

October 18, 2024

To: Perry County Municipalities

From: BIU of PA, Inc.

Re: Clarification of permit requirements

Over the last several months, our office has been made aware of numerous situations where the homeowner/contractor has been misinformed in regard to whether or not a permit is required, specifically pertaining to the *Accessory Structure* provision of the UCC. The Uniform Construction Code does not require a permit for detached structures that have a building footprint area of less than 1,000 square feet AND is an accessory to a single-family dwelling. Examples of the exclusion are carports, detached private garages, greenhouses and sheds.

There are other instances where the owner/applicant has been told that front porches and additions do not require a building permit if it is under 1,000 square feet. This is incorrect. **All** additions require a permit regardless of size. **All** front porch alterations/additions require a permit because they are considered a means of egress.

If there are any questions about whether or not a permit is required, we ask that you or someone from your staff contact our New Bloomfield office. You may also refer the owner/contractor directly to our office. We would rather clarify the requirements before the building commences. It is impossible for our inspectors to complete their job when work has started and can't be viewed without removing drywall or digging of footings to confirm the size and depth.

If you have any questions, please do not hesitate to contact us at 717-582-4483. Thank you.