

Uniform Construction Code

Plan Reviews and Inspections

Construction Plans

The Uniform Construction Code requires that applications for UCC construction permits be accompanied by proposed construction plans.

Requirements for construction plans are detailed at 34 Pa. Code § 403.42a. Those for residential construction are detailed at 34 Pa. Code § 403.62a. Generally speaking, requirements for one- and two-family residential dwellings will be less extensive than those for other types of construction.

A construction plan must demonstrate compliance with construction standards of the UCC. The firm retained to administer the UCC will review and act on submitted construction plans.

Inspections

The UCC requires that all regulated construction be inspected as it proceeds. All work is to remain accessible and exposed so that inspections can be made. The firm retained to administer the UCC will perform inspections and submit reports to the municipalities.

Generally speaking, inspections required in commercial and industrial construction include:

- General building
- Electrical
- Plumbing
- Accessibility
- Fire protection
- Mechanical
- Energy conservation

Those inspections required for residential construction under the UCC include:

- Foundation
- Plumbing, mechanical and electrical system
- Frame and masonry
- Wallboard

In all construction, there must be a final inspection. When Building Inspection Underwriter of Pennsylvania, Inc. has determined that all UCC standards have been met after the final inspection, BIU will notify the Township's zoning administrator. As soon as all regulations involved in a zoning permit for the activity have been met, a UCC certificate of occupancy will be issued to the owner, with a copy sent to the Township. The owner can then occupy the new or renovated building.