



A full service provider of
Pennsylvania Uniform Construction Code (UCC) services.

Uniform Construction Code

Application Package **BUILDING, STRUCTURE AND FACILITY PERMIT**

(Short Package)

Please submit this application package and all required documents to your local Light-Heigel office.

QUESTIONS?

Contact your local Light-Heigel office.

E-mail: Permits@light-heigel.com

Additional Information available at our web site:

www.light-heigel.com

Uniform Construction Code (UCC)
APPLICATION FOR BUILDING PERMIT

Application Type	<input type="checkbox"/> Accessibility <u>Only</u> Review <input type="checkbox"/> Alteration or Renovation <input type="checkbox"/> New Structure/Facility <input type="checkbox"/> Plan Revision or Partial Occupancy Request						<input type="checkbox"/> Addition <input type="checkbox"/> New Building <input type="checkbox"/> Phased Approval <input type="checkbox"/> Unapproved Existing Building																				
Use/Occupancy Classification: Check box to <u>left</u> of applicable group. Check all that apply.	<input type="checkbox"/> A-1	<input type="checkbox"/> A-2	<input type="checkbox"/> A-3	<input type="checkbox"/> A-4	<input type="checkbox"/> A-5	<input type="checkbox"/> B	<input type="checkbox"/> E	<input type="checkbox"/> F-1	<input type="checkbox"/> F-2	<input type="checkbox"/> H-1	<input type="checkbox"/> H-2	<input type="checkbox"/> H-3	<input type="checkbox"/> H-4	<input type="checkbox"/> H-5	<input type="checkbox"/> I-1	<input type="checkbox"/> I-2	<input type="checkbox"/> I-3	<input type="checkbox"/> I-4	<input type="checkbox"/> M	<input type="checkbox"/> R-1	<input type="checkbox"/> R-2	<input type="checkbox"/> R-3 Adult Care	<input type="checkbox"/> R-3	<input type="checkbox"/> R-4	<input type="checkbox"/> S-1	<input type="checkbox"/> S-2	<input type="checkbox"/> U
Site Information (Political Subdivision & County names are required.)	Project Name _____ Street Name and # _____ City _____ State _____ Zip Code _____ Political Subdivision _____ County _____																										
Special Requirements & Documentation	Check each block below indicating that all of the following will be submitted with this application: <input type="checkbox"/> Two (2) site plans <input type="checkbox"/> One (1) completed copy of the UCC PLAN REVIEW CHECKLIST <input type="checkbox"/> One (1) set of specifications (only if Addition, Alteration, New Building or New Structure/Facility) <input type="checkbox"/> Two (2) complete sets of construction drawings																										
		Does this construction involve modular units built in a factory?		<input type="checkbox"/> Yes <input type="checkbox"/> No		If "Yes," submit 1 copy of a letter from a licensed design professional certifying that construction within the modular units (or the fully assembled modular building) and hidden from view will fully comply with all requirements of the UCC.																					
		Is this construction regulated by the Health Care Facilities Act?		<input type="checkbox"/> Yes <input type="checkbox"/> No		If "Yes," submit 1 copy of approval letter from the Pennsylvania Department of Health.																					
		Is this construction exempt from energy code requirements?		<input type="checkbox"/> Yes <input type="checkbox"/> No		If "Yes," submit 1 copy of letter indicating that the building or structure will use neither electricity nor fossil fuels, and thus is exempt per <i>ASHRAE 90.1</i> , §2.3(B). If "No," submit 1 copy of the COMcheck-EZ Certificate or the ENERGY CODE PRESCRIPTIVE COMPLIANCE REPORT .																					
		Is project in flood hazard area?		<input type="checkbox"/> Yes <input type="checkbox"/> No		If "Yes," submit 1 copy of one of the flood hazard certifications mandated in section 1612.5 of the <i>International Building Code</i> .																					
		Are any of the <i>International Building Code</i> (Chapter 17) special inspection or structural observations required?		<input type="checkbox"/> Yes <input type="checkbox"/> No		If "Yes," submit 1 copy of the SPECIAL INSPECTIONS OBSERVATIONS STATEMENT .																					
		Will an alternative construction method or material be used on this project?		<input type="checkbox"/> Yes <input type="checkbox"/> No		If "Yes," submit a signed statement indicating that the proposed method or material meets the requirements of 34 PA Code §403.44.																					
		Is this application for "phased approval"?		<input type="checkbox"/> Yes <input type="checkbox"/> No		If "Yes," submit a letter signed by the design professional and owner acknowledging that the issuance of a permit for phased construction provides no assurance that the municipality will grant approval of any UCC permits needed to complete the construction, and that the design professional and owner will ensure that the building/structure fully complies with all UCC requirements before occupancy.																					

Project Data	<p>Lot Number: _____ Block Number: _____</p> <p>Does municipality have a zoning ordinance? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," has permit been acquired? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," list date acquired: _____</p> <p>Minimum setbacks required by municipal zoning ordinance (in feet): Front: _____ Rear: _____ Right Side: _____ Left Side: _____</p> <p>Sq. ft. of conditioned space _____ Sq. ft. of unconditioned space _____</p> <p>Number of stories above grade _____ Does it have a basement? <input type="checkbox"/> Yes <input type="checkbox"/> No Total floor area (sq. ft.) _____</p> <p>Floor area new construction (sq. ft.) _____ Floor area of addition (sq. ft.) _____ Floor area renovated (sq. ft.) _____</p> <p># of multi-family dwelling units _____ # of accessible dwelling units _____</p> <p>Type(s) of construction per Chapter 6 of the <i>International Building Code</i> (check all that apply): <input type="checkbox"/> IA <input type="checkbox"/> IB <input type="checkbox"/> IIA <input type="checkbox"/> IIB <input type="checkbox"/> IIIA <input type="checkbox"/> IIIB <input type="checkbox"/> IV <input type="checkbox"/> VA <input type="checkbox"/> VB</p> <p>Fire suppression: <input type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> None</p> <p>If application applies to an existing building that is "legally occupied", indicate permits held: Fire and Panic Occupancy Permit File Number: _____ Municipal Occupancy Permit Permit Number: _____ Municipality Name _____ L&I UCC Certificate of Occupancy File number: _____</p> <p>If "legally occupied," you must select which code requirements the building will comply with (choose only one): <input type="checkbox"/> <i>International Existing Building Code</i> <input type="checkbox"/> <i>Chap. 34, International Building Code</i></p> <p>Electricity Provider: _____ Gas Provider: _____</p>
Design Professional In Responsible Charge <u>Seal must be in space to right of name & address.</u>	<p>Name: _____ Address: _____ _____</p> <p>PA License #: _____ E-Mail: _____ Phone: _____ Fax: _____</p>

Permit #: _____

Date: _____

Owner Information	Owner Name _____ Street Address _____ City _____ _____ State _____ Zip Code _____ Phone Number _____
Deferred Submissions	If you are not submitting plans and other documentation for any of the items listed below with this application, check the appropriate box below <u>and</u> indicate this on the first page of each building plan set. <input type="checkbox"/> Fire Alarm System <input type="checkbox"/> Truss Shop Drawings (Certified) <input type="checkbox"/> Sprinkler System

Fees:

Refer to **COMMERCIAL FEE SCHEDULE**

Applicant's Certification:

As the owner or the authorized agent of the project for which this application is filed, I certify that:

1. The estimated construction cost and all other information provided as part of this application for a building permit is correct.
2. The building or structure described in this application will not be occupied until all known code violations are corrected and a Certificate of Occupancy has been received.
3. This project will be constructed in accordance with the approved drawings and specifications (including any required non-design changes) and the Uniform Construction Code standards as specified in 34 PA Code Chapters 401-405.
4. Any changes to the approved documents will be filed with the municipal UCC Building Code Official.
5. If the licensed architect or engineer in responsible charge of this construction should change, written notice of the change will be provided to the municipal UCC Building Code Official.
6. When required, up to 20% of the total cost of any work performed on an area of primary function in an existing building will be expended to provide an accessible route to the area of primary function.
7. No error or omission in either the drawings and specifications or application, whether approved or not, shall permit or relieve me from constructing the work in any manner other than provided for in 34 PA Code Chapters 401-405.

Applicant Name _____
 Street Address _____
 City _____ State _____ Zip Code _____
 Phone Number _____

Applicant Signature _____ Date _____

Commercial Building Permit Fee Schedule (PA UCC Projects)

This fee schedule applies to all commercial projects subject to the Pennsylvania Uniform Construction Code (UCC), including new construction, additions, alterations, and single-discipline work.

1. Commercial Plan Review Fees

All commercial projects require plan review in accordance with UCC requirements. The plan review fee must be submitted with the permit application.

Project Type / Review Component	Minimum Fee
General Plan Review – Commercial Projects	\$750.00 minimum
Small Projects/ Renovation	
Plan Review – New Construction	\$1,500.00 minimum
Building Review	\$250.00
Electrical Review	\$250.00
Mechanical Review	\$250.00
Plumbing Review	\$250.00
Energy Review	\$250.00
ADA Review	\$250.00

Credits and Re-Review Policy:

- The above \$250.00 per-discipline review fees are included within the base plan review amounts of \$750.00 (for small projects) and \$1,500 (for new construction) They are not additional to those base fees.
- Any unused balance of the plan review fee will be credited toward the final permit fee upon issuance.
- If a substantial number of corrections or deficiencies are found during the initial plan review, an additional plan review fee per discipline may be required at the time of resubmittal.

2. Commercial New Construction and Additions

Estimated Construction Cost	Permit Fee
\$0 – \$1,000,000	1.5% of the estimated construction cost, minimum \$750.00 plus plan review.
\$1,000,001 – \$5,000,000	1% of the estimated construction cost
\$5,000,001 and higher	.5% of the estimated construction cost

If a conflict arises regarding the estimated construction cost during plan review, the ICC Building Valuation Data (BVD) charts may be used to determine a standard construction value based on occupancy type and construction classification. Alternatively, a signed contract between the applicant and contractor may be requested to verify actual construction cost.

3. Commercial Small Projects (Single-Discipline Permits)

This category applies to minor commercial projects involving a single scope of work within an existing building that already holds a valid Certificate of Occupancy. Examples include:

- Electrical system upgrades
- Replacement or installation of a single mechanical unit
- Installation of an ADA-compliant restroom
- Minor plumbing, fire protection, or accessibility modifications

Fee: A flat fee of \$750.00 shall be charged. This fee includes the cost of plan submittal, review, and required inspections under the UCC.

4. Additional Notes

- Permit fees include plan review and inspection costs unless otherwise noted.
- Separate fees may apply for zoning review, re-inspections, or third-party agency services.
- All fees are non-refundable once plan review has begun.

Usage Group Factors

Factor	Usage Group
2.0	I2
1.6	A1
1.5	A3(Churches)
1.2	A2, A4, A3(nonchurch), B, E, H5, I1, R1, R4
1.0	R2, R3
0.9	M
0.7	F1, H1, H2, H3, H4, S1, S2
0.5	U

Usage Group definitions per Chapter 3 of 2003 IBC.

A Assembly

- A-1 Theaters
- A-2 Restaurants
- A-3 Worship, recreation and
amusement
- A-4 Indoor Sports

B Business

E Education

F Factory

- F-1 Moderate Hazard
- F-2 Low Hazard

H High Hazard

- H-1 Detonation Hazard
- H-2 Deflagration
or Accelerated burning
- H-3 Readily support combustion
- H-4 Health hazards

I Institutional

- I-1 Ambulatory
- I-2 Hospital
- I-3 prison
- I-4 Day Care

M Mercantile

R Residential

- R-1 Hotel
- R-2 Apartment House
- R-3 One & Two Family
- R-4 Assisted Living

S Storage

- S-1 Moderate Hazard
- S-2 Low Hazard

U Utility & Misc