Uniform Construction Code (UCC)

Manufactured Homes (Single-Wide, Double-Wide & Modular Homes)

Building Permit Application Package

Per the Uniform Construction Code (UCC) the installation of all structures must comply with the standards of the 2006 International Residential Code (2006 IRC). Copies of the 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.
NOTICE

READ CAREFULLY BEFORE THE START OF CONSTRUCTION AND/OR INSTALLATION OF YOUR MANUFACTURED HOME

Please contact the County Inspector, PAUL PATO, or a County approved THIRD-PARTY INSPECTION AGENCY to schedule inspections, per the Inspection Schedule and please be advised of the following:

1. You will not be required to pay any fees at the time of the inspection as all inspection fees were included in the cost of the Building Permit.

2. 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.

3. A Certificate of Occupancy cannot be issued without all required Inspector signatures.

1st INSPECTION: Pier foundations are required to have footings that are poured and continue past the frost line. Note that the height of the piers will be from the top of the footing to the frame of the home. The footings must be inspected BEFORE concrete is poured.

2nd INSPECTION: Anchorage System and Electrical service

3rd INSPECTION: Exterior finished grade
- Skirting (per Municipal Ordinance)
- Rain water removal
- Porch and landings (3 x 3 minimum)
- Steps for means of egress
- Hand rails and guard rails

An Occupancy Permit will be mailed to the owner after the final inspection has been completed. The Occupying of a structure without first having received an Occupancy Permit could result in court action being instituted.
Step-by-Step Process for Compliance with the Uniform Construction Code (UCC)
(For Mobile Homes, Double-Wide Mobile Homes and Modulars)

1. **Submit an Application for a Zoning Permit:**
   - The following municipalities will approve the zoning permit at the municipal level:
     Connellsville City, Connellsville Township, Henry Clay Township, Ohiopyle Borough, Perry Borough, South Union Township, Stewart Township, Uniontown City, Washington Township and Wharton Township. **You must apply for the Zoning Permit at your Municipal Office.**
   - If your municipality is not listed above, you are to apply at the Office of Planning, Zoning and Community Development located on the 4th Floor of the Fayette County Courthouse located at 61 East Main Street, Uniontown, Pennsylvania.
   - "Once the Application for Zoning has been approved and the Zoning Certificate has been issued, it will be forwarded to the UCC Building Permit Office for issuance with the Building Permit."

2. **Submit an application for a UCC Building Permit:**
   - This is to be done at the Fayette County Courthouse, 61 East Main Street, 4th Floor. Uniform Construction Code (UCC) Office, located in the Office of Planning, Zoning and Community Development.
   - At this time, the UCC Building Permit Fee in the amount of $180.00 (which includes ALL inspections) must be paid.

3. **Once the Building Permit Application is approved:**
   - UCC Building Permit will be issued
   - Zoning Certificate and Building Permit will be forwarded to the Applicant along with an Inspection Schedule
   - Applicant will contact the UCC Office to schedule all applicable inspections.
**Building/Site Characteristics**

<table>
<thead>
<tr>
<th>Heading Type</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Service</td>
<td>Pub</td>
<td>Pri</td>
</tr>
<tr>
<td>Sewer Service</td>
<td>Pub</td>
<td>Pri</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fireplace(s)</th>
<th>Yes</th>
<th>No</th>
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<table>
<thead>
<tr>
<th>Central Air Conditioning</th>
<th>Yes</th>
<th>No</th>
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</table>

<table>
<thead>
<tr>
<th>Proposed Building Area</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Building Area</td>
<td>Square Feet</td>
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<table>
<thead>
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<th>Number of Stories</th>
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<table>
<thead>
<tr>
<th>Total Building Area</th>
<th>Square Feet</th>
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**Building Dimensions**

<table>
<thead>
<tr>
<th>Proposed Building Area</th>
<th>Number of Stories</th>
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<tr>
<td>Existing Building Area</td>
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</table>

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<tr>
<th>Fireplaceln(s)</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

**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 PCA ACT 41 Uniform Construction Code and any additional approved building, site and plumbing inspections. The applicant further certifies that the applicants shall be solely responsible for the approval of the building and all related work and that the building and approval of construction documents shall not be construed as authority to locate, construct or use as any violation of the codes or ordinances of the Municipality or any other governing body. The applicant certifies he/she understands all applicable codes, ordinances and regulations. SHOULD IT BE DETERMINED THAT ANY OF THE INFORMATION ON THIS APPLICATION IS FALSE, THIS APPLICATION AND/OR BUILDING PERMIT WILL BECOME NULL AND VOID.

2. **CODE COMPLIANCE.** The Uniform Construction Code, and the local addition of the International Residential Code for One and Two Family Dwellings, with possible modifications for Local Code Administration, is hereby granted to the construction and building of a dwelling as set out on the drawings and specifications, in accordance with applicable codes and standards. The building permit, premise shall govern construction.

3. **NO WORK MAY BE CONCEALED FROM VIEW UNTIL IT HAS BEEN APPROVED BY THE INSPECTOR.** I, the undersigned, have read the City Code and regulations of the City of [City Name], and hereby agree to conform to the same in the work to be done under the license herein. I also agree to the schedule for inspections as set forth in the Parker Regulations, and shall make my premises available to the Inspectors as required. The Building Permit is unenforceable for the Inspector to sign off on at the time of an inspection, and all inspections must be completed and a permit issued before any permits can be issued.

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 permit issued before any permits can be issued.

5. I understand that no one may occupy the structure (or permit thereof) until a Certificate of Occupancy has been issued.

**Signature of Owner**

**Date**

(Doted document)
Anchoring, Rational Systems: Vent system, OTI system. Must be approved by Manufacturers and their DASAs, royalty floor systems per 75% sectional homes.

Anchoring, Vertical riser: Certain manufacturers provide vertical riser steps along marriage wall or side walls on certain models. These risers must be attached to ground slugs and be adjacent to pans. These vertical risers, if present, are required regardless of anchoring system used.

Assembly:
- Metal between sections must be treated to limit air infiltration.
- Gaps 1/8" or larger must be decreased and become flush increased.
- Floor to floor, wall to wall and roof to roof flashing varies. Typically across 34" c.c., legs 25" c.c. Roof may be strapped.

Miscellaneous:

Electrical:
Cross-over connections must not be exposed under the house.
Seeding wire (99 bare copper wire) attaches to each chassis of sectional homes.
Flash rings required for exterior lights if fixture profile does not match junction box profile.

Flashing:
When supply crossover connections must be inside the floor, apply to prevent flashing.
Bath fans, supported from house every 4', supply 1/4 per foot, suitable grade.

Site grading:
On site around perimeter of the house, graded, 1" per foot slope away from house for the first 6', 1/4" per foot for the next 6'. No depressions under house.

Termer:
- All flashing plastic must be removed.
- Vinyl siding overlap = 1 1/4 to 1 1/2".
- Heights at roof cap require installation.
- Bottom board material must be sound, any holes need patched.

HVAC:
Heat that cross-over, if not duct, must not shoot out the ground.
If through floor, must be gasketed or sealed with metal sheaths, substantially air tight.
Fireplace chimney, 3" above roof where in passen, 2" above any roof area within a 10' radius.

Cutting, altering, removing the frame (chassis) is not permitted.
Manhattan Stone On-Fill Completion Guide
for Pennsylvania Certified Code Officials

Data Plan Information
- Zone 1 (Area Zone II and III generally not acceptable)
- South Beach Land Use (saddle and North Zone acceptable)
- Model Number
- Name of RAPA
- Manufacturer Certification Label Number(s) Cross reference from manufacturer to this page for all labels on the base.

Installation Manual: Each page and addendum page must bear the RAPA approved stamp. Also acceptable is the RAPA stamp on the top of the current page indicating all pages listed have been reviewed and approved. Cross reference the RAPA approval font sizes with the RAPA label on the side plate.

Support Top: Generally openings in side wall and reaming well 6" or larger require pipes, include pipe down, double gang windows, vented shroud windows required. These manufacturers require pipes for all runs. These areas will be identified with name, pipe or shroud.

Main Support Piers: Generally 7" from each end, 6" from the reverse, and spaced 6" apart. A single method concrete block per capacity is 4300 lb to 5000 lb. For higher than 15000 lb, building blocks, reinforced. No mortar required for foot less than 80 lb. Mortar required for foot less than 80 lb. Cap blocks must be full size (at 10 per minute or 10 a 15-cap block).

Hardwood shims in piles.

Concrete Footing, exact: Must be preserved from frost (typically below frost line). For piers spaced 6" apart, footings should be 24" wide, unless bearing capacity can be determined to be more than 1,000 lb per square foot.

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Supporting, lower and upper legs:
- Within 5° of the end of the beam
- Pull down
- Below front line
- Above water table
- Building plans required (unless stated in-lieu with the stamp)
- Inert attached to top of beam, completely wrapped beam, 20°-45°
- Not embedded in concrete footing.
The Pennsylvania Manufactured Housing Information Act (Act 136 of 2004) requires that all new manufactured homes installed in the Commonwealth be subject to some degree of the law and regulations. All dealers to ensure proper construction and completion of every new manufactured home. Dealers must ensure that every manufactured home is properly designed, constructed, and installed. Here are the key elements of the law that every manufactured home must comply with:

- Every new manufactured home must be designed and constructed in accordance with the manufacturer's approved design and regulations.
- All homes must be approved for installation and meet the requirements of the Pennsylvania Uniform Construction Code (UPC Code), which is enforced by the Department of Health.
- The manufacturer must provide a Certificate of Compliance to the installer, which documents the manufactured home's approval.

A Certificate of Compliance must be completed by the manufacturer and provided to the installer, the dealer, and the Department of Health. The Certificate of Compliance must be signed and approved by the manufacturer and recorded in the Department of Health. It must include the following information:

- The model number and serial number of the manufactured home.
- The date of manufacture and the manufacturer's name and address.
- The name and address of the installer and the dealer.
- The date of installation and the location.

This certificate is intended to ensure that every manufactured home is properly designed, constructed, and installed, and meets all applicable laws and regulations. For more information, contact the Department of Health through the designated website or phone number.
## BUILDING PERMIT FEE SCHEDULE

### RESIDENTIAL:

<table>
<thead>
<tr>
<th>Description</th>
<th>Fee</th>
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<tbody>
<tr>
<td>1 &amp; 2 Family Dwellings – New Construction</td>
<td>$475.00</td>
</tr>
<tr>
<td>(include plan review, electric, plumbing,</td>
<td></td>
</tr>
<tr>
<td>inspection, and final inspection)</td>
<td></td>
</tr>
<tr>
<td>1 &amp; 2 Family Additions</td>
<td>$240.00</td>
</tr>
<tr>
<td>Mobile/Manufactured/Mobile Homes</td>
<td>$180.00</td>
</tr>
<tr>
<td>Accessory Buildings for 1 &amp; 2 Family Dwellings</td>
<td>$240.00</td>
</tr>
<tr>
<td>(attached garage, detached garage more than 4,000</td>
<td></td>
</tr>
<tr>
<td>sq. ft., market storage sheds and pool buildings</td>
<td></td>
</tr>
<tr>
<td>more than 4,000 sq ft)</td>
<td></td>
</tr>
<tr>
<td>In-Ground Swimming Pool</td>
<td>$120.00</td>
</tr>
<tr>
<td>Above-Ground Swimming Pool</td>
<td>$60.00</td>
</tr>
<tr>
<td>Above-Ground Pool with Deck</td>
<td>$120.00</td>
</tr>
<tr>
<td>Porch</td>
<td>$120.00</td>
</tr>
<tr>
<td>Porch with Roof</td>
<td>$180.00</td>
</tr>
<tr>
<td>Deck (Sunroom)</td>
<td>$60.00</td>
</tr>
<tr>
<td>Deck with Roof</td>
<td>$120.00</td>
</tr>
</tbody>
</table>

### COMMERCIAL:

Building permit fees for all commercial projects are determined after plan review.

### DEMOLITION PERMITS

$.44 per sq ft.