

Uniform Construction Code

Interplay Between Construction and Other Regulations

The Uniform Construction Code will involve a process that concentrates on ensuring that construction is performed in a manner consistent with established standards.

Millcreek Township has a variety of regulations which often will be involved when construction activity occurs. Buildings and structures have to be located on a property so as to comply with yard setback and other regulations. Buildings often will be connected to public water and/or sewer systems. A grading plan is required for smaller projects, while a stormwater management plan is required for most land developments and residential subdivisions. The Township regulates all of these things, and the UCC is not intended to change that.

On the other hand, the UCC requires that an owner obtain a UCC permit before installing or replacing a furnace, a hot water tank or an air conditioning system. These often will not involve any exterior construction and may not involve any other Township regulation.

Millcreek's ordinance adopting the UCC will make clear that regulation of construction under the UCC is distinct from the Township's regulation of other matters. To make the process easier to follow, the building code official and the zoning administrator will be in touch with one another as a project proceeds.

- When construction activity will occur, the applicant must first apply for and obtain a "zoning" permit. This permit will confirm that the proposed activity meets other applicable Township regulations. Application is made to the Township's zoning administrator. If an application for zoning permit does not meet other Township regulations, the application will be denied. No application for a construction or building permit can be filed until a zoning permit, where it is required, is issued.
- In cases where a UCC permit is required for "mechanical" work but no exterior construction or other Township regulation is involved, the applicant will be able to apply directly to the retained building code official for a UCC permit.
- Inspections of construction will, in part, be used to verify that other Township regulations are being complied with. Violations can lead to a stop-work order.
- When construction is involved, the owner often can work to address requirements of the UCC and also the Township's other regulations at the same time.
- When the UCC building code official has made final inspection and believes that requirements of the UCC have been met, it will notify the Township's zoning administrator. Once all requirements of the Township's other regulations have also been complied with, the certificate of occupancy that allows the owner to occupy the constructed facility will be issued.