

Commonwealth Code Inspection Services, Inc.

"Certified" Existing Buildings

A Certified Existing Building is defined as any building that has a current Certificate of Occupancy that was issued by the Pennsylvania Department of Labor & Industry. A Certificate of Occupancy from the municipality will also be accepted if that municipality was enforcing a model code and issued a Certificate at the time of construction or renovation. Any structure built prior to April 27, 1927 and has undergone NO renovations, alterations or a change of occupancy after that date is also deemed to be a "Certified" building

IEBC: International Existing Building Code.

IBC: International Building Code.

Compliance Methods for "Certified Buildings"

- Only those areas applied for, (renovations, alterations, additions or a change of occupancy) will be affected, areas of a "Certified" building that undergoes no changes are considered compliant.
- Plans must include the proposed use group, type of construction and occupant load as defined in the IBC.
- A Certificate of Occupancy for the areas involved will be issued at completion of proposed changes.
- A copy of the Certificate of Occupancy or a sworn affidavit that the building was built prior to April 27, 1927 and has undergone no alterations, renovations or a change of occupancy must be provided with the application. If no Certificate of Occupancy or affidavit is provided the building will be viewed as "Uncertified" and must comply with all requirements for "Uncertified" buildings.
- A building that has undergone illegal alterations, renovations, additions or change of occupancy, (done without a permit and no occupancy granted) will be viewed as "Uncertified" and must comply with all requirements 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.
- All Changes of Occupancy, renovations or alterations must comply with the IBC, IEBC or Chapter 34 IBC. renovations and alterations using the IEBC it must comply with the level of renovation as defined in chapter 4 IEBC. If the change of occupancy, alteration or renovation involve structural changes or a change to the means of egress the plans **MUST** be stamped by a **Licensed Design Professional**,

- 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
- 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.
- Accessibility for existing "Certified" buildings must comply with 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)).