



CITY OF PITTSBURGH
DEPARTMENT OF PERMITS, LICENSES & INSPECTIONS

EXTERNAL POLICY: EP-2025-01 - UCC 2021 Code Adoption

ISSUED: 7/7/25

REVISED: N/A

PURPOSE: The following document outlines the *UCC 2021 ICC base codes* adoption how *PLI* will administer the *UCC's* deadline to use the 2018 *ICC base codes*.

UCC 2021 CODE ADOPTION

1. **ABBREVIATIONS AND DEFINITIONS.** The following abbreviations and/or terms used in this policy are defined as follows and are identified in italicized text:
 - a) ***Base Code.*** Any *UCC* adopted *ICC* code, except for accessibility provisions.
 - b) ***BDA.*** The building and development Application.
 - c) ***BCO.*** The *PLI* building code official.
 - d) ***L&I.*** The Pennsylvania Department of Labor and Industry.
 - e) ***ICC.*** The International Code Council.
 - f) ***OneStopPGH.*** The City's one-stop shop for in-person and online development permits and trade licenses.¹
 - g) ***PCC.*** Pittsburgh ordinances.
 - h) ***PLI.*** The Department of Permits, Licenses, and Inspections.
 - i) ***RAC.*** The *UCC* Review and Advisory Council.
 - j) ***Sub-permit.*** Electrical, fire alarm, mechanical, sign, and suppression system permits.
 - k) ***UCC.*** The Pennsylvania Construction Code Act - Act No. 45 of 1999, also known as the Uniform Construction Code.
 - l) ***UCC Regulations.*** *L&I* published *UCC* regulations.

¹ The City provides in-person services at the OneStopPGH counter in 412 Blvd of the Allies. The City provides online services via this web portal: <https://onestoppgh.pittsburghpa.gov/>.

- 2. APPLICABILITY.** This policy applies to all *UCC*-regulated applications submitted to *PLI* on or after the *UCC* adopts the 2021 *ICC base codes*. This includes *BDA*, demolition permits, and *sub-permits*.²
- 3. POLICY GOALS.** The goals of this policy are as follows:
- a) Assure that *PLI*'s customers are aware of the *UCC* adoption of the 2021 *ICC base codes*.
 - b) Assure that *PLI*'s customers are aware of the *UCC* deadline to use the 2018 *ICC base codes* and understand how *PLI* will administer this deadline.
- 4. POLICY BACKGROUND.** This section provides background information relevant to this policy:
- a) **General Info.**
 - i) The *ICC* publishes new codes every three years.
 - ii) The current *UCC* codes are the 2018 *ICC base codes* and 2018 *ICC* accessibility provisions.
 - iii) A court order has enjoined *L&I* from publishing new *ICC* accessibility provisions.³
 - iv) *UCC* permits are valid for a maximum of five (5) years.⁴
 - b) ***UCC* code adoption and deadlines.**
 - i) The *RAC* reviews new *ICC base codes* and provides the *L&I* Secretary a report identifying *ICC base codes* that the *UCC* adopts or modifies.⁵
 - ii) *L&I* publishes *UCC* adopted and modified *ICC base codes*.⁶
 - iii) The *UCC* allows the currently *UCC*-adopted *ICC* codes to remain effective for specific permit applications if both of the following two conditions are met: ⁷
 - (1) The design or construction contract is signed before the *UCC* adoption of the new *ICC* codes.
 - (2) The application is submitted within six months after the *UCC* adoption of the new *ICC* codes.
 - c) **Local Administration.**
 - i) Pittsburgh has adopted the *UCC* and designated *PLI* to administer and enforce it.⁸

² Some *BDAs* are limited to development regulated by Pittsburgh's Zoning Code and do not include *UCC*-regulated work.

³ See the Commonwealth Court decision for case No. 479 M.D. 2021.

⁴ *UCC* Sections 403.43.g and 403.63.g.

⁵ *UCC* Section 108.

⁶ *UCC* Section 304.

⁷ *UCC* Section 304.c.4

⁸ *PCC* Chapters 1001 and 1002.

- ii) The Allegheny County Health Department Plumbing Division has sole authority to enforce the plumbing code requirements of the *UCC*.⁹ *PLI* regulates the accessibility of the plumbing fixtures and components.

5. GENERAL PROVISIONS. This section outlines general provisions related to the *UCC* adoption of the 2021 *ICC base codes*:

a) State Administration.

- i) *L&I* has published the *RAC*'s report of adopted and modified 2021 *ICC base codes*.¹⁰
- ii) *L&I* has not published *UCC regulations* to adopt *RAC*'s decisions about the adopted and modified 2021 *ICC base codes*.¹¹
- iii) *PLI* is reviewing state guidance and will update this policy to identify the effective date for the *UCC*-adopted 2021 *ICC base codes*.

b) Local Administration.

- i) Pittsburgh's *UCC* adoption refers to specific sections of the 2003 *ICC base codes*.¹² *PLI* will enforce these amendments based on the code provision and/or topic applicable under the *UCC*-adopted 2021 *ICC base codes*.
- ii) *PLI* will administer the deadline for the 2018 *ICC base codes* based on the date the City accepts an *OneStopPGH* development application submission for review.

6. Specific Requirements & Process. This section outlines the general provisions related to the *UCC* adoption of the 2021 *ICC base codes*:

a) Applicant Responsibility.

- i) Submit construction documents that demonstrate compliance with the effective *ICC base codes*. This does not apply to development applications for which *PLI* does not require construction drawings.
- ii) For the 2018 *ICC base codes* to be effective:
 - (1) Demonstrate compliance with *UCC* requirements per item 4.b.iii of this policy by submitting a copy of the signed design or construction contract and submitting a *UCC*-regulated application per item 2 of this policy.

⁹ *UCC* Section 501.a.1.

¹⁰ See *RAC*'s webpage: <https://www.pa.gov/agencies/dli/programs-services/labor-management-relations/bureau-of-occupational-and-industrial-safety/uniform-construction-code-home/ucc-review-and-advisory-council.html> and *RAC* final report: <https://www.pa.gov/content/dam/copapwp-pagov/en/dli/documents/ucc/documents/2021%20icc%20code%20adoption%20final%20report.pdf>.

¹¹ See *UCC* Regulations Section 403.21 on Pennsylvania's Code webpage:

<https://www.pacodeandbulletin.gov/Display/pacode?file=/secure/pacode/data/034/chapter403/s403.21.html&d=>.

¹² *PCC* Section 1002.

(2) Identify the associated *BDA* for *sub-permits* and development projects that phase construction across multiple *BDAs*.

b) PLI Administration.

- i) PLI cannot accept submissions that demonstrate compliance with the 2021 *ICC base codes* before the UCC adopts these codes.
- ii) For *sub-permits*, PLI will apply the deadline for the 2018 *ICC base codes* based on the date the City accepts an associated *BDA* application or the *sub-permit*. If based on the *BDA* submission, the applicant must submit the *sub-permit* with sufficient time for the *BDA* and *sub-permit* completion, while valid per item 4.a.iv of this policy.
- iii) For development projects that phase construction across multiple *BDAs*, PLI will apply the deadline for the 2018 *ICC base codes* based on the date the City accepts the first associated *BDA* application. This provision only applies to *BDAs* submitted with sufficient time for the *BDA* and *sub-permit* valid completion, per item 4.a.iv of this policy.