



# CODE ENFORCEMENT AGENCY

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## Understanding Legal Postings Under PA UCC Section 403

In the **Commonwealth of Pennsylvania**, the **Uniform Construction Code (PA UCC)** governs how building departments handle safety, construction, and enforcement. If your property has been posted or cited under any of the following sections, here's what you need to know:



### Types of Legal Postings

- **Order to Show Cause / Order to Vacate** – *Section 403.83*
- **Unsafe Structure Postings** – *Section 403.84*
- **Stop Work Order** – *Section 403.81*
- **Fire Damage or Violation Postings** *Local enforcement protocols may apply*
- **Property Maintenance IPMC Postings & Enforcement**– *Local enforcement protocols may apply*



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## What Happens When a Structure Is Posted?

A **Building Code Official (BCO)** or their designee (e.g., Building or Fire Inspector) will:

- Send you a **written notice** via certified or regular mail.
- **Physically post** the structure or equipment with the legal order.
- Include **specific instructions** to resolve the issue.
- Provide appeal process to posted legal notifications.



**Important: Once posted, the order is legally binding and cannot be lifted without proper documentation and approval.**



## Who Should You Contact?

You should **immediately consult a Pennsylvania Design Professional** such as a:

- **Licensed Pennsylvania Architect**
- **Licensed Pennsylvania Engineer**

These professionals are qualified to:

- Interpret design issues
- Meet with you and represent your civil interest
- Create sealed design plans for required minimum code compliance
- Assist with building layouts and code compliance






**Building Code Officials cannot legally advise on design matters.**



## What Documentation Is Required?

Your submission must include:

1.  A list of **affected areas** as described in the legal notice.
2.  A **sealed design** that meets **minimum code requirements** for all affected sections.
3.  Details of any **ongoing construction to date** not yet reviewed by inspectors.

Additional guidelines for existing structure plan review available at  
[www.cea-code.com](http://www.cea-code.com)



## Communication Guidelines

- All communication must be **in writing (legible)**.
- Submit all documents to the **Building Code Official** for review and approvals.
- **Verbal discussions, phone calls, or onsite chats are not legally valid** for permissions or approvals.



## Timeliness & Responsibility

**The Building Department will work diligently to resolve your case. However:**

- You (or your agent) are **solely responsible** for submitting:
  - Required documents- in writing and legible
  - Sealed designs-PA Design Professional
  - Legal applications- PA UCC Applications at local Building Department

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## ? Need Help?

Most questions can be answered by your **design professional** or **legal counsel**.  
Don't hesitate to reach out to them for guidance.