

Minimum Requirements for "Change of Occupancy" Or Request for "Certificate of Occupancy"

- Existing Certificate of Occupancy must be submitted with application, (If no Certificate is provided the structure will be considered "Uncertified" and all requirements for " Uncertified Buildings" must be met.)

If an existing Certificate of Occupancy is provided the following information must be provided.

Detailed floor plan with all the following

1. Dimension of entire structure, number of floors, use of each floor, and all interior rooms on all floors..
2. Proposed or existing use for all areas. (clear description of the existing or proposed use is necessary)
3. Location of all exits and door swing.
4. Location of restroom(s)
5. Emergency lights with remote heads at the exterior of all designated exits, exit signs and tactile exit signs for all designated exits.
6. Location of fire extinguishers.

All proposed areas to be used must be fully accessible all applicable accessible features listed below must be depicted on the plans.

Accessibility. Existing buildings or portions thereof that undergo a change of group or occupancy classification shall have all of the following accessible features:

1. At least one accessible building entrance.
2. At least one accessible route from an accessible building entrance to primary function areas.
3. Signage complying with Section 1110 & E-107 of the International Building Code.
4. Accessible parking, where parking is provided.
5. At least one accessible passenger loading zone, where loading zones are provided.
6. At least one accessible route connecting accessible parking
7. and accessible passenger loading zones to an accessible entrance.



Chambersburg Office: 405 Wayne Ave. Chambersburg, PA 17201 Phone: 717 496-4996
 Bedford Office: 125 S. Richard Street, Suite 102, Bedford, PA 15522 Phone: 814 310-2326
 Somerset Office: 318 Georgian Place, Somerset, PA 15501 Phone: 814 444-6112
 Email: pmca@pacodealliance.com Website: <http://pacodealliance.com/>

▶ APPLICATION FOR CERTIFICATE OF USE AND OCCUPANCY ◀

Municipality _____ County _____ Tax Parcel I.D. _____ Permit # _____

Location of Property specific to this request: (Complete Street City Zip) _____

Proposed Use _____ Proposed Business Name _____

Current Use (or previous use if vacant) _____ Yes or No
 Is space Vacant (circle one) _____ If "yes" how long has it been vacant _____

Explain in detail what portion of Structure will be occupied: i.e. how much space, what floor(s), etc.

NAME AND CONTACT INFORMATION OF THE APPLICANT:

Print Full Name _____ Phone (Cell and/or Land line) _____ Email Address _____
 Complete Mailing Address: Street/P.O. Box _____ City _____ State _____ Zip _____

NAME AND CONTACT INFORMATION OF THE OWNER OF THE PROPERTY:

Print Full Name _____ Phone (Cell and/or Land line) _____ Email Address _____
 Complete Mailing Address: Street/P.O. Box _____ City _____ State _____ Zip _____

NAME AND CONTACT INFORMATION OF THE BUSINESS MAKING THE REQUEST IF OTHER THAN ABOVE:

Print Full Name _____ Phone (Cell and/or Land line) _____ Email Address _____
 Complete Mailing Address: Street/P.O. Box _____ City _____ State _____ Zip _____

I certify that I am the owner of record, or that I have been authorized by the owner of record to submit this application and that the occupancy described has been authorized by the owner of record. I agree to conform to all applicable local, state, and federal laws governing the execution of this project. I certify that the Code official or his representative shall have the authority to enter the areas in which this work is being performed, at any reasonable hour, to enforce the provisions of the Codes governing this project. I further certify that this information is true and correct to the best of my knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904, relating to unsworn falsification to authorities. The undersigned understands that completion of this form does not allow occupancy of the premises.

APPLICANT SIGNATURE: _____ DATE: ____/____/____

PRINT NAME (legibly): _____

Minimum requirements for:
Change of Occupancy or request for Certificate of Occupancy

Existing Certificate of Occupancy must be submitted with the application, (If no Certificate is provided the structure will be considered "Uncertified" and all requirements for "Uncertified Buildings" must be met.)

If an existing Certificate of Occupancy is provided the following additional information is required:

Detailed floor plan with all the following:

1. Dimension of entire structure, number of floors, use of each floor, and all interior rooms on all floors.
2. Proposed or existing use for all areas. (Clear description of the existing or proposed use is necessary)
3. Location of all exists and door swing.
4. Location of restroom(s)
5. Emergency lights with remote heads at the exterior of all designated exits, exits signs and tactile exit signs for all designated exits.
6. Location of fire extinguishers.

All proposed areas to be used must be fully accessible and all applicable accessible features listed below must be depicted on the plans.

Accessibility. Existing buildings or portions thereof that undergo a change of group or occupancy classification shall have all of the following accessible features:

1. At least one accessible building entrance.
2. At least one accessible route from an accessible building entrance to primary function areas.
3. Signage complying with Section 1110 & E-107 of the International Building Code (IBC).
4. Accessible parking where parking is provided.
5. At least on accessible passenger loading zone, where loading zones are provided.
6. At least on accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.

Requirement checklist to obtain a building permit for:

COMMERCIAL CHANGE OF USE AND OCCUPANCY

- Completed Certificate of Use and Occupancy Application (2 copies)
 - Land Use Permit (signed/approved by the Municipality)
 - Detailed floor plan with all the following (2 copies):
 - Dimension of entire structure, number of floors, use of each floor, and all interior rooms on all floors.
 - Proposed or existing use for all areas. (Clear description of the existing or proposed use is necessary)
 - Location of all exits and door swings.
 - Location of restroom(s) with dimensions.
 - Emergency lights with remote heads at the exterior of all designated exits, exit signs and tactile exit signs for all designated exits.
 - Location of fire extinguishers.
 - Must be signed and sealed by an engineer if this if for commercial use.
 - 2 copies of site plan (include all existing structures, any proposed structure and their distances to all lot lines)
 - Copy of the Contractors Certificate of Liability Insurance if contracting out the work
OR
If doing the work yourself submit a signed Workers Compensation Certificate of Liability
 - Driving directions from a known landmark or intersection
- ✓ After submitting all required documents your application will be reviewed.
 - ✓ PMCA will contact you to let you know if your application has been approved or denied.
 - ✓ When the project is approved you will be notified. Prior to scheduling the required occupancy inspection all charges must be paid.
 - ✓ Be advised additional fees may be applied, throughout the project, for failed or missed inspections.

"Certified" Existing Buildings

A Certified Existing Building is defined as any building that has a current Certificate of Occupancy that was issued by the Pennsylvania Department of Labor & Industry. A Certificate of Occupancy from the municipality will also be accepted if that municipality was enforcing a model code and issued a Certificate at the time of construction or renovation. Any structure built prior to April 27, 1927 and has undergone NO renovations, alterations or a change of occupancy after that date is also deemed to be a "Certified" building

IEBC: International Existing Building Code. IBC:
International Building Code.

Compliance Methods for "Certified Buildings"

- Only those area applied for, (renovations, alterations, additions or a change of occupancy) will be affected, areas of a "Certified" building that undergoes no changes are considered compliant.
- Plans must include the proposed use group, type of construction and occupant load as defined the IBC.
- A Certificate of Occupancy for the areas involved will be issued at completion of proposed changes.
- A copy of the Certificate of Occupancy or a sworn affidavit that the building was built prior to April 27, 1927 and has undergone no alterations, renovations or a change of occupancy must be provided with the application. If no Certificate of Occupancy or affidavit is provided the building will be viewed as "Uncertified" and must comply with all requirements for "Uncertified" buildings.
- A building that has undergone illegal alterations, renovations, additions or change of occupancy, (done without a permit and no occupancy granted) will be viewed as "Uncertified" and must comply with all requirements for "Uncertified" buildings.
- Structure must comply with either the International Building Code, Chapter 34 of the International Building Code or the International Existing Building Code. the chosen compliance path must be used throughout the project.
- All Changes of Occupancy, renovations or alterations must comply with the IBC, IEBC or Chapter 34 IBC. renovations and alterations using the IEBC it must comply with the level of renovation as defined in chapter 4 IEBC. If the change of occupancy, alteration or renovation involve structural changes or a change to the means of egress the plans MUST be stamped by a Licensed Design Professional,

Please contact PMCA if you have additional questions. Thank you

- The Building Code official may at his/her discretion accept detailed plans for renovations, alterations or change of occupancy (if they do not involve structural changes or involve a means of egress) that
- ARE NOT stamped by a licensed design professional
- Additions must comply with the same requirements as new construction as defined in the International Building Code, plans for additions must be stamped by a licensed design professional.
- Accessibility for existing "Certified" buildings must comply with Chapter 34 IBC or the IEBC, when using the IEBC accessibility must comply with the level of renovation as defined in chapter 4 IEBC.
- Accessibility must also comply with all applicable requirements in chapter 11 IBC and ANSI 117.1-2003 as defined in chapter 34 IBC or the IEBC.
- Accessibility for additions must comply with the same requirements as new construction as defined in chapter 11 of the International Building Code.
- Variances or issues of technical infeasibility for accessibility can only be granted by the Pennsylvania Accessibility Advisory Board. Forms can be found on Labor & Industry Web Site

Link to the PA Labor and Industry Accessibility Advisory Board information

<http://www.portal.state.pa.us/portal/server.pt?open=514&objID=553805&mode=2>

Section 403.142 UCC Regulations.

§ 403.142. Accessibility Advisory Board.

(a) The Secretary has the exclusive power to grant modifications and extensions of time and decide issues of technical infeasibility under Chapter 11 (Accessibility) of the Uniform Construction Code and other accessibility requirements contained in or referenced by the Uniform Construction Code for individual projects under section 301(a)(3) of the act (35 P. S. § 7210.301(a)(3)).

Uncertified Buildings

An uncertified building is defined as any building built after April 27, 1927 that has no existing Certificate of Occupancy, any building built prior to that date is deemed to be legally occupied, if the building was built prior to April 27, 1927 and has after that date undergone renovation, additions, alterations or a change of occupancy and has no "Certificate of Occupancy" the building is considered "Uncertified"

IEBC: International Existing Building Code.

IBC: International Building Code.

Compliance Methods for "Uncertified Buildings"

- ❖ Structure must comply with either the International Building Code Chapter 34 of the International Building Code or the International Existing Building Code. the chosen compliance path must be used throughout the project.
- ❖ If the structure is undergoing a change of occupancy, renovations, alterations and/or additions the existing structure, even areas that are undergoing no changes must be made to meet all requirements as defined in chapter 34 IBC or the IEBC (Section 3412 IBC or Chapter 13 IEBC compliance alternative methods)for a legally occupied building or must be renovated to comply with the International Building Code.
- ❖ If the structure is standalone, single occupancy, single story and is compliant with the International Building Code for building areas, travel distance, fire suppression, smoke and fire alarm systems and means of egress as defined in the International Building Code, the Building Code official may at his/her discretion accept detailed plans for change of occupancy or renovations (if they do not involve structural changes or involve a means of egress) that ARE NOT stamped by a licensed design professional.
- ❖ If the structure is not standalone, more than one story in height or has mixed use occupancies or has any structural issues the plans MUST be stamped by a Licensed Design Professional, the structure must comply under section 3412 IBC or chapter 13 IEBC or must be renovated to comply with the International Building Code.
- ❖ All renovations or alterations must comply with the IBC, IEBC or Chapter 34 IBC. renovations and alterations using the IEBC must comply with the level of renovation as defined in chapter 4 IEBC.
- ❖ Additions must comply with the same requirements as new construction as defined in the International Building Code.

Please contact PMCA if you have additional questions. Thank you

- ❖ Accessibility for existing "Uncertified" buildings and renovations or alterations to existing buildings must comply with Chapter 34 IBC or the IEBC, when using the IEBC accessibility must comply with the level of renovation as defined in chapter 4 IEBC.
- ❖ Accessibility must also comply with all applicable requirements in chapter 11 IBC and ANSI 117.1-2003
- ❖ Accessibility for additions must comply with the same requirements as new construction as defined in chapter 11 of the International Building Code.

Variances

- ❖ Variances or issues of technical infeasibility for accessibility can only be granted by the Pennsylvania Accessibility Advisory Board. Forms can be found on Labor & Industry Web Site

Link to the PA Labor and Industry Accessibility Advisory Board information:

<http://www.portal.state.pa.us/portal/server.pt?open=514&objID=553805&mode=2>

Section 403.142 UCC Regulations.

§ 403.142. Accessibility Advisory Board.

(a) The Secretary has the exclusive power to grant modifications and extensions of time and decide issues of technical infeasibility under Chapter 11 (Accessibility) of the Uniform Construction Code and other accessibility requirements contained in or referenced by the Uniform Construction Code for individual projects under section 301(a)(3) of the act (35 P. S. § 7210.301(a)(3)).

Please contact PMCA if you have additional questions. Thank you

✓ Checklist for the Site Plan to be provided with the Building Application

1. Site plans are essential and must be clearly legible and reproducible regardless of the reason for requesting the permit.
2. Use an 8 ½" X 11" sheet of paper at minimum.
3. After locating all the structures on your property show distances in feet to the lot lines and between the structures.

Provide dimensions of the property getting the proposed improvement

- Drawing of approx. property layout (Can use hand drawing, photocopy of survey, etc.)
- Acreage (Refer to deed or survey drawing)
- Approx. boundary dimensions (Can be from the deed, field measurement, or a survey drawing)
- Parcel Number (Not mandatory – obtained from deed or property tax notice)

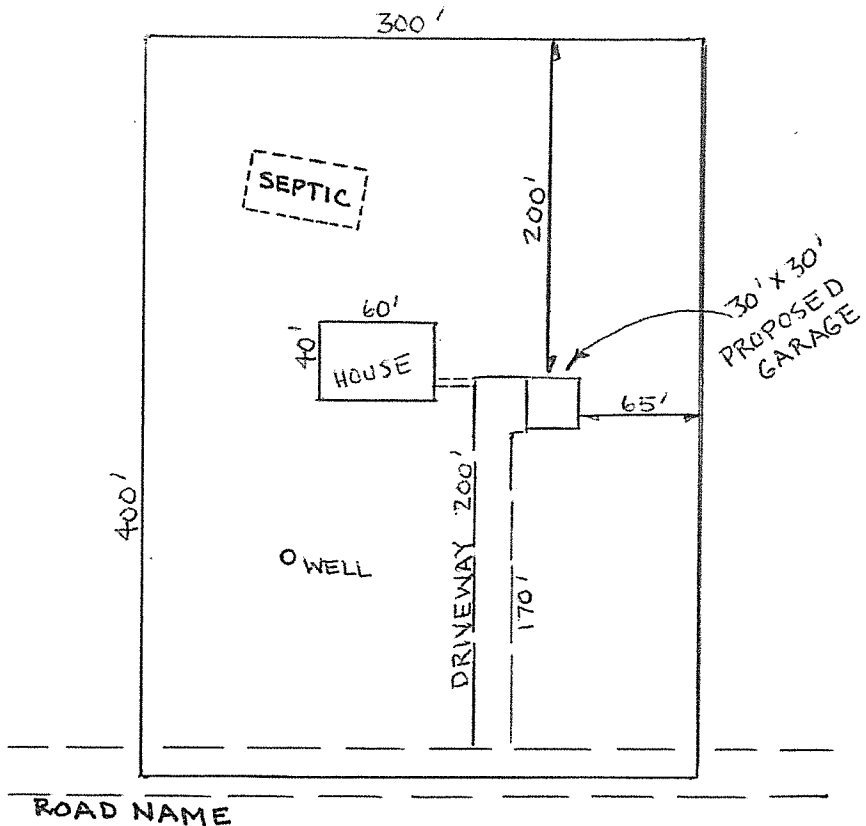
Existing Buildings / Structures with Corresponding Dimensions

- | | |
|------------------|--|
| ○ Houses | ○ Deck / Patios |
| ○ Sheds | ○ Other buildings or structures on the property |
| ○ Barns | ○ Location of on lot well and septic IF applicable |
| ○ Swimming Pools | |

Proposed Improvement(s)

- Proposed Structure Dimensions (House, Shed, Barn, Addition, Deck, etc.)
- Location of Proposed Driveway and Sidewalk

SAMPLE SITE PLAN ►



DIRECTIONS TO THE SITE LOCATION

Please give directions to the work site from a known landmark and/or intersection. Use a directional drawing also in the space provided below if that would assist.

Applicant: _____ Phone: _____

Site Street Address: _____

Directions: _____

Use this space if needed to further clarify the site location:

Please Note: Inspectors cannot inspect what they cannot find, Be certain the directions are clear. Use Road or Street names, distances between turn offs, and the direction of that travel (North South East or West). Landmarks are very helpful.

▶ LAND USE PERMIT CHECKLIST ◀

NOTE TO APPLICANT: Applicable items on this checklist shall be completed prior to your submission of an application for a building permit. Failure to complete any applicable item on this checklist shall be sufficient grounds for denial of the building permit application. Please contact your local municipal office or the local Pa Municipal Code Alliance, Inc. office if you have any questions about the process for obtaining a building permit.

Municipality County Tax Parcel I.D. Land Use Permit #

Location of Property/Work Site (Complete Address Street City Zip)

NAME AND CONTACT INFORMATION OF THE APPLICANT:

Print Full Name Phone (Cell and/or Land line) Email Address

Complete Mailing Address: Street/P.O. Box City State Zip

Type of Construction: Single-Family Dwelling / Duplex Multi Family New Manufactured Home Relocated Manufactured Home
 Commercial Other _____

Improvement Type: New Addition Alteration Repair/Replacement Relocation Other _____

Estimated start date _____ Estimated date of completion _____

Estimated value of construction _____ Number of Additional Bedrooms _____

I certify that I am the owner of record, or that I have been authorized by the owner of record to submit this application and that the work described has been authorized by the owner of record, and I agree to conform to all applicable local, state, and federal laws governing the execution of this project. I certify that the Code Official or his representative shall have the authority to enter the areas in which this work is being performed, at any reasonable hour, to enforce the provisions of the Codes governing this project. I understand and assume responsibility for the establishment of official property lines for required setbacks prior to the start of construction, and agree to conform to all applicable laws of this jurisdiction. I further certify that this information is true and correct to the best of my knowledge.

Applicant's signature _____ Date _____

Checklist of preliminary requirements for obtaining a building permit, approvals to be obtained prior to applying for a building permit. All items must be addressed. Mark N/A for those that are not applicable. Attach extra sheets if necessary to identify special requirements or conditions.

- | | |
|---|--|
| <input type="checkbox"/> Sewage facilities planning module, DEP Planning Code # _____, | Date of approval _____ |
| <input type="checkbox"/> Sub-division & Land Development, Municipal resolution # _____, | Date of approval _____ |
| <input type="checkbox"/> Sewage permit from Sewage Enforcement Officer, Permit # _____, | Date of approval _____ |
| <input type="checkbox"/> Storm water management module. Approved by: _____, | Date of approval _____ |
| <input type="checkbox"/> Conservation District notification per Chapter 102. | Date of approval _____ |
| <input type="checkbox"/> NPDES Permit # _____ for earth disturbances 1 acre or more, | Date of approval _____ |
| <input type="checkbox"/> Driveway Permit, Penn DOT # _____ or Local # _____ | Date of approval _____ |
| <input type="checkbox"/> Public water tap, Permit # _____ | Date of approval _____ |
| <input type="checkbox"/> Public sewer tap, Permit # _____ | Date of approval _____ |
| <input type="checkbox"/> Historical Architectural Review Board, <input type="checkbox"/> Check here for Special conditions. | Date of approval _____ |
| <input type="checkbox"/> Zoning, Permit # _____ <input type="checkbox"/> Check here for Special conditions | Date of approval _____ |
| <input type="checkbox"/> Other; sluce pipe, road alteration, etc. <input type="checkbox"/> Check here for Special conditions. | Date of approval _____ |
| <input type="checkbox"/> Floodplain mapping _____ Project may contain flood plain. | Date of review _____ |
| <input type="checkbox"/> Municipal setback clearances, <input type="checkbox"/> Check here for Special conditions. | Date of approval _____ |
| <input type="checkbox"/> Aviation Flight Path or Airport Impact Possible <input type="checkbox"/> Check here for FAA or Pa DOT approval | Date of approval _____ |
| <input type="checkbox"/> Extra Pages attached to describe special conditions or circumstance. | How many extra pages are attached? _____ |

Approved - Municipal Official's Signature & Title

Date

{SEAL}

After completion of this checklist you may apply for a building permit by providing this checklist, the appropriate permit application and supporting documents to Pennsylvania Municipal Code Alliance for processing. {Rev. 9.0 4/14/15}