

Residential projects that require permits and adherence to UCC-adopted building codes under Pennsylvania's Uniform Construction Code.

- All new residential construction
- All additions to existing residential construction, including:
 - Construction adding one or more stories on top of an existing dwelling
 - Construction increasing the perimeter of an existing dwelling
- Installing a new manufactured (HUD-Code) home – Only items installed on-site
- Installing a new industrialized (modular) home – All attached garages
- Detached garages, carports, sheds, or greenhouses 1,000 square feet or larger that are accessory to a single-family dwelling
- Detached garages, carports, sheds, or greenhouses 120 square feet or larger that are accessory to a two-family dwelling or townhouse
- Enclosing an existing porch or patio
- Installing or building a sunroom or “three-seasons” room
- New decks greater than 30 inches above ground level at any point around the perimeter of the deck
- New decks with roofs or coverings (any height above ground level)
- Installing hot tubs and spas (indoors or outdoors)
- Constructing an in-ground swimming pool (inside or outside)
- Installing any swimming pool (including inflatable) with a water depth of 24 inches or more
- New fences higher than 6 feet
- New retaining walls higher than 4 feet
- Structural alterations to existing dwellings (“Structural alteration” is not defined, but does not include minor framing changes needed to replace existing windows or doors.)
- Changes to an existing means of egress, including: exit doors, stairs, handrails, guards, and ramps
- Any portion of a dwelling or residential accessory structure that will be used for commercial purposes (open to employees or the public). Examples include: professional or business offices, notaries, beauty shops, nail salons, barber shops, car or equipment repair
- Emergency repair if a permit application is submitted to the BCO within 3 days