**Paving**

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Name	Address	Phone
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**Fire Alarm**

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Name	Address	Phone
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**STORMWATER APPLICATION  
RESIDENTIAL USE**

Property Owner's Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Address of development: \_\_\_\_\_  
Approved Use: \_\_\_\_\_  
Tax Map Parcel Number: \_\_\_\_\_  
Municipality: \_\_\_\_\_  
Other structures on property: \_\_\_\_\_  
Directions to site: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By signing this application, I acknowledge that I have read the Stormwater Management Ordinance adopted by the Municipality and I have selected the Stormwater Management System(s) to which I will construct for said development. I agree to construct the Stormwater Management System(s) in accordance with the construction details provided in the Stormwater Management Ordinance.

I will construct the following Stormwater Management System(s) for said development.

- |                          |   |
|--------------------------|---|
| <input type="checkbox"/> | Stormwater Infiltration chambers        |
| <input type="checkbox"/> | Typical rain garden / bioretention area |
| <input type="checkbox"/> | Dry well / Seepage pit                  |

I acknowledge that I and/or my assignees/grantees shall be responsible for maintenance of the Stormwater Management System(s) selected and that such Stormwater Management System(s) shall remain as a permanent fixture that cannot be altered, replaced, or removed without prior written approval from the Municipality.

I acknowledge that upon completion of the construction of the selected Stormwater Management System(s), I will contact the Municipality for an inspection.

\_\_\_\_\_  
Signature of Landowner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

**RETURN ORIGINAL TO THE MUNICIPALITY AND  
PROVIDE A COPY WITH THE BUILDING PERMIT APPLICATION.**