

Building Regulations

In November of 1999, Act 45, the [Pennsylvania Uniform Construction Code](#) (UCC) was signed into law creating the first comprehensive statewide building code for the Commonwealth of Pennsylvania. This legislation establishes minimum construction standards for virtually all residential and commercial construction activity within Pennsylvania.

The purpose of this law is to provide standards for the protection of life, health, property and environment, as well as, the safety and welfare of the consumer, general public and the owners and occupants of buildings and structures. Since nationally recognized codes and inspector certification standards will be applied statewide, conflicting and obsolete codes will be eliminated and enforcement of the codes should become more consistent.

Every municipality has the option to enforce the Uniform Construction Code or “opt-out” of administering the regulations. The building code will apply in every municipality, including those that opt-out, but enforcement will be conducted by licensed third-party agencies for residential projects and the Pennsylvania Department of Labor & Industry for non-residential construction activity.