

TOWNSHIP OF UPPER DEERFIELD

ORDINANCE 735

AMENDING CHAPTER 165 OF THE CODE OF THE TOWNSHIP OF UPPER DEERFIELD ENTITLED: "CONSTRUCTION CODE ENFORCEMENT," SETTING FEES FOR CONSTRUCTION PERMITS.

BE IT ORDAINED BY THE TOWNSHIP OF UPPER DEERFIELD IN THE COUNTY OF CUMBERLAND THAT:

Section 1. Section 165.6 entitled: "Fees for construction permits and inspections" of the Code of the Township of Upper Deerfield shall cease to read as heretofore and shall hereafter read as follows:

"165.6 Fees for construction permits and inspections.

The fee for a construction permit shall be the sum of the Subcode fees listed in Subsections A through G as set forth herein below.

STATE UNIFORM CONSTRUCTION CODE ENFORCING AGENCY.

Section 2. Construction permits fees.

The fee for a construction permit shall be the sum of the basic construction fee plus all applicable special fees, and shall be paid before the permit is issued. Each fee shall be rounded up to the nearest dollar.

A. Plan Review Fee. The fee for a plan review shall be 20% of the construction permit fee.

B. Training and certification fees. The Department of Community Affairs training and certification fees shall be established by the State of New Jersey under the authority of the New Jersey Administrative Code to be computed on a per cubic foot volume for new buildings and additions and for all other construction shall be computed on a dollar amount per \$1,000 of value of construction.

C. Building Subcode Fees. The building subcode fee shall be:

1. New Construction

a. The fee for new construction shall be \$0.034 per cubic foot of volume for buildings and structures, except see Subsection C (1) (b).

b. The fee for new construction with unfinished interiors totaling 50,000 cubic feet of volume shall be \$0.018 per cubic foot of volume for the 1st 50,000 cu. ft. and \$0.015 for the remaining cu. ft. with a minimum fee of eighty-two dollars (\$82.00).

2. Exceptions

a. For renovation, alterations and repairs, \$35.00 for the first \$1,000.00 of estimated cost and \$25.00 per \$1,000.00 or fraction thereafter.

b. **Manufactured Homes.** In accordance with NJAC 5:23-4.18(c), there are no fees for the factory built portion of the home. The fee shall be \$100.00 per \$1,000.00 of the estimated cost of site construction associated with the installation of the manufactured home.

c. **Farm use buildings** exclusively used for agriculture purposes limited to the sheltering of livestock or storage of food. The fee shall be \$0.010 per cubic foot of volume of the building or structure pursuant to the Farmland Assessment Act of 1964 with a maximum fee of \$1,443.00 per structure.

3. Combination Of Renovations And Additions

The amount shall be the sum of the fees computed separately as renovations and additions.

4. Demolition

Permit fees for demolition of buildings shall be as follows:

	Flat Fee
Single Family Dwelling.....	\$ 80.00
Garage.....	\$ 80.00
Other Use Group.....	\$150.00

5. Special Permits

(a) **Swimming Pools**

(1) The fee for an above ground swimming pool shall be \$125.00 for a pool with a surface area greater than 550 square feet; the fee in all other cases shall be \$65.

(2) The fee for an in-ground swimming pool shall be \$190.00 for a pool

(b) The permit fee for a permit to construct and install a sign shall be five dollars (\$4.00) per square foot, provided that the minimum fee shall be \$70.00. In the case of double faced signs, the area of the surface of only one side of the sign shall be used for purposes of the fee computation.

(c) **Certificate of Occupancy:** Residential - \$55.00, Residential

Additions - \$55.00, Residential Storage bldgs. Over 300 square feet – \$55.00, All other use groups - \$75.00, granted pursuant to a change of use \$150.00.

(d) Certificate of Continued Occupancy – Residential - \$35.00, all other use groups \$75.00.

(e) Relocate building or structure to new location, flat fee of \$300.00. This section is applicable to structures exceeding 300 square feet, plus applicable special fees.

(f) Reinstatement of permit, \$50.00 applicable after one year of issuance date plus volume increase if applicable at time of reinstatement.

(g) Lead abatement fees. For permit \$100.00 and for Clearance Certificate \$175.00.

(h) Asbestos Abatement: \$175.00 for permit and \$50.00 for clearance certificate.

(i) Application for a variation for all use groups - \$750.00.

(j) Roofing Permits & Siding Permits - \$35.00 for the first \$1,000 and \$25.00 for each additional \$1,000.00.

(k) The fee for a temporary certificate of occupancy is \$35.00 with a fee of \$30.00 for each extension.

6. The minimum construction subcode fee shall be seventy dollars (\$70.00).

D. Plumbing Subcode Fees Shall Be:

1. Fixtures and appliances connected to the plumbing system (as listed) and gas piping systems included but not limited to:

Fixture or Appliance	Fee (each)
WATER CLOSET/BIDET/URINALS	\$15.00
BATHTUB	\$15.00
LAVATORY/SINK	\$15.00
SHOWER/FLOOR DRAIN	\$15.00
WASHING MACHINE	\$15.00
DISHWASHER	\$15.00
COMMERICAL DISHWASHER	\$15.00
HOSE BIBS	\$15.00
WATER COOLER	\$15.00
GARBAGE DISPOSAL	\$15.00
INDIRECT CONNECTION	\$15.00
VENT STACK	\$15.00
A/C CONDENSATE DRAINS	\$15.00

2. Special Devices (as listed)

Type of Device	Fee (each)
GREASE TRAPS	\$90.00
OIL SEPARATORS	\$90.00
WATER COOLED AIR CONDITIONERS	\$90.00
REFRIGERATOR UNITS	\$90.00
WATER HEATER	\$90.00
WATER UTILITY CONNECTION	\$90.00
SEWER UTILITY CONNECTION	\$90.00
BACK FLOW PREVENTORS SUBJECT TO TESTING	\$90.00
(ALL OTHERS \$15.00 when not part of fire suppression system)	
STEAM BOILERS	\$90.00
HOT WATER BOILERS	\$90.00
GAS PIPING/GAS SERVICE ENTRANCE	\$90.00
ACTIVE SOLAR SYSTEMS	\$90.00
SEWER PUMPS	\$90.00
INTERCEPTORS	\$90.00
FUEL OIL PIPING	\$90.00
GASOLINE PRODUCT PIPING	\$90.00
SUMP PUMPS	\$90.00
BOOSTER PUMPS	\$90.00
L.P. CYLINDERS	\$90.00

3. The minimum plumbing subcode fee shall be seventy dollars (\$70.00).

E. Electrical Subcode Fees Shall Be:

(1) Total number of electric fixtures and devices: This includes fixtures, switches, lighting, alarms, detectors, communication points, solar panels.

- (a) 1-50 \$50.00
- (b) For each additional 25: \$25.

(2) For each motor, generator or transformer based on KW or HP including residential appliances the fees shall be:

Number of KW/HP	Fee
1-10 KW/HP	\$ 20.00 EACH
11-50 KW/HP	\$ 60.00 EACH
51-100 KW/HP	\$120.00 EACH
101-999 KW/HP	\$300.00 EACH
>1000 KW/HP	\$600.00 EACH

(3) Services, Disconnects fees shall be:

Number of Amps	Fee
30 – 200 amp	\$60.00
201-600 amp	\$120.00
601-1000 amp	\$200.00
>1000 amp	\$300.00

- (4) Temporary Pole \$50.00
- (5) Re-intro Services \$50.00.
- (6) The electrical sub-code fee for swimming pools:
 - (a) Above ground pool with or without lights \$60.00
 - (b) In-ground pool with or without lights \$150.00
 - (c) Yearly public pool inspections \$100.00
- (7) The minimum electrical sub-code fee shall be seventy dollars (\$70.00).
- (8) Commercial Solar PV Installations

Number of KW	Fee
1-50 KW	\$ 150.00
51-100 KW	\$ 200.00
100-1000 KW	\$ 600.00
>1000 KW	\$1,000.00

Plus associated panels, disconnects, and solar panels.

- (9) Residential Solar PV Installations

Flat fee of \$350.00

F. The elevator fees shall be per state fees.

G. Fire Subcode Fees shall be:

- 1. Sprinkler System Fees:

Number of Heads or Type of System	Fee
First 20 heads	\$ 80.00
21-100 heads	\$140.00
101-200 heads	\$280.00
201-400 heads	\$600.00
401-1,000 heads	\$1,000.00
>1,000 heads	\$1,200.00
Standpipe system	\$100.00
Fire pump	\$100.00

- 2. Special Suppression Systems:

- | | | | |
|-----|-----|---|----------|
| | (a) | Range hoods (first one) | \$ 60.00 |
| | | Each additional | \$ 30.00 |
| | (b) | Large systems | \$230.00 |
| 3. | | Smoke control systems | \$100.00 |
| 4. | | Exit signs per floor | \$30.00 |
| 5. | | Emergency Lighting per floor | \$30.00 |
| 6. | | Fire Alarms | |
| | | First six devices | \$60.00 |
| | | Each Additional ten (10) devices | \$25.00 |
| 7. | | Heat producing devices in new buildings, (fireplaces, wood stoves, furnaces, but not boilers) | |
| | (a) | One and two family (NEW) | \$ 70.00 |
| | (b) | Replacements | \$30.00 |
| 8. | | Installation of storage tanks: | |
| | | > 600 gallons | \$200.00 |
| 9. | | The minimum fire sub-code fee shall be seventy dollars (\$70.00). | |
| 10. | | For any items not listed above a special fee shall be determined by the Construction Official and the appropriate Subcode Official. | |

James Crilley, Chairman

Adopted December 30, 2015

Attested:

Roy J. Spoltore, Township Clerk

First Reading: December 17, 2015

Publication: December 23, 2015

Publication of Final Adoption: January 6, 2016