



Uniform Construction Code (UCC)

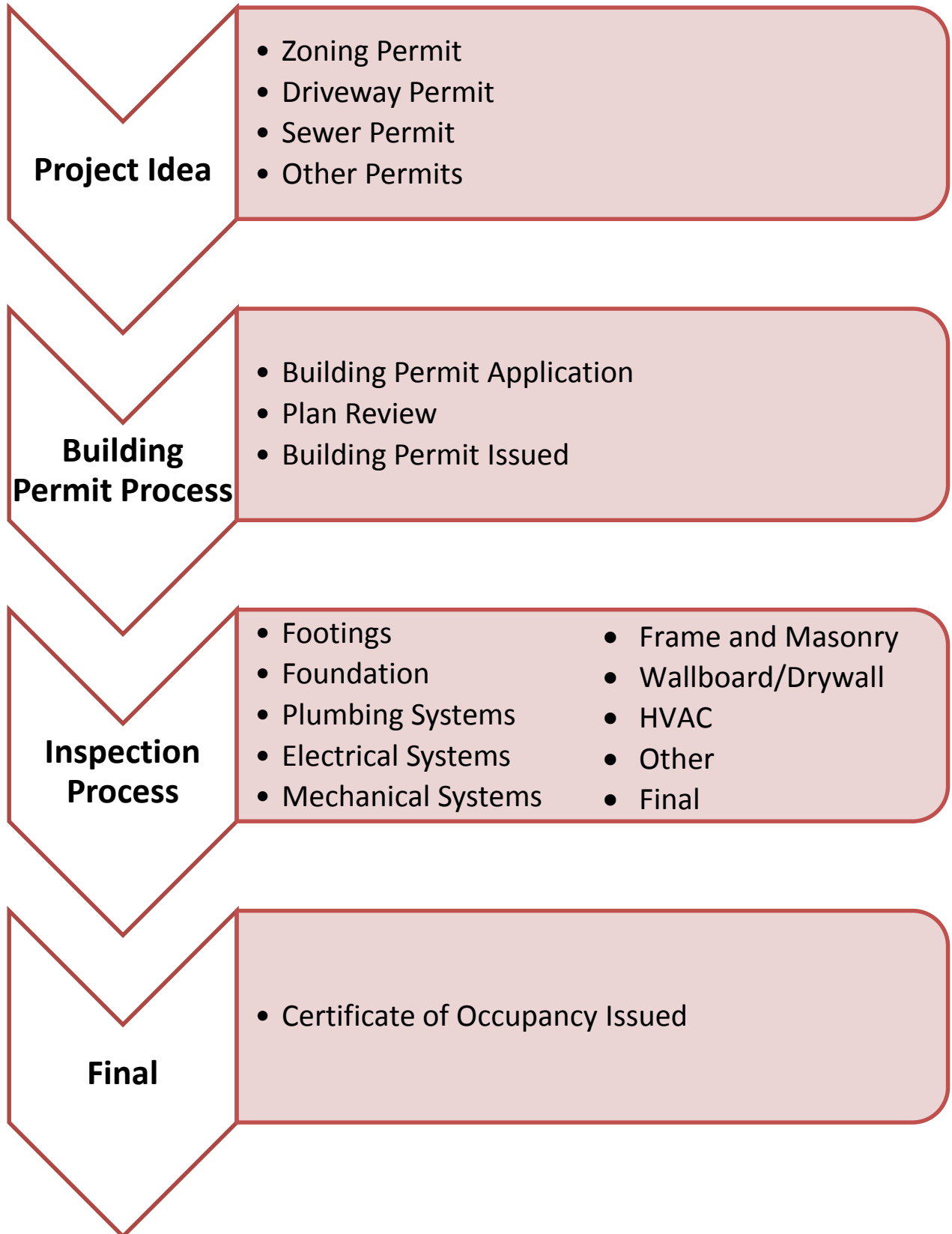
Commercial

Building Permit Application Package

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

Building Process

Commercial



UNIFORM CONSTRUCTION CODE BUILDING PROCESS

Commercial

Definitions:

K2 Engineering, Inc., 234 Pittsburgh Street, Uniontown, PA 15401

Project Idea:

(Examples)

- New Construction
- Additions
- Movement of an existing structure
- Demolition of an existing structure
- Structural Change
- Change of Egress
- Change of use (Occupancy)
- Utility and miscellaneous use structures, accessory to a detached single-family home 1000 square feet or larger.

The owner or authorized agent must also check local municipality ordinances for projects requiring permits.

Building Permit Application: The following MUST be submitted with application.

- Zoning Permit (Issued by the local Municipality, County, or K2)
- Highway Permit (Issued by PA Department of Transportation or Local Municipality)
- Sewer Permit (Issued by the Local Municipality)
- Other Permits as Required (Examples: Flood Hazard Area)
- Project Construction Documents (2 paper and 1 digital Plans, Specifications, Reports, etc.)
- Stormwater Plan Approval (issued by local Municipality)

Plan Review:

- See Attached

Building Permit:

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

Inspection Process: K2 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 inspections are complete.

LIST OF REQUIREMENTS

1. The building code official may require submission of additional construction documents in special circumstances.
2. The permit applicant shall submit construction documents in a format approved by the building code official. Construction documents shall be clear, indicate the location, nature and extent of the work proposed, and show in detail that the work will conform to the Uniform Construction Code.
3. All of the following fire egress and occupancy requirements apply to construction documents:
 - a. The permit applicant shall submit construction documents that show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the Uniform Construction Code
 - b. The construction documents for occupancies other than Groups R-2 and R-3 shall contain designation of the number of occupants to be accommodated on every floor and in all rooms and spaces.
 - c. The permit applicant shall shop drawings for a fire protection system that indicates conformance with the Uniform Construction Code in accordance with the following:

The shop drawings shall be approved by the building code official before the start of the system installation.

The shop drawings must contain the information required by the referenced installation standards contained in Chapter 9 of the "International Building Code."
4. Construction documents shall contain the following information related to the exterior wall envelope:
 - a. Description of the exterior wall envelope indicating compliance with the Uniform Construction Code.
 - b. Flashing details.
 - c. Details relating to intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves, or parapets, means of drainage, water-resistive membrane and details around openings.
5. Construction documents shall contain a site plan that is drawn to scale. The building code official may waive or modify the following site plan requirements if the permit application is for an alteration or repair or if waiver or modification is warranted. Site plan requirements include all of the following:
 - a. The size and location of new construction and existing structures on the site,
 - b. Accurate boundary lines.
 - c. Distances from lot lines.
 - d. The established street grades and the proposed finished grades.
 - e. If the construction involves demolition, the site plan shall indicate construction that is to be demolished and the size and location of existing structures and construction that will remain on the site or plot.
 - f. Location of parking spaces, accessible routes, public transportation stops and other required accessibility features.
6. A permit applicant shall submit certifications required in the "International Building Code" for construction in a flood hazard area to the building code official.
7. A permit applicant shall identify, on the application, the name and address of the licensed architect or engineer in responsible charge. The permit applicant shall notify the building code official in writing if another licensed architect or engineer assumes responsible charge.
8. The permit applicant shall describe an inspection program; identify a person or firm who will perform special inspections and structural observations if section 1704 or 1709 of the "International Building Code" requires special inspections or structural observations for the construction.
9. The building code official may waive or modify the submission of construction documents that are not required to be prepared by a licensed architect or engineer, or other data if the nature of the work applied for does not require review of construction documents or other data to obtain compliance with the Uniform Construction Code. The building code official may not waive the submission of site plans that relate to accessibility requirements.

PRELIMINARY BUILDING REVIEW – Three sets of the following

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

BUILDING REVIEW

- Complete architectural/structural plans
- Site plan, including distance to lot lines
- Soil boring and geotechnical recommendations report, including the description and bearing value
- Structural calculations or other substantiation of structural performance
- General specifications
- 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 alterations of a building if there is no compensation and 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
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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 permit applicant is required to call requesting an inspection 24 to 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-roofing. **The permit applicant is required to call 24-48 hours in advance of desired inspection date.**
3. **FRAMING INSPECTION:** Is to be performed before insulation is installed and before or at the same time of all rough-in work is complete on plumbing, electrical and mechanical systems. **The permit applicant is required to call requesting an inspection 24-48 hours in advance of desired inspection date.**
4. **PLUMBING INSPECTION:** To be performed after or at the same time of the framing inspection. Note: Plumbing inspection is to occur before any insulation is installed.
5. **ELECTRICAL INSPECTION:** To be performed after or at the same time of the framing inspection. Note: Electrical inspection is to occur before any insulation is installed.
6. **HVAC INSPECTION:** To be performed after or at the same time of the framing inspection. Note: HVAC inspection is to occur before any insulation is installed.
7. **WALLBOARD/DRYWALL:** To be performed before finish overlay is applied. Note: Drywall must be hung with proper drywall screws.
8. **FIRE PROTECTION SYSTEM:** Is to be performed after fire alarm systems and/or fire suppression systems are installed and functioning. K2 Engineering, Inc. 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 K2 Engineering, Inc. for review and approval at least 24-48 hours before the projected installation date. **The permit applicant is required to call requesting an inspection 24-48 hours in advance of desired inspection date.**
9. **FINAL BUILDING INSPECTION:** Is to be performed after all items pertaining to the issued building permit have been completed. These items include, but are not limited to: Electrical Work; Plumbing Work; Mechanical (HVAC) work; Emergency lighting system; Fire extinguishers; Egress; Fire protection systems (including required fire-rated construction components); Grading; Site plan compliance; Accessibility; and Energy conservation.

The permit applicant is required to call requesting an inspection 24-48 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.

10. Projects that have applied for a permit based on accelerated construction may only proceed with construction up to the erection of foundation walls. Projects reviewed as “accelerated construction” are subject to inspection of the footing environment, foundation, underground plumbing, underground electrical (if applicable) and underground mechanical (if applicable) before any additional work is performed. The permit applicant is required to call requesting an inspection 24-48 hours in advance of desired inspection date.
11. The timing and number of inspections required for renovation work to buildings that were legally in existence prior to the adoption of the Uniform Construction Code will depend upon the nature and the scope of the renovation work being performed. The permit applicant is required to obtain all inspections listed on the “Required Inspections” sheet provided with each renovation building permit and to meet the advance notice timeframes specified for each required inspection.

12. 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 permit applicant is required to call requesting an inspection when the sign has been erected. A final inspection of the sign will be made as soon as possible. If the sign erected is a ground sign, the permit holder must provide a written assurance that all structural work (including that which is invisible) conforms to all UCC requirements.
13. Demolition work will require on-site inspections. Contractors responsible for demolition work where an entire structure is razed will be required to submit signed documentation that certifies that the vacant lot is filled to existing grade and that all service connections have been discontinued and lines have been capped. Demolition work being performed on existing building 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 permit applicant is required to call requesting an inspection when demolition work has concluded and the lot has been restored to existing grade. An inspection will be made as soon as possible.

Please note the following:

***All inspections require a 24-48 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.