

Uniform Construction Code

Township Zoning Permits Required

Prior to adoption of the Uniform Construction Code, Millcreek Township and most every other municipality regulated building permits under the Zoning Ordinance.

Under the UCC, the issuance of a construction or building permit and inspection of construction will be handled by Building Inspection Underwriter of Pennsylvania, Inc. as the “Building Code Official.” A number of Township regulations apply to many of the activities regulated by the UCC, and in these cases it will be necessary to obtain a Zoning Permit before applying for a UCC construction permit. The Township’s Zoning Administrator receives and issues Zoning Permits.

The *Interplay Between Construction and Other Regulations* section on this site offers detail on the Township regulations, like those dealing with subdivision, land development, zoning and stormwater management, will often govern activity that is also regulated by the UCC.

It is important to remember that the Uniform Construction Code is intended to accomplish two things:

- Adoption of standard codes setting standards for construction and other activity; and
- Requiring inspection of work to ensure that work meets the standards.

In adopting the Uniform Construction Code, Millcreek will amend its Zoning Ordinance, to delete references to regulating building permits under the Zoning Ordinance and also to ensure that construction and other activities meets other Township regulations beyond those of the UCC.

Subdivision and land development continues to be regulated by the Subdivision and Land Development Ordinance. A proposed subdivision or land development must be approved by the Board of Supervisors before any property can be subdivided, before a subdivided lot can be sold and before any construction activity can occur.

Stormwater management regulations will apply to all developments, independently of construction standards in the UCC.

The Public and Private Improvements Code establishes construction standards for all improvements, including but not limited to streets, stormwater management facilities, storm sewers, sidewalks, street lighting, water and sewer lines, etc.

The Zoning Ordinance continues to state regulations governing how land can be used and developed, these including lot area, frontage, depth, yard setback, off-street parking, building height, building area, greenspace, exterior lighting, etc. The UCC changes none of these.

Generally, a Zoning Permit will be required for the following activities:

1. Excavation for foundation;
2. Construction or alteration of any building or structure;
3. Construction of an addition to a building or structure;
4. Demolition or moving of a building or structure;
5. Making or effecting a change of occupancy or use of vacant land or any building or structure;
6. Movement of a lot line which affects an existing structure (this subject to regulations established in the Subdivision & Land Development Ordinance);
7. Construction or alteration of any drive or other access to a Township street or State highway;
8. Occupancy of any street or highway with building materials or of temporary structures for construction purposes.
9. Construction or installation of swimming pools or spas holding over 24" of water in depth.
10. Construction or alteration of signs.
11. Construction of fences having a height in excess of six feet (6').

When a Zoning Permit is required, that Zoning Permit must be issued before any application for a UCC construction permit will be accepted. In these cases, any UCC construction permit will be subject to the applicant's complying with regulations of the UCC *and* all conditions and requirements of the Zoning Permit. If an applicant in the course of work violates the Zoning Permit, a stop work order or other enforcement measure will be issued. A UCC certificate of occupancy, authorizing the applicant to occupy the completed building or structure, will not be issued until all conditions on the Zoning Permit have been met.

Applicants must obtain a Zoning Permit when one is required and comply with all of its terms. Meeting regulations in both the UCC and in other Millcreek ordinances will make the process easier for everyone and will prevent delay and avoid additional costs.

In some cases, a Zoning Permit will not be required when a UCC permit is. One example is when a hot water tank in an existing home decides to leak or must be replaced. In these cases, the owner should contact the UCC building code official directly for a UCC permit. Sometimes an activity is exempt from the UCC but requires a Zoning Permit.