

"Uncertified" Existing 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.

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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, the entire 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.
- Plans must include the proposed use group, type of construction and occupant load as defined the IBC.
- A Certificate of Occupancy for the entire structure will be issued at the completion of the project. The structure will then be viewed as a "Certified" building.
- If the structure is standalone, single occupancy, single story, has no structural issues 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 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.
- 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, plans for additions must be stamped by a licensed design professional.
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- Accessibility for existing "Uncertified" buildings must comply with the IBC, 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

www.dli.state.pa.us (building code page) look under L&I Enforcement

[Accessibility Advisory Board: Accessibility Variances/Appeals/Extensions of Time](#)

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)).