

# **Guidance for Atrium Unit Owners**

## **Registration/Licensing of Contractors/Maintenance Services (PA, Allegheny County, Pgh.)**

### **HOME IMPROVEMENT CONTRACTORS**

Home improvement contractors working in Pennsylvania must be registered with the State Office of Attorney General. This applies to contractors that repair, replace, remodel/renovate facilities in a unit, e.g., painting, installation of new bathrooms, kitchens, flooring, windows, doors, walls etc. Advantages of hiring a registered home improvement contractor:

- You are hiring someone that complies with State law
- When registering with the State, contractors must attest they carry liability insurance, have not been convicted of fraud, theft or other illegal actions
- Written contracts are required describing the work, price, timeframes, amount of liability insurance maintained by the contractor, limited right to rescind contract etc.

**A HOME IMPROVEMENT CONTRACTOR SHOULD NOT PERFORM WORK THEY ARE NOT QUALIFIED TO DO.** For example, if a contractor doing a kitchen/bathroom renovation is not licensed as a plumber/electrician, and complex plumbing (e.g., new piping, new types of faucets/valves) or complex electrical work (e.g., new wiring, new circuit breakers, system current upgrades) is involved, this should be subcontracted out to licensed plumbers/electricians.

### **PLUMBERS, ELECTRICIANS AND HVAC (HEAT PUMP) CONTRACTORS**

Plumbers, electricians and HVAC (heat pump) contractors must be licensed by the County/City. Advantages of hiring a licensed master plumber, licensed electrician / HVAC services:

- You are hiring someone that complies with Allegheny County / City of Pittsburgh laws
- The person has completed training/testing to verify their competence
- Defective plumbing work may result in leaks/property damage/mold etc. and insurance claims for your unit as well as for other units
- Defective electrical work may result in faulty wiring in your unit, leading to potential shock/fire hazard impacting your unit and other units
- Defective HVAC work may result in faulty wiring/piping and drain lines, and may cause water leaks in your unit as well as other units

#### **IT'S IMPORTANT TO USE:**

- Licensed master plumbers for complex jobs such as modification/installation of new piping behind walls, or for new complex plumbing fixtures
- Licensed electricians for complex jobs such as modification/installation of new wiring behind walls, installation of new circuit breakers, and electrical system upgrades.
- Licensed HVAC contractors when installing, enlarging, repairing, altering, removing, converting or replacing any HVAC system (heat pump)

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Type of Service	Legal Requirement / References	Exceptions to the Law
<b>Home Improvement (remodeling, repairs)</b>	<p>Verify that your contractor has a <b><u>Contractor Registration Number</u></b> (HIC Number) issued by the Office of the Attorney General.</p> <p>To verify, see <a href="https://hicsearch.attorneygeneral.gov">https://hicsearch.attorneygeneral.gov</a> or call toll free 1-888-520-6680.</p> <p>For information required on contracts and FAQs: <a href="https://www.attorneygeneral.gov/resources/home-improvement-contractor-registration/contractor-frequently-asked-questions/">https://www.attorneygeneral.gov/resources/home-improvement-contractor-registration/contractor-frequently-asked-questions/</a></p>	<p>Contractors performing home improvements totaling less than \$5,000 per year do not need to be registered.</p> <p>Written contracts between contractors and homeowners are not required for work less than \$500.</p>
<b>Plumbing</b>	<p>Verify that your contractor/plumbing service has a valid <b><u>Master Plumber's License</u></b> required by Allegheny County Health Department.</p> <p>To verify, see <a href="http://webapps.achd.net/Plumbing/">http://webapps.achd.net/Plumbing/</a></p> <p>County Code: <a href="https://ecode360.com/8488067#8488068">https://ecode360.com/8488067#8488068</a></p>	<p>Small, less complex plumbing tasks can be performed by a contractor that is not a licensed master plumber, such as but not limited to: changing a sink faucet/valve, replacing an exposed existing in-kind drain pipe under a sink, unclogging a toilet.</p>
<b>Electrical</b>	<p>Ask your contractor/electrical service company if they have an <b><u>Electrical Trade License</u></b> required by City of Pgh.</p> <p>City Code: <a href="https://pittsburghpa.gov/pli/electrical-trade-license">https://pittsburghpa.gov/pli/electrical-trade-license</a></p> <p><a href="https://library.municode.com/pa/pittsburgh/codes/code_of_ordinances?nodet=COOR_TITSEVENBULI_ARTVTROC_CH747ELTRLI">https://library.municode.com/pa/pittsburgh/codes/code_of_ordinances?nodet=COOR_TITSEVENBULI_ARTVTROC_CH747ELTRLI</a></p>	<p>Small, less complex tasks can be done by an unlicensed electrician, such as but not limited to: replacing an in-kind wall mounted light fixture or bulbs.</p>
<b>HVAC/heat pump</b>	<p>Ask your contractor/HVAC service company if they have a <b><u>Mechanical/HVAC Trade License</u></b> required by City of Pgh.</p> <p>City Code: <a href="https://pittsburghpa.gov/pli/hvac-trade-license">https://pittsburghpa.gov/pli/hvac-trade-license</a></p> <p><a href="https://library.municode.com/pa/pittsburgh/codes/code_of_ordinances?nodet=COOR_TITSEVENBULI_ARTVTROC_CH741METRLI">https://library.municode.com/pa/pittsburgh/codes/code_of_ordinances?nodet=COOR_TITSEVENBULI_ARTVTROC_CH741METRLI</a></p>	<p>Small, non-complex tasks associated with heat pumps may not require a licensed HVAC contractor, such as but not limited to: changing a heat pump filter (assure appropriate MERV/efficiency rating for your heat pump), resetting a heat pump.</p>
<b>For questions, contact the Atrium Office/Superintendent or any Atrium Board Member.</b>		