

INDUSTRIALIZED HOUSING PENNSYLVANIA UNIFORM CONSTRUCTION CODE (PA UCC) PERMIT SUBMITTAL GUIDE

(PA Certified – Commonly referred to as Modular Home)

NOTE: Zoning, septic, driveway, and any other required permits must be approved prior to the issuance of the PA UCC Construction Permit.

Additional information regarding industrialized housing can be found at this link:
<https://dced.pa.gov/housing-and-development/industrialized-and-modular-housing/>

INDUSTRIALIZED HOMES REQUIRE THE FOLLOWING INFORMATION BE SUBMITTED ALONG WITH THE COMPLETED PA UCC PERMIT APPLICATION:

1. A site plan showing the size and location of the new construction and existing structures on the site and the structures' distance from lot lines.
2. A Third Party Agency (TPA) approved floor plan for the home. The manufacturer of the home can supply these documents.
3. A foundation plan detailing all foundation construction details. (The foundation plan provided by the manufacturer will show only the required column locations and will not reflect actual construction details that are site specific to the project.)
4. TPA approved installation details. The manufacturer of the home can supply these documents.
5. TPA approved Site Installation Checklist. The manufacturer of the home can supply this document.
6. Detailed construction plans for any site-built components such as porches, decks, garages, etc.

THE FOLLOWING PA UCC OBSERVATIONS ARE REQUIRED TO BE COMPLETED BY THE LOCAL CODE OFFICIAL FOR INDUSTRIALIZED HOUSING:

1. Observation of footing forms and rebar prior to placing concrete.
2. Observation of foundation forms prior to placing concrete, if applicable.
3. Observation of foundation after completion of any required damp proofing and perimeter drains prior to backfill.
4. Observation of electrical service.
5. Observation of any rough framing, electrical, plumbing, mechanical systems installed on site. A test of the plumbing system per code requirements is required.
6. Observation of final building, electrical, plumbing, and mechanical systems prior to occupancy. (Application of the manufacturer's data plate and PA certification labels will be verified during the final observation. This task is completed by the manufacturer prior to shipment.)
7. Provide a copy of the completed manufacturer's Site Installation Checklist to the local code official prior to the final observation. This document is required to be completed by the builder.