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Sent: Wednesday, September 22, 2004 12:57 PM

Subject: UCC Implementation Update #31

1. The Department has now posted complete information regarding its UCC procedures and forms for all applications submitted on or after October 7, 2004. These are accessed via link number 9 on the Building Codes website (www.dli.state.pa.us/codes)

2. We noted in an earlier Update that the list of municipal decisions (accessed via link number 12) regarding UCC enforcement had been finalized. Please use this list with some caution, as the list continues to be modified, because municipal election forms continue to trickle in.

3. Confusion still exists regarding one of the major changes to the UCC made by Act 92 of 2004, the exemption of residential alterations.

The General Assembly exempted from UCC permits (and inspections) all alterations to residential buildings not making structural changes or changes to the means of egress.

The greatest confusion seems to exist in the case of a residential basement alteration. If this work involves finishing the basement for sleeping rooms or recreational or other uses, no permit would be required if structural changes are not made and if the existing means of egress (the stairway to the first floor) is not altered.

Since no UCC requirements apply to this work, obviously, the means of emergency escape and rescue opening requirement (found in R310) cannot be imposed.

4. A special note regarding elevators and other lifting devices:

Under the UCC, the L&I Elevator Division has sole jurisdiction for approval of the construction, alteration, addition, repair, movement, equipment, removal, maintenance, use and change in use of elevators, wheelchair lifts and other types of lifting devices (as is spelled out in Chapter 405 of the UCC regulations).

The standards that were adopted for lifting devices that penetrate a floor require that L&I approve these devices only after the building has been approved for UCC compliance. All plans for a UCC building permit must indicate the placement of all elevators and lifting devices. The Building Code Official must approve the construction of hoistways or floor penetrations (as they relate to construction and fire ratings) and the placement of the stair lifts (as they relate to maintaining adequate stair width and exit capacity).

Should you have questions about elevators and lifting devices, call 717-787-3323 and ask to speak with someone in the Elevator Division.