



Upper Darby Township, Pennsylvania
Department of Licenses & Inspections
100 Garrett Road, Upper Darby, PA, 19082
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Pennsylvania Uniform Construction Code (PA UCC) Guide

Permit Requirements

What is a Residential Building?

The PA UCC defines a Residential building as detached one-family and two-family dwellings and multiple single-family dwellings which are not more than three stories in height with a separate means of egress which includes accessory structures.

(Amended by Act 92 of 2004)

What are the Permit Requirements for Residential Buildings?

An owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a residential building or erect, install, enlarge, alter, repair, remove, convert or replace an electrical, gas, mechanical or plumbing system regulated by the UCC.

What is a Commercial Building?

A Commercial building is any building that is not considered a Residential building as defined by the PA UCC.

What are the Permit Requirements for Commercial Buildings?

An owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a residential building or erect, install, enlarge, alter, repair, remove, convert or replace an electrical, gas, mechanical or plumbing system regulated by the UCC.

What is an Uncertified Building?

The PA UCC defines an Uncertified building as an existing building which, prior to April 9, 2004, was not approved for use and occupancy by the Department of Labor and Industry or a municipality, which was enforcing a building code. The term does not include a residential building (Amended by Act 95 of 2005). Under section 902(b)(6) of the act (35 P.S. § 7210.902(b)), an uncertified building that was built before April 27, 1927 is deemed to be legally occupied until the owner proposes to renovate, add an addition, alter or change the occupancy of the building.

All Uncertified buildings are commercial buildings and require plans to be prepared by a registered design professional.



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Use Group Guide

This Use Group Guide is intended solely to identify the use of a building in accordance with the International Building Code. The building uses outlined below are independent of the Upper Darby Township Zoning Ordinance and should not be used to determine a building's zoning use classification.

Assembly Group (A-1): Intended for the production and viewing of the performing arts or motion pictures including, but not limited to, the following:

- Motion picture theaters
- Symphony and concert halls
- Television and radio studios admitting an audience
- Theaters

Assembly Group (A-2): Intended for food and/or drink consumption including, but not limited to:

- Banquet Halls
- Casinos (gaming areas)
- Nightclubs
- Restaurants, cafeterias and similar dining facilities (including associated commercial kitchens)
- Taverns and bars

Assembly Group (A-3): Intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A including, but not limited to:

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|--|--|
| -Amusement arcades | -Dance halls (not including food or drink consumption) |
| -Art galleries | -Exhibition halls |
| -Bowling alleys | -Funeral parlors |
| -Community halls | -Gymnasiums (without spectator seating) |
| -Court rooms | -Indoor swimming pools (without spectator seating) |
| -Lecture halls | -Indoor tennis courts (without spectator seating) |
| -Libraries | -Museums |
| -Places of religious worship | -Pool and billiard parlors |
| -Waiting areas in transportation terminals | |

Assembly Group (A-4): Intended for viewing indoor sporting events and activities with spectator seating including, but not limited to, the following:

- Arenas
- Skating rinks
- Swimming pools
- Tennis courts

Assembly Group (A-5): Intended for participation in or viewing outdoor activities including, but not limited to:

- Amusement park structures
- Bleachers
- Grandstands
- Stadiums

Business Group (B): Includes the use of a building or structure, or portion thereof, for office, professional or service-type transactions, including storage of records and accounts. Business occupancies shall include, but not be limited to:

- Airport traffic control towers
- Animal hospitals, kennels and pounds
- Barber and beauty shops
- Civic administration
- Laboratories: testing and research
- Electronic data processing
- Motor vehicle showrooms
- Print shops
- Radio and television stations
- Training and skill development not in a school or academic program
- Food processing establishments and commercial kitchens not associated with restaurants, cafeterias and similar dining facilities not more than 2,500 square feet in area
- Ambulatory care facilities
- Banks
- Car wash
- Clinic, outpatient
- Educational occupancies for students above the 12th grade
- Dry cleaning and laundries: pick-up and delivery stations, self-service
- Post offices
- Professional services (architects, attorneys, dentists, engineers, etc.)
- Telephone exchanges

Educational Group (E): Includes the use of a building or structure, or portion thereof, by six (6) or more persons at any one time for educational purposes through the 12th grade.

- Religious educational rooms and religious auditoriums that are accessory to places of religious worship and have an occupancy load of less than 100 per room or space, shall be classified as A-3 occupancies.

Educational Group (E - Day Care Facilities): Occupied by more than five (5) children older than 2½ years of age who receive educational, supervision or personal care services for fewer than 24 hours per day.

- Places of religious worship providing such day care facilities during religious functions shall be classified as part of the primary occupancy.
- Five (5) or fewer children receiving such day care facilities shall be classified a part of the primary occupancy.
- Five (5) or fewer children within a dwelling unit receiving such day care facilities shall be classified as a Group R-3.

Moderate-Hazard Factory Industrial Group (F-1): Intended for assembling, disassembling, fabricating, finishing, manufacturing, packaging, and repair or processing operations that are not classified as Group H or Group S occupancies. Moderate-hazard Factory Industrial occupancies shall include, but not be limited to:

- Appliances
- Athletic equipment
- Bakeries
- Bicycles
- Brooms or brushes
- Cameras and photo equipment
- Carpets and rugs (includes cleaning)
- Construction and agricultural machinery
- Dry cleaning and dyeing
- Electronics
- Furniture
- Jute products
- Leather products
- Metals
- Musical Instruments
- Optical goods
- Photographic film
- Aircraft (manufacturing, not to include repair)
- Automobiles and other motor vehicles
- Beverages: over 16% alcohol content
- Boats
- Business machines
- Canvas or similar fabric
- Clothing
- Disinfectants
- Electric generation plants
- Engines (including rebuilding)
- Hemp products
- Laundries
- Machinery
- Millwork (sash and door)
- Motion pictures and television filming (without spectators)
- Paper mills or products
- Plastic products

Moderate-Hazard Factory Industrial Group (F-1): Continued:

- Printing or publishing
- Recreational vehicles
- Refuse incineration
- Shoes
- Soaps and detergents
- Textiles
- Tobacco
- Trailers
- Upholstering
- Wood; distillation
- Woodworking (cabinet)
- Food processing establishments and commercial kitchens not associated with restaurants, cafeterias and similar dining facilities more than 2,500 square feet in area.

Low-Hazard Factory Industrial Group (F-2): Uses that involve the fabrication or manufacturing of noncombustible materials that during finishing, packaging or processing do not involve a significant fire hazard; including, but not be limited to:

- Brick and masonry
- Beverages: up to and including 16% alcohol content
- Ceramic products
- Foundries
- Glass products
- Gypsum
- Ice
- Metal products (fabrication and assembly)

High-Hazard Group (H-1): Buildings and structures containing materials that pose a detonation hazard. Such materials shall include, but not be limited to, the following:

- Detonable pyrophoric materials
- Organic peroxides, unclassified detonable
- Oxidizers, Class 4
- Unstable (reactive) materials, Class 3 detonable and Class 4
- Explosives: Division 1.1, Division 1.2, Division 1.3, Division 1.4, Division 1.5, Division 1.6

High-Hazard Group (H-2): Buildings and structures containing materials that pose a deflagration hazard or a hazard from accelerated burning. Such materials shall include, but not be limited to, the following:

- Class I, II or IIIA flammable or combustible liquids that are used or stored in normally open containers or systems pressurized at more than 15 pounds per square inch gauge.
- Combustible dusts where manufactured, generated or used in such a manner that the concentration and conditions create a fire or explosion hazard based on information prepared.
- Cryogenic fluids, flammable
- Flammable gases
- Organic peroxides, Class I
- Oxidizers, Class 3, that are used or stored in normally open containers or systems, or in closed containers or systems pressurized at more than 15 pounds per square inch gauge.
- Pyrophoric liquids, solids and gases, nondetonable
- Unstable (reactive) materials, Class 3, nondetonable
- Water-reactive materials, Class 3
- Division 1.3 explosive materials that are used and maintained in a form where either confinement or configuration will not elevate the hazard from a mass fire to mass explosion hazard.

High-Hazard Group (H-3): Buildings and structures containing materials that readily support combustion or that pose a physical hazard. Such materials shall include, but not be limited to, the following:

- Articles, including articles packaged for shipment, that are not regulated as a Division 1.4 explosive under Bureau of Alcohol, Tobacco, Firearms, and Explosives regulations, or unpackaged articles used in process operations that do not propagate a detonation or deflagration between articles.
- Consumer fireworks, 1.4G (Class C, Common)
- Cryogenic fluids, oxidizing
- Flammable solids

High-Hazard Group (H-3): Continued:

- Class I, II, IIIA flammable or combustible liquids that are used or stored in normally closed containers or systems pressurized at 15 pounds per square inch gauge.
- Combustible fibers, other than densely packed baled cotton, where manufactured, generated or used in such a manner that the concentration and conditions create a fire or explosion hazard based on information prepared.
- Organic peroxides, Class II and III
- Oxidizers, Class 2
- Oxidizers, Class 3, that are used or stored in normally closed containers or systems pressurized at 15 pounds per square inch gauge.
- Oxidizing gases
- Unstable (reactive) materials, Class 2
- Water-reactive materials, Class 2

High-Hazard Group (H-4): Buildings and structures containing materials that are health hazards. Such materials shall include, but not be limited to, the following:

- Corrosives
- Highly toxic materials
- Toxic materials

High-Hazard Group (H-5): Semiconductor fabrication facilities and comparable research and development areas in which hazardous production materials (HPM) are used.

Institutional Group (I-1): Include buildings, structures or portions thereof for more than 16 persons, excluding staff, who reside on a 24 hour basis in a supervised environment and receive custodial care. This group shall include, but not be limited to, the following:

- Alcohol and drug centers
- Assisted living centers
- Congregate care facilities
- Group homes
- Halfway houses
- Residential board and care facilities
- Social rehabilitation facilities

-A facility housing not fewer than six and not more than 16 persons receiving custodial care shall be classified as Group R-4.

-A facility with five or fewer persons receiving custodial care shall be classified as Group R-3.

Buildings of Group I-1 shall be classified under one of the following occupancy conditions.

- Condition 1: Includes buildings in which all persons receiving custodial care who, without any assistance, are capable of responding to an emergency situation to complete building evacuation.
- Condition 2: Buildings in which there are any persons receiving custodial care who require limited verbal or physical assistance while responding to an emergency situation to complete building evacuation.

Institutional Group (I-2): Include buildings and structures used for medical care on a 24 hour basis for more than five persons who are incapable of self-preservation. This group shall include, but not be limited to, the following:

- Foster care facilities
- Detoxification facilities
- Psychiatric hospitals
- Hospitals
- Nursing homes
- A facility with five or fewer persons receiving medical care shall be classified as Group R-3.

Institutional Group (I-2): Continued:

Buildings of Group I-2 shall be classified under one of the following occupancy conditions:

- Condition 1: Facilities that provide nursing and medical care but do not provide emergency care, surgery, obstetrics or in-patient stabilization units for psychiatric or detoxification, including but not limited to nursing homes and foster care facilities.
- Condition 2: Facilities that provide nursing and medical care and could provide emergency care, surgery, obstetrics or in-patient stabilization units for psychiatric or detoxification, including but not limited hospitals.

Institutional Group (I-3): Buildings and structures that are inhabited by more than five persons who are under restraint or security. Generally occupied by persons who are incapable of self-preservation due to security measures not under the occupants' control. This group shall include, but not be limited to, the following:

- Correctional centers
- Detention centers
- Jails
- Prerelease centers
- Prisons
- Reformatories

Buildings of Group I-3 shall be classified under one of the following occupancy conditions:

- Condition 1: Buildings in which free movement is allowed from sleeping areas, and other spaces where access or occupancy is permitted, to the exterior via means of egress without restraint. Condition 1 facilities are permitted to be constructed as Group R.
- Condition 2: Buildings in which free movement is allowed from sleeping areas and any other occupied smoke compartment to one or more other smoke compartments. Egress to the exterior is impeded by locked exits.
- Condition 3: Buildings in which free movement is allowed within individual smoke compartments, such as within residential unit comprised of individual sleeping units and group activity spaces, where egress is impeded by remote controlled release of means of egress from such a smoke compartment to another smoke compartment.
- Condition 4: Buildings in which free movement is restricted from an occupied space. Remote controlled release is provided to permit movement from sleeping units, activity spaces and other occupied areas within the smoke compartment to other smoke compartments.
- Condition 5: Buildings in which free movement is restricted from an occupied space. Staff-controlled manual release is provided to permit movement from sleeping units, activity spaces and other occupied areas within the smoke compartment to other smoke compartments.

Institutional Group (I-4): Buildings and structures occupied by more than five persons of any age who receive custodial care for fewer than 24 hours per day by persons other than parents or guardians, relatives by blood, marriage or adoption, and in a place other than the home of the person cared for. This group shall include, but not be limited to, the following:

- Adult day care
- Child day care
- A child day care facility that provides care for more than five but not more than 100 children 2½ years or less of age, where the rooms in which children are cared for are located on a level of exit discharge serving such rooms and each of these child care rooms has an exit door directly to the exterior, shall be classified as Group E.

Mercantile Group (M): Use of a building or structure or a portion thereof for the display and sale of merchandise, and involves stocks of goods, wares or merchandise incidental to such purposes and accessible to the public. This group shall include, but not be limited to, the following:

- Department stores
- Drug stores
- Markets
- Motor fuel-dispensing facilities
- Retail or wholesales stores
- Sales rooms

Residential Group (R-1): Occupancies containing sleeping units where the occupants are primarily transient in nature. This group includes, but is not limited to, the following:

- Boarding houses (transient) with more than 10 occupants
- Congregate living facilities (transient) with more than 10 occupants
- Hotels (transient)
- Motels (transient)

Residential Group (R-2): Occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature, including, but not limited to, the following:

- Apartment houses
- Boarding houses (nontransient) with more than 16 occupants
- Congregate living facilities (nontransient) with more than 16 occupants
- Convents
- Dormitories
- Fraternities
- Hotels (nontransient)
- Live/work units
- Monasteries
- Motels (nontransient)
- Vacation timeshare properties

Residential Group (R-3): Occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4, or I, including, but not limited, the following:

- Buildings that do not contain more than two dwelling units (Single Family Dwelling)
- Boarding houses (nontransient) with 16 or fewer occupants
- Boarding houses (transient) with 10 or fewer occupants
- Care facilities that provide accommodation for five or fewer persons receiving care
- Congregate living facilities (nontransient) with 16 or fewer occupants
- Congregate living facilities (transient) with 10 or fewer occupants
- Lodging houses with five or fewer guest rooms

Residential Group (R-4): Buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24 hour basis in a supervised residential environment and receive custodial care. This group shall include, but not be limited to, the following:

- Alcohol and drug centers
- Congregate care facilities
- Halfway houses
- Social rehabilitation facilities
- Assisted living facilities
- Group homes
- Residential board and care facilities

Residential Group (R-4): Continued:

Buildings of Group R-4 shall be classified under one of the following occupancy conditions:

-Condition 1: This occupancy condition shall include buildings in which all persons receiving custodial care, without any assistance, are capable of responding to an emergency situation to complete building evacuations.

-Condition 2: This occupancy condition shall include buildings in which there are any persons receiving custodial care who require limited verbal or physical assistance while responding to an emergency situation to complete building evacuation.

Storage Group (S-1): Buildings occupied for storage uses that are not classified as Group S-2, including, but not limited to, the following:

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|---------------------------------------|--|
| -Aerosols, Levels 2 and 3 | -Baskets |
| -Aircraft hangar (storage and repair) | -Belting: canvas and leather |
| -Bags: cloth, burlap and repair | -Books and paper in rolls or packs |
| -Bamboos and rattan | -Boots and shoes |
| -Cardboard and cardboard boxes | -Buttons, including cloth covered, pearl or bone |
| -Clothing, woolen wearing apparel | -Cordage |
| -Dry boat storage (indoor) | -Furniture |
| -Furs | -Glues, mucilage, pastes and size |
| -Grains | -Horns and combs, other than celluloid |
| -Leather | -Linoleum |
| -Lumber | -Photo engravings |
| -Resilient flooring | -Silks |
| -Soaps | -Sugar |
| -Tires, bulk storage of | -Tobacco, cigars, cigarettes and snuff |
| -Upholstery and mattresses | -Wax candles |
- Motor vehicle repair garages complying with the maximum allowable quantities of hazardous materials.

Storage Group (S-2): Buildings used for the storage of noncombustible materials such as products on wood pallets or in paper cartons with or without single thickness divisions; or in paper wrappings. Such products are permitted to have a negligible amount of plastic trim, such as knobs, handles or film wrapping. Uses shall include, but not be limited to, the following:

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| -Asbestos | -Cement in bags |
| -Chalk and crayons | -Dairy products in nonwaxed coated paper containers |
| -Dry cell batteries | -Electrical coils |
| -Electrical motors | -Empty cans |
| -Food products | -Foods in noncombustible containers |
| -Frozen foods | -Fresh fruits and vegetables in nonplastic trays or containers |
| -Glass | -Glass bottles, empty or filled with noncombustible liquids |
| -Gypsum board | -Inert pigments |
| -Ivory | -Meats |
| -Metal cabinets | -Metal desks with plastic tops and trim |
| -Metal parts | -Metals |
| -Mirrors | -Oil-filled and other types of distribution transformers |
| -Parking garages, open or enclosed | -Porcelain and pottery |
| -Stoves | -Talc and soapstones |
| -Washers and dryers | |
| -Beverages up to and including 16% alcohol in metal, glass or ceramic containers | |

Utility and Miscellaneous Group (U): Buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy shall be constructed, equipped and maintained to conform to the requirements of this code commensurate with the fire and life hazard incidental to their occupancy. This Group shall include, but not be limited to, the following:

- | | |
|--|------------------------------------|
| -Agricultural buildings | -Barns |
| -Carports | -Fences more than 6 feet in height |
| -Greenhouses | -Livestock shelters |
| -Private garages | -Retaining walls |
| -Sheds | -Stables |
| -Tanks | -Towers |
| -Aircraft hangars, accessory to a one- or two-family residence | |
| -Grain silos, accessory to a residential occupancy | |