



Swatara Township

599 EISENHOWER BLVD., SWATARA, PA 17111

Tel: 717-564-2551 Fax: 717-564-5895

UNCERTIFIED BUILDINGS

Does the building owner/occupant have the original certificate of occupancy?
Was the building built prior to April 27, 1927?

If you have answered no to the above questions you have an uncertified building and will require and evaluation of the structure for the minimum requirements for existing buildings, using Chapter 34 of the 2009 IBC or the International Existing Building Code, prior to an issuance of a legal certificate of occupancy.

The following procedures would be applied to the structure.

The structure or portions thereof that are uncertified are to be evaluated based on current 2009 code requirements for the intended use and occupancy classification, regardless of when the structure was built. The evaluation shall be based upon

- a. Section 3412.3-3412.6 in the IBC
- b. Section 1301.3-1301.6 in the IEBC

The design professional is expected to evaluate and submit their findings in the formats specified in the IBC and the IEBC regarding the following elements, which are identified in specific detail in the appropriate sections noted above.

- a. Maximum story height
- b. Minimum allowable construction type based on floor area
- c. Opening and shaft protection requirements
- d. Minimum number of exits
- e. Maximum travel distances to exits
- f. Means of egress illumination
- g. Means of egress widths and heights for exit door and stairs, exit ramps and exit corridors.
- h. Fire safety requirements for fire alarms, fire extinguishers, heat and smoke detectors, automatic sprinkler systems and occupancy and incidental use separations.
- i. For accessibility requirements (see 912.8 IEBC or 3409.4 IBC)
 1. at least one accessible building entrance
 2. at least one accessible rout from an accessible building entrance to all primary function areas
 3. proper signage
 4. accessible parking, when parking is provided
 5. at least one accessible passenger loading zone when loading zones are provided.
 6. at least one accessible route connecting accessible parking and accessible passenger loading zones (when provided) at an accessible building entrance.
 7. if any of these are deemed to be technically infeasible, a petition for variance can be submitted to the accessibility advisory board.

The building official can determine if there are any hazards that constitute an unsafe building or unsafe structure in accordance with section 403.84 in the UCC regulations. If the building official determines that an unsafe condition exists, it must be corrected using proper methods. If the building official determines a hazard or it may be unsafe structurally the building official has the authority to require a structural evaluation prior to the issuing of a legal certificate of occupancy