



Recreational Cabin Exemption

What is a Recreational Cabin and what Exemptions Apply?



CITY OF WARREN - BUILDING CODE DEPARTMENT
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Act 92 of 2004 provides that recreational cabins may be excluded from the requirements of the Pennsylvania Uniform Construction Code (UCC). To be excluded, the owner of the cabin must comply with all of the following:

1. Equip the cabin with at least one smoke detector, one fire extinguisher and one carbon monoxide detector in both the kitchen and any sleeping areas.
2. File either of the following with the municipality where the cabin will be constructed:
 - a. The Department of Labor and Industry affidavit form (UCC-13) attesting to the fact that the structure meets the definition of a "recreational cabin" stated below:

Recreational Cabin - A structure where all of the following apply:

- The cabin is utilized principally for recreational activity.
- The cabin is not utilized as a domicile or residence for any individual for any time period.
- The cabin is not utilized for commercial purposes.
- The cabin is not greater than two stories in height, excluding basement.
- The cabin is not utilized by the owner or any other person as a place of employment.
- The cabin is not a mailing address for bills and correspondence.
- The cabin is not listed as an individual's place of residence on a tax return, driver's license, car registration or voter registration.

- b. Written proof of insurance from an insurer authorized to do business in the Commonwealth of Pennsylvania stating that the structure meets the definition of a "recreational cabin" stated above.

3. Upon the transfer of ownership of a recreational cabin subject to the recreational cabin exclusion, written notice of all of the following must be provided in the sales agreement and the deed:
 - a. The recreational cabin is exempt from the act.
 - b. The recreational cabin may not be in conformance with the Uniform Construction Code.
 - c. The recreational cabin is not subject to municipal regulation.

A failure to comply with this notice requirement shall render the sale void a the purchaser's option.

Any individual, firm or corporation that violates any provision of this act, commits a summary offense and shall, upon conviction, be sentenced to pay a fine of not more than \$1,000 and costs. Each day that a violation of this act continues shall be considered a separate violation.

This exemption does not supersede other laws, ordinances or regulations such as zoning, workers' compensation, flood plain, storm water, sewer and/or electrical as required by the applicable municipality, authority and/or utility company.

Once a building has been designated as a recreational cabin, any future use of the building for purposes other than those permitted under the provisions of the recreational cabin exemption, is a violation of Act 92 of 2004 unless it is brought into compliance with the applicable provisions of the Uniform Construction Code for non-residential cabin use. A recreational cabin may be converted for other purposes if a building permit is obtained and the building is inspected for compliance with the applicable provisions of the Uniform Construction Code. Features such as concealed foundations, structural framing, insulation, electrical wiring, plumbing and mechanical systems will be required to be exposed in order to determine compliance with the Uniform Construction Code before a Certificate of Occupancy may be issued.

CABIN OWNER - KEEP THIS COPY FOR YOUR RECORDS