



CODE ENFORCEMENT AGENCY

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2025 Guidelines for 2018 Codes

EXISTING COMMERCIAL PLANS EXAMINATION

Commonwealth of Pennsylvania Uniform Construction Code (PA UCC) Section 403.21(10) has adopted the International Existing Building Code (IEBC 2018).

All submitted plans and applications must have the following:

- 1) Applicant / Design Professional must declare on the application or sealed design plans the intended level of alteration 1, 2 or 3 that applies.
- 2) Applicant or Design Professional must declare which method is being used in the design. Prescriptive or Performance.
- 3) Applicant / Design Professional must submit the proper affected area of coverage as per the design layout in (ft²) as well as cost projection of the project (less MEP).
- 4) Applicant / Design Professional must submit documentation describing the 20% accessibility compliance IEBC 410.7 & Section 705.
- 5) Applicant / Design Professional must complete a review of all existing conditions where any fire / panic under Chapter 9 of the IBC & IFC complies. Any review of existing compliance must be detailed on the description sheets or must submit additional drawings and details of such design.
- 6) Any Mechanical (IMC), Electrical (NEC) or Plumbing (IPC) design plans, information or details must accompany the final designed sealed plans for initial plans examination.

105.4.3 Applicant responsibility. It shall be the responsibility of the applicant to ensure that the *construction documents* include all the fire protection requirements, and the shop drawings are complete and in compliance with the applicable codes and standards.

1. Any application for an existing commercial building (regardless of use category) shall require a review and opinion sealed by such design professional on record for the review of and plan of any related design subject to the International Fire Code (where adopted) or under the International Building Code. Such design opinion shall include all aspects of fire safety and panic in accordance with Chapters 7, 8 & 9 of the International Building & Fire Code.

****Any Change of Use / Occupancy** designs or applications must fully describe the intended change of use and adhere to the same guidelines as described in the above paragraphs.

**** Any Vacant / Unoccupied** commercial existing structure that intends to present an application for plans examination must follow the same guidelines as described in the above paragraphs.