

Construction Code Information

Complying with State Mandated Construction Codes

The Manheim Township Board of Supervisors chose to pursue "Opting In" to provide local control over the administration, cost of inspections, prompt scheduling of inspections, and appeal procedure. They also chose to form a regional municipal cooperative. At this time we are working with the Townships of Codorus, Heidelberg, and Jackson . A third party inspection agency will be retained and an appeals board will be formed by appointing residents from these municipalities.

When is the UCC effective? The UCC became effective in Manheim Township July 1, 2004 .

What does the UCC cover? The regulations cover any construction that makes structural changes or changes the means of egress, meaning doors and windows. It is best to contact Manheim Township to determine whether a UCC Permit will be required. Manheim Township will still be issuing Zoning Permits and can determine UCC requirements at the same time.

Specific Exemptions:

1. Agricultural buildings provided structures are utilized to store farm implements, hay, feed, grain or other agricultural or horticultural products or to house poultry, livestock or other farm animals and a milk house. The term includes a carriage house owned and used by members of a recognized religious sect for the purposes of housing horses and storing buggies. The term shall not include habitable space or spaces in which agricultural products are processed, treated or packaged and shall not be construed to mean a place of occupancy by the general public.
2. Manufactured housing
3. "Utility and miscellaneous use structures." Buildings or structures of an accessory character and miscellaneous structures not classified by the Building Officials and Code Administrators International, Inc., in any specific use group. The term includes carports, detached private garages, greenhouses and sheds having a building area less than 1,000 square feet. The term does not include swimming pools or spas. **Again, please contact Manheim**

Township for final determination. We will provide media and website updates on the final effective date.

Here is a suggested process for any construction project :

1. Contact Manheim Township to discuss your idea.
2. Determine extent of detail necessary for property plot plan and building plan.
3. Determine order to acquire permits such as Zoning (3-5 days, local review), Sewage (5-7 days, local review but State required), Erosion & Sedimentation (15 - 30 days, local cooperation but State reviewed), UCC (15 days maximum, local review, but State required) and any other required permits.
4. Be aware that the UCC requires a construction plan review in order to issue a UCC permit.
5. Complete applications and get necessary permits.
6. Complete required inspections (typically 12 -14 inspections for all permits on a new home).
7. Obtain all final certificates required to use and occupy the structure.