



# Directories

## Office Address

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Monday thru Friday

8:00 AM - 4:00 PM

Saturday and Sunday - Closed

Other Times By Appointment.

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### **The Municipalities Responsibility to the UCC**

- If you elected to enforce the UCC- "Opt IN" - most did this in 2004
  - You must have one of the following
    - Employ at least one Construction Code Official(Inspector) And Building Code official.
    - 1 or more state certified third party agency
    - Intermunicipal Agreement or Contract with another Municipality
    - Contract with Department of Labor and Industry for commercial
  - If you and/or your contracted third party agency chose to charge a fee, the fee schedule MUST be made public.
- If you elected to NOT enforce the UCC –Opt OUT
  - You MUST direct residential projects to a certified third party agency
  - You MUST direct Commercial Projects to the Department of Labor & Industry

### **Agriculture Exempt**

- What is an Agricultural Exempt Building?
  - Storage of farm implements, animals, and hay/feed
  - Milk house or horticultural use
  - Carriage House owned and used by members of Recognized religious sect(Amish, and Mennonites)
- What is NOT an Agricultural Exempt building?
  - Habitable space or space used to package, process or treat products
  - Place open for occupancy of the public
- What exactly is Exempt?
  - The only thing an Agricultural Exempt structure is exempt from is the UCC State Building Permit; the structure still requires a local Permit (ie. Assessment, Land Use, Zoning) and must still comply with local codes and ordinances.

### **Swimming Pools, Hot Tubs, and Spas**

- When do they need a permit?
  - All swimming pools, hot tubs and spas, require a permit if they are CAPABLE of holding more than 24" of water.
    - Yes this includes even the small storable one you got at Big Lots yesterday for 30 bucks.
- Why do they need a permit?
  - In fact drowning is the second leading cause of accidental-injury deaths among children age 1-14 and the leading cause in ages 1-4.
  - A permit is required to ensure minimum safety requirements have been met.

### **Required Information for a UCC Permit**

- Application
- Construction Documents
  - Site plan
  - Construction plans
- Other Permits and Approvals
  - Local Municipal approval this can be in the form of a permit or a written email or letter
  - Other Permits (if Applicable)
    - Conservation district Land Disturbance
    - Street or Drive Way Cut- PennDot, Local, or County
    - Floodplain DEP
    - Municipal Sewer & Water Connection
    - Planning Commission (subdivision)

- County or Local Zoning

### Demolitions & Rebuilds

- Does it need a Permit?
  - YES

### Certificate of Occupancy

- What is it?
  - A Certificate issued by a Building Code Official allowing the Legal Occupancy of a structure.
- When is it received?
  - The BCO will issue a certificate of occupancy only when the permitted structure has been completely constructed as designed on approved construction documents and final inspection completed
- What is a Temporary Certificate of Occupancy?
  - A temporary Certificate of Occupancy is a Certificate of Occupancy that is only valid for a certain period of time typically 30,60,90,180 days
- When is a Temporary Certificate Received?
  - They are issued only if all life Safety is in place (ie. smoke detectors, egress out. heating, plumbing, & electric) for things such as a new home with a porch that can't be completed until spring.

### Recreational Cabin Affidavit

- What is a Recreational Cabin?
  - A structure used mainly for recreational activities such as hiking, hunting, and fishing etc.
- Recreational Cabin **Don'ts**
  - Not used as a home or residence for any time period
  - Not Used for any Commercial Purposes
  - Not greater than 2 Stories excluding the basement
  - Cannot be used as a place of employment.
  - Cannot be used as a mailing address
  - Cannot be listed as residence for any legal documents
- How to obtain an affidavit?
  - Obtain form UCC-13 and have it notarized attesting that minimum safety requirements are met and it meets the definition of a Recreational Cabin OR
  - Provide valid proof of insurance from PA Commonwealth Authorized insurer stating it meets the definition of Recreational Cabin.
    - These papers are to be submitted to the municipality in which the Cabin will be located.
- The Biggest Downfalls To Recreational Cabins
  - It can NOT be lived in as it will not obtain a Certificate of Occupancy (yes, this means you can't retire to it)
  - It can NOT be sold as a residence or home. And the deed and sales agreement must clearly state that is a Recreational Cabin
- What exactly is the purpose of the Affidavit?
  - The affidavit is used solely as a written oath that the structure meets the definition of a recreational cabin and listed minimum safety requirements are being met to make the structure is exempt from the UCC.
  - All though it still falls under local municipal regulation and MUST still obtain a Municipal Permit- Assessment, Flood Plain, Land Use, and Zoning.

RECREATIONAL CABINS  
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1139 Session of 2004

Act 92

Exempt:

(7) ANY RECREATIONAL CABIN IF:

(I) THE CABIN IS EQUIPPED WITH AT LEAST ONE SMOKE DETECTOR, ONE FIRE EXTINGUISHER AND ONE CARBON MONOXIDE DETECTOR IN BOTH THE KITCHEN AND SLEEPING QUARTERS; AND

(II) THE OWNER OF THE CABIN FILES WITH THE MUNICIPALITY EITHER:

(A) AN AFFIDAVIT ON A FORM PRESCRIBED BY THE DEPARTMENT ATTESTING TO THE FACT THAT THE CABIN MEETS THE DEFINITION OF A "RECREATIONAL CABIN" IN SECTION 103; OR

(B) A VALID PROOF OF INSURANCE FOR THE RECREATIONAL CABIN, WRITTEN AND ISSUED BY AN INSURER AUTHORIZED TO DO BUSINESS IN THIS COMMONWEALTH, STATING THAT THE STRUCTURE MEETS THE DEFINITION OF A "RECREATIONAL CABIN" AS DEFINED IN SECTION 103.

(B.1) CONTINUITY OF EXCLUSION.--

(1) IF A RECREATIONAL CABIN IS SUBJECT TO EXCLUSION UNDER SUBSECTION (B)(7), UPON TRANSFER OF OWNERSHIP OF THE RECREATIONAL CABIN, WRITTEN NOTICE MUST BE PROVIDED IN THE SALES AGREEMENT AND THE DEED THAT THE RECREATIONAL CABIN:

(I) IS EXEMPT FROM THIS ACT;

(II) MAY NOT BE IN CONFORMANCE WITH THE UNIFORM CONSTRUCTION CODE; AND

(III) IS NOT SUBJECT TO MUNICIPAL REGULATION.

(2) FAILURE TO COMPLY WITH THE NOTICE REQUIREMENT UNDER PARAGRAPH (1) SHALL RENDER THE SALE VOIDABLE AT THE OPTION OF THE PURCHASER.

"RECREATIONAL CABIN." A STRUCTURE WHICH IS:

(1) UTILIZED PRINCIPALLY FOR RECREATIONAL ACTIVITY;

(2) NOT UTILIZED AS A DOMICILE OR RESIDENCE FOR ANY INDIVIDUAL FOR ANY TIME PERIOD;

(3) NOT UTILIZED FOR COMMERCIAL PURPOSES;

(4) NOT GREATER THAN TWO STORIES IN HEIGHT, EXCLUDING BASEMENT;

(5) NOT UTILIZED BY THE OWNER OR ANY OTHER PERSON AS A PLACE OF EMPLOYMENT;

(6) NOT A MAILING ADDRESS FOR BILLS AND CORRESPONDENCE; AND

(7) NOT LISTED AS AN INDIVIDUAL'S PLACE OF RESIDENCE ON A TAX RETURN, DRIVER'S LICENSE, CAR REGISTRATION OR VOTER REGISTRATION.