

# Uniform Construction Code (UCC)

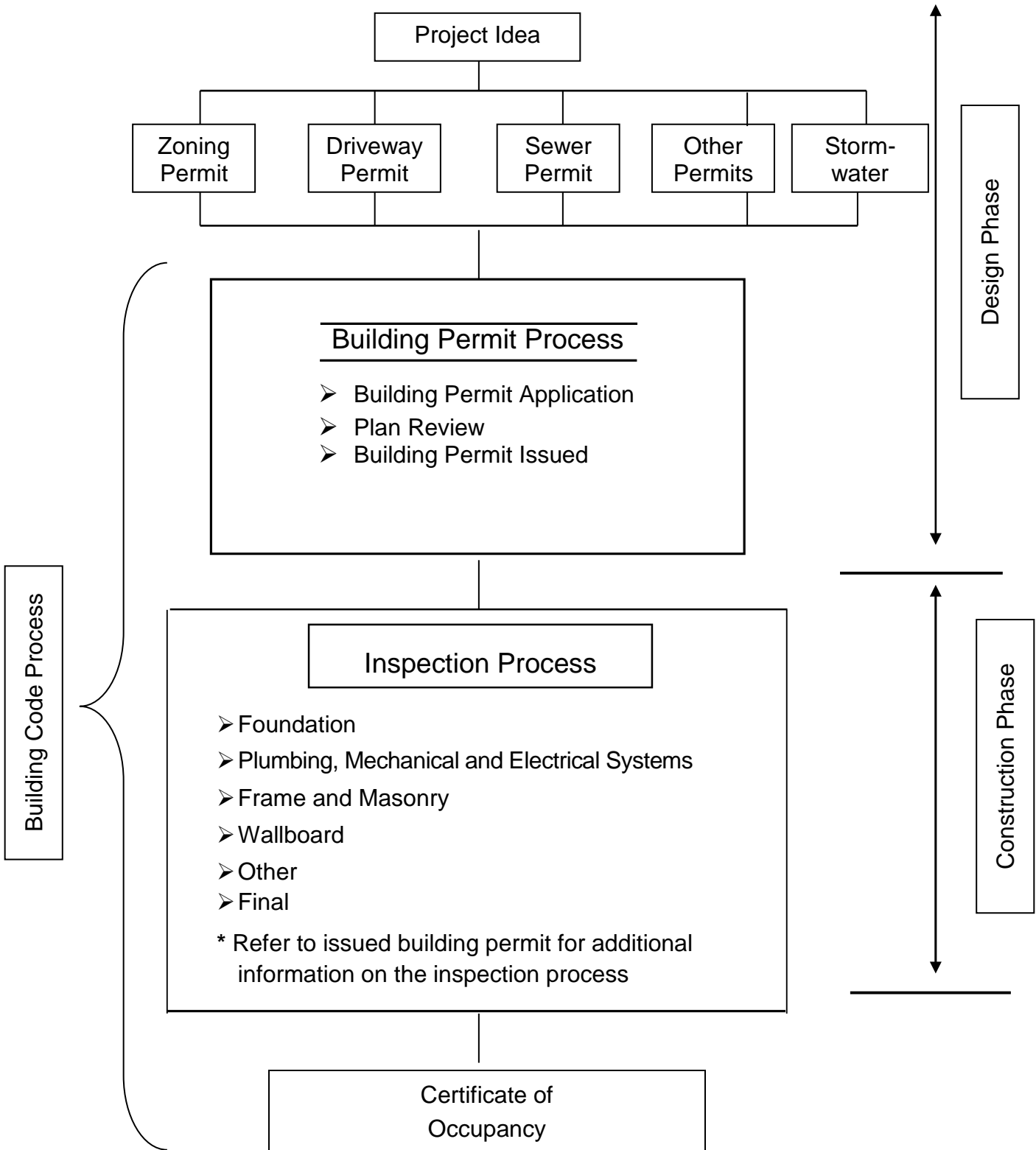
## *Residential*

# Building Permit Application Package

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

## RESIDENTIAL



# Residential Building Inspections

Please contact McMillen Engineering, Inc. to schedule Inspections, per the following schedule and please be advised of the following:

- All permit fees and inspection fees must be paid prior to receiving the building permit.
- The Building Permit must remain on the construction site at all times and the Inspector must sign off on the Building Permit at the time of the Inspection. If Building Permit is unavailable to sign off on, the Inspection will need to be re-scheduled and a re-inspection fee will apply; and
- A Certificate of Occupancy cannot be issued without all required Inspector signatures on the building permit, per the following inspection schedule:

## INSPECTION 1

### **Footing**

- Superior Wall System-Prior to installing stone bed and setting walls; no running or standing water
- Concrete Wall System- Reinforcement set prior to pouring concrete; no running or standing water
- Masonry Wall System- Reinforcement prior to pouring concrete; no running or standing water

### **Piers**

- Holes drilled or excavated prior to pouring concrete or backfilling; no running or standing water

## INSPECTION 2

### **Foundation Wall**

- Superior Wall System – After first (1<sup>st</sup>) floor joist and deck are set, prior to backfilling
- Concrete Wall System – Prior to pouring concrete with forms and reinforcing set
- Masonry Wall System – Prior to backfilling
- Underground Plumbing – Prior to covering, drainage and water line test

### **Vapor Barrier**

- Under slab or crawlspace – Prior to pouring slab leaving underground plumbing exposed

## INSPECTION 3

### **Framing** – Prior to insulation or covering

**Electrical Rough-in** – Prior to covering, all wiring and boxes shall be installed. All grounds shall be made for this inspection. Electric service shall be ready and work order from Electric Co. shall be obtained prior

**Mechanical Rough-in** – Prior to insulation or covering

**Above ground Plumbing** – Prior to required covering, drainage & water line testing

### **Foundation Concrete Wall System**

- Insulation and moisture barrier - Prior to backfill

## INSPECTION 4

### **Insulation**

- Prior to drywall or covering

## INSPECTION 5

### **Drywall**

- Prior to applying tape or finish coat

## INSPECTION 6

**Final** – Prior to any use or occupancy

**Final Mechanical** – All equipment shall be set and functional

**Final Plumbing** – All equipment shall be set and functional

**Final Electrical** – All equipment, fixtures and devices shall be functional

THERE IS AN ADDITIONAL FEE WITH ANY DEVIATION FROM THE SIX INSPECTIONS LISTED ABOVE OR IF ANY INSPECTION FAILS.  
ANY WORK PERFORMED WITHOUT INSPECTION WILL BE NOTED ON THE FINAL INSPECTION CERTIFICATE AND THE CERTIFICATE OF OCCUPANCY.

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

### **1. Submit an Application for a UCC Building Permit:**

- Submit completed applications at McMillen Engineering, Inc. located at 115 Wayland Smith Drive, Uniontown, PA.
- Questions regarding applications call 724-439-8110.
- Sealed plans for residential are not required, refer to Residential Building Permit Application.
- A copy of the following permits:
  - 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 (German, Perry, North Union Townships & Brownsville Borough residents are to contact McMillen Engineering, Inc. for stormwater requirements)
- The Building Permit fee must be paid at the time the Application is submitted.

### **2. Once the Building Permit Application and Plans are approved:**

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

***PLEASE NOTE: Under the Uniform Construction Code (UCC) all structures must be built per the standards of the most recently adopted International Residential Code and all construction shall comply with the UCC Act 45 of 1999. Copies of the recently adopted International Residential 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).***

# General Residential Code Information & Requirements

Provided for your reference is a basic (partial) listing of the building requirements under the current residential building code. For complete code information, please refer to the recently adopted International Residential Code (IRC).

## **Building**

### **Footing Inspection:**

- Frost Depth - minimum of 36"
- Concrete mix - minimum 2500 psi/3000 psi if exposed
- Reinforcement (if required) - minimum of two #4 rods supported on *approved supports*. All joints shall overlap a minimum of 15". Please Note: Wet setting of rods is not permitted.
- Bulk mixing of concrete materials is not permitted on site.

### **Foundation Inspection (Basement wall requirements):**

- Concrete masonry block with greater than 4 feet of backfill shall be reinforced per Tables R404.1.1(2)(3)(4), attached hereto.
- Concrete masonry block foundation walls minimum thickness Per Table R404.1.1(1), attached hereto.
- Foundation walls that are below grade shall be damp-proofed with minimum 3/8" thick parg. (Portland Based Product) with bituminous base coating, or any approved damp-proofing method.
- French drains shall be provided around foundations that enclose habitable or, usable spaces.
- Concrete floors shall be a minimum 3.5" thick at minimum 2500 psi. All vegetation shall be removed prior to pouring of concrete.
- A 6 mil vapor barrier shall be installed.
- Sill plates shall be anchored to the foundation with approved anchor bolts per Table R404.1(2), attached hereto.
- Foundation walls that support beams or girders shall have a minimum 4" solid masonry under the beam or girder.
- Columns that support beams or girders shall have footings separate from the floor slab.
- Masonry foundation walls shall be laterally supported per Tables R404.1(1)(2)(3), attached hereto.
- Underground building drains for sanitary waste shall be left exposed for testing and inspection.
- Rain water removal (down spouts) shall *not* terminate into French drain pipe.

## **Rough Inspection - Framing**

- Inspect size, spacing and span of all floor, wall and floor/ceiling framing members,
- Inspect size and span of load bearing headers and girders.
- Horizontal framing members are required to have hanger support (*If they are not bearing on a wall*).
- All roof/floor *truss* systems are to have documents showing design, spacing, bracing and applicable load designs on site (site built trusses are not permitted). Holes and notches of framing members are permitted per Section R502.8 and R602.6.
- Inspect minimum energy requirements: R-18 exterior walls, R-38 ceiling/attic spaces, R-21 floors over crawl spaces and R-10 basement walls (conditioned).
- Ice guard *is* required on roofs.
- Asphalt shingles on roofs sloped < 4:12 pitch are required to have a double underlay (felt paper).
- Inspect attic spaces for ventilation.
- Attics that are 30" or greater in height are required to have an access opening (minimum 22" x 30").
- Inspect exterior wall bracing.
- Inspect for fire blocking.
- Inspect where the opening of an operable window *is* located more than 72" above the finished grade or surface below the lowest part of the clear opening of the window shall be a *minimum of* 24" above the finished floor of the room in *which* the window is located.

## **Rough Inspection - Means of Egress**

- At least one exit (exterior door) is required with a minimum 36" wide x 80" height. This required exit cannot be through a garage.
- All means of egress stairs (interior and exterior) are required to have a maximum 7 3/4" rise and a minimum 10" tread (measured from nose to nose).
- All means of egress stairs must have a minimum 80" head clearance height.
- Hallways in means of egress are required to have a minimum 36" clear width. Hand rails shall have a 34" minimum to 38" maximum height.
- Decks; porches and landings > 30" shall have guard rails (36" minimum height).
- All basements and bedrooms shall have a means of emergency escape. This required exit cannot be through a garage.

## **Plumbing**

### **Rough & Final Inspection**

- Underground piping shall be supported continuously for its entire length.
- Reduction of drain pipe size in the direction of flow *is* prohibited.
- Fittings for drains and vents shall be directional type.
- Pipes shall be supported with approved supports i.e., strapping or hooks (tie wire and blocking *is* prohibited).
- All threaded fittings shall be sealed with approved thread sealant.
- Cleanouts shall be installed in all drains before they penetrate concrete slabs.
- Horizontal drains shall be supported a maximum 48" between supports.
- All fixture traps shall be vented. NOTE: S-traps are prohibited.
- Slip joints in drains shall have a minimum 12" x 12" access.
- Water and drain lines shall be protected where subject to freezing (heat tape or insulation).
- Holes for pipes in framing members shall be protected with a metal guard where hole is 1 1/4 "or less from the face of the framing member.
- A minimum 3/4" water service line shall be provided.
- Hot water tanks shall be installed per manufacturer's instructions.
- Hot water tank pressure/temperature relief valve shall terminate undiminished in size to the floor or receptor.
- A thermal expansion tank shall be installed on hot water tanks.
- All hose bibs shall have a means to protect from anti-siphon.
- All valves in concealed spaces shall have an access.

## **Mechanical**

### **Rough and Final Inspection**

- Inspect for access to all appliances (Installation per manufactures instructions).
- Appliances installed in attic area shall have a solid floor (minimum 24" wide) from the access opening to the appliance.
- A light switch shall be installed at the access opening.

- Condensation from evaporator coils shall drain to an indirect waste receptor (floor drain, stand pipe). Direct connection to a waste or vent pipe *is* prohibited.
- Secondary drain and/or pan is required for equipment above framing.
- Bathroom exhaust fans must terminate to the outside of the building either through the roof or exterior wall *is* discharge pipe is not permitted in soffit eaves.
- Ducts shall be sealed with approved mastic or tape.
- No duct openings are permitted in garages.
- Ducts shall be sized and installed per manufacturer's instructions and in accordance with the International Mechanical Code.
- Ducts in attics and conditioned crawl spaces shall be insulated.
- Vents and vent connectors shall be installed per manufacturer's instructions.
- Single wall vent connectors shall have it 6" minimum clearance from combustible material.

## **Electrical**

### **Service Inspection-**

- Minimum 100 amp service shall be installed in Single Family Dwellings and shall be in accordance with the local power authority's requirements.
- Occupants must have access to disconnecting means.
- Illumination required for indoor equipment (e.g., service panel disconnect). Service panels and sub-panels are not permitted in clothes closets and bathrooms.
- Antioxidant required on aluminum conductors.
- Missing knockouts must have fill plates; Tape is NOT permitted.
- Panel directory must be labeled.

### **Rough Wire & Final Inspection-**

- A minimum of one switched light outlet is required in a garage.
- A minimum of one general purpose receptacle outlet that is GFCI protected is required in a garage.
- All general purpose receptacles in garages and unfinished basements are required to be GFCI protected.
- Bathroom receptacles are required to be GFCI protected.
- All 120 VAC receptacles within 6ft. of the edge of sinks and laundry tubs are required to be GFCI Protected.



- Hydro massage and whirlpool tubs are required to be GFCI protected (Minimum 12" x 12" access is required for pump and motor removal and replacement). Removal of tub or structural members is not permitted as access.
- All 120/240 VAC appliances require 4 wire branch circuit. (e.g. dryers and ranges).
- All exterior receptacles are required to be GFCI protected with approved covers installed in damp and wet locations.
- Receptacles serving counter tops are required to be GFCI protected (includes islands and peninsulas).
- Wires #8 and smaller are not permitted to be run directly on bottom of floor joist; Holes must be drilled in joist or a running board must be provided.
- Non-metallic wire (Romex) is not permitted to be exposed on basement walls.
- A disconnect, within sight, must be provided to A/C condensers.
- A disconnect, within sight; must be provided for hot water tanks. A lock-out breaker is acceptable.
- All 120 VAC outlets (e.g., lighting, receptacles and smoke detectors installed in bedrooms must be on a AFCI branch circuit.)
- Smoke detectors must be installed in all bedrooms, outside vicinity (hall) of each bedroom and at least one installed on each floor level and basement. Smoke detectors must be hard wired and interconnected with a battery back-up.

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 <i>ONLY</i>
<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.**