

UNCERTIFIED BUILDINGS

Buildings that do not have a Pennsylvania Department of Labor & Industry Certificate of Occupancy

If your building was built after April 27, 1927, then it should have a PA Department of Labor & Industry Certificate of Occupancy.

These buildings are considered legally occupied UNTIL the owner decides to remodel, renovate, add or change the designated occupancy for their building.

If your building does not have a Certificate of Occupancy, then it is considered to be an Uncertified Building according to the PA Uniform Construction Code (Act 45).

Please see the 2009 International Building Code book, TITLE 34 – Labor & Industry, PART XIV – UNIFORM CONSTRUCTION CODE, § 403.28, Uncertified buildings.

Pennsylvania is currently using the 2009 International Building Code (IBC). Section 3412 (Compliance Alternatives) can give you the approved methods of compliance in order to obtain a Certificate of Occupancy. Also, The 2009 International Existing Building Code (IEBC), Chapter 13 (Performance Compliance Methods) can be substituted.

In order to comply with the above methods of certifying a building that does not have a PA L & I Certificate of Occupancy, it is recommended that you hire a PA Registered Design Professional (Architect or Engineer) to help you with the building code procedures.

In order for the Building Code Official to issue a Certificate of Occupancy, the Design Professional must complete the Performance Compliance Methods Work Sheets in the 2009 IEBC –Chapter 13 or the Compliance Alternative Work Sheets in the 2009 IBC.

If the worksheets have a passing score, they can be submitted to the Building Code Official along with two sets of stamped plans for any renovations, alterations, etc. If approved the BCO will issue a Building Permit and perform the required inspections. If the inspections comply, the BCO will issue a Certificate of Occupancy for the building.