

CONSTRUCTION CODE PERMIT INFORMATION

INTRODUCTION

The Lebanon County Planning Department is a Pennsylvania Certified 3rd Party Inspection Agency. The Lebanon County Planning Department is under contract with the following Municipalities to provide administration and enforcement of the Pennsylvania Uniform Construction Code;

Annaville Township
Cleona Borough
Cornwall Borough
East Hanover Township
Jonestown Borough
Millcreek Township
Myerstown Borough
North Annville Township
North Lebanon Township

North Londonderry Township
Palmyra Borough
Richland Borough
South Annville Township
South Lebanon Township
Swatara Township
West Cornwall Township
West Lebanon Township

The above Municipalities have adopted and have incorporated by reference the following codes as the Uniform Construction Code to be enforced in their jurisdictions.

1. The provisions of Chapters 2-29 and 31-35 of the "International Building code, 2003 Edition."
2. The "ICC Electrical Code, 2003 Edition."
3. The "International Mechanical Code, 2003 Edition."
4. The "International Fuel Gas Code, 2003 Edition."
5. The "International Plumbing Code, 2003 Edition."
6. The "International Residential Code, 2003 Edition."
7. The "International Fire Code, 2003 Edition."
8. The "International Energy Conservation Code, 2003 Edition."
9. Sections AE501-AE503 and AE601-AE605 of Appendix E of the "International Residential Code, 2003 Edition." The "International Existing Building Code, 2003 Edition."
10. The "International Urban-Wildland Interface Code, 2003 Edition."
11. Appendix E of the "International Building Code, 2003 Edition."
12. Appendix H of the "International Building Code, 2003 Edition."
13. Appendix G of the International Residential Code, 2003 Edition."

The Lebanon County Planning Department has Certified/Registered individuals on staff to provide required residential enforcement activities of the Uniform Construction Code. For other than residential enforcement, the Department has a Pennsylvania Certified 3rd Party Inspection Agency under contract to provide non-residential construction code activities. When a Zoning Permit is issued by our Department, the applicant will be directed to the appropriate Construction Code Permit issuing authorities.

TYPICAL QUESTION AND ANSWERS

When is a Construction Code Permit required for residential projects?

1. Any new home construction.
2. Any additions to existing dwellings.
3. Any unroofed deck or patio higher than 30 inches above finished grade.
4. Any roofed deck or patio no matter the height above finished grade.
5. Any detached structure accessory to a single family dwelling that would total 1000 sq. ft. in area or greater. This 1000 sq. ft. would be a total sq. ft. for an addition to an existing detached structure, (i.e. a 600 sq. ft. addition to an existing 500 sq. ft. garage, either on the side of the existing garage or a 2nd story added to an existing garage).
6. Any detached structure, no matter the square footage, accessory to a two-family, semi-detached or townhouse structure.
7. Any change to or replacement of an existing roof, (i.e. roof rafters or roof trusses). Not including roof sheathing or shingles.
8. Any roof that is placed over an existing deck or patio.
9. Anytime an unfinished area is to be finished where the stairs or bearing structure is changed to the new finished area.
10. Anytime a bearing wall is changed, (i.e. opening a wall to place a larger window in the bearing wall area. Another example would to open a foundation wall for an exterior entrance into an existing basement). These are structural changes, and would require a construction code permit.
11. Swimming pools (in ground or aboveground) spas and hot tubs.
12. When in doubt, call (717) 274-2801 Ext. 2325.

The above is a listing of normal residential activities where a Construction Code Permit would be required. At the time a Zoning Permit is issued, the applicant will be informed by the Zoning Officer if a Construction Code Permit is required for that specific residential project. There are times when a Construction Code Permit is required when a Zoning Permit is not. An example of this would be by placing a hot tub on an existing deck. Prior to starting the project, please check for code permit requirements first.

When is a Construction Code Permit required for non-residential projects?

When the Zoning Officer issues a Zoning Permit for a non-residential project, the applicant will be directed to contact our 3rd party agency who is enforcing the non-residential portion of the Pa. Uniform Construction Code.

Who to contact with questions relating to the Uniform Construction Code?

Any questions should be directed to the Building Code Official or Building Code Administrators at the Lebanon County Planning Department. The office is open between the hours of 8:30 a.m. and 4:30 p.m., Monday – Friday. The phone number is (717) 274-2801 Ext. 2325. If the question is a non-residential question, you will be referred to our 3rd party inspection agency with those questions.

What is needed to obtain a construction code permit?

1. An approved Zoning Permit. (Some projects require a Code Permit but not a Zoning Permit). Check first before starting the project.
2. For residential projects, two (2) copies of detailed plans and specifications are required. The plans must be specific to the project and have all required information necessary to determine that the proposed project will meet the Uniform Construction Code.
3. Non-residential project requirements will be determined by the 3rd Party Inspection Agency under contract with the Lebanon County Planning Department.
4. The signature of the applicant.
5. Submitting the required permit fee.

What does it cost to obtain a construction code permit?

The following fees and charges are to be collected for Residential Construction Code Permits;

1. One and two family dwelling units, including townhouses - \$50.00, plus twenty-five cents (\$.25) per square foot of gross floor area, including attached garages, finished basements, decks, and patios.
2. Additions or alterations to one and two family dwelling units, including townhouses and manufactured homes-twenty five cents (\$.25) per square foot, with a minimum permit fee of \$50.00.
3. Manufactured homes – \$250.00 plus twenty-five cents (\$.25) per square foot for additions, attachments, porches, decks and patios.
4. Detached accessory structures and other construction requiring Code compliance (including detached garages, sheds etc.) – \$50.00 plus fifteen cents (\$.15) per square foot.
5. Swimming Pools (In ground–\$200.00; Above ground, spas/hot tubs–\$50.00)

Non-residential permit costs will be determined by the 3rd party inspection agency under contract with the Lebanon County Planning Dept.

It should be noted that the permit fees listed above for residential projects will include all required inspections except for the required electrical inspections. The owner/builder will be required to have electrical inspections conducted by an approved 3rd party electrical inspection agency. A copy of the approved agencies will be provided at the time the residential construction code permit is issued.

What inspections will be conducted on residential projects?

Depending on the project, the following are examples of inspections that will be conducted. Required inspection will be noted on the construction code permit.

1. Footer – prior to placing concrete.
2. Foundation – prior to backfill and any framing
3. Framing – after mechanical and plumbing are installed, prior to insulation.
4. Wallboard – prior to taping and compounding,
5. Electrical (by approved 3rd party)
6. Final – prior to occupancy