

ORDINANCE NO. 2018 – 10

AN ORDINANCE OF THE TOWNSHIP OF LITTLE EGG HARBOR, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING CHAPTER 159 OF THE TOWNSHIP CODE OF THE TOWNSHIP OF LITTLE EGG HARBOR, ENTITLED “CONSTRUCTION CODES, UNIFORM”

BE IT ORDAINED, by the governing body of the Township of Little Egg Harbor, County of Ocean, State of New Jersey, as follows:

SECTION 1. The Township Code of the Township of Little Egg Harbor is hereby amended and supplemented so as to amend Chapter 159, so as to amend §159-4 entitled “Adoption of a fee schedule,” in its entirety so it shall read as follows, with additions in bold and underlined font and deletions depicted with strikethrough:

A. The following fee schedule is hereby adopted and established for the following construction and subcode fees:

(1) Building subcode fees. **The minimum fee for any permit issued under this section shall be \$60.**

(a) New construction. Fees for new construction shall be based upon the volume of **the** structure. Volume shall be computed in accordance with N.J.A.C. 5:23-2.28. Use groups and types of construction are as classified and defined in Articles 3 and 6 of the building subcode.

[1] New construction shall be ~~\$0.030~~ **0.040** per cubic foot of volume for all Use groups, except Use groups A-1, A-2, A-3, A-4, **A-5**, F-1, F-2, S-1 and S-2, which shall be ~~\$0.020~~ **0.030** per cubic foot of volume.

[2] Structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d) shall be ~~\$0.008~~ **0.011** per cubic foot of volume, **with the maximum fee for such structures on farms not to exceed \$1,602.**

~~[a]~~ Maximum fee: \$1,145.

~~[b]~~ Minimum fee: \$60.

(b) **The fees for renovations, alterations, reroofing,** repairs, and site construction associated with ~~the~~ premanufactured construction, **and the external utility connections for premanufactured construction shall be** Fee based on estimated cost of the work. To determine estimated cost, the applicant shall submit to the Construction Official such cost data as may be available produced by the

homeowner, the architect or engineer of record, or by a recognized estimating firm, or by the contractor. A bona fide contractor's bid, if available, shall be submitted. The Construction Official shall make the final decision regarding estimated cost.

| Estimated Cost of Work | Fee |
|------------------------|------------------------------------|
| \$1 to \$50,000 | \$25 35 per \$1,000 |
| \$50,001 to \$100,000 | Add \$20 26 per \$1,000 |
| Over \$100,000 | Add \$18 22 per \$1,000 |
| Minimum fee | \$60 |

(c) Additions. Fees shall be computed on the same basis as for new construction for the added portion.

(d) Combination renovations and additions. Fees shall be computed separately in accordance with §§ 159-4A(1)(a) and 159-4A(1)(b).

(e) Temporary structures. The fee for temporary structures, towers, fences greater than six feet in height, open decks not attached to a principal or accessory structure and similar structures for which volume cannot be computed shall be \$60.

(f) Decks.

(1) The fee for 200 square feet or less shall be \$100.

(2) The fee for 201 square feet or greater shall be \$100 plus \$2 per additional square foot.

(g) Construction trailers. The fee shall be \$100.

(h) Pools and hot tubs

[1] Use Group R-5:

Above-Ground: \$100

In-ground: \$200

[2] All other Use Groups: \$300

~~[1] Aboveground: \$75.~~

~~[2] In-ground: \$150.~~

~~[3] Commercial: \$250.~~

~~(g) Bulkheads, docks, wharves and piers. The fees shall be computed as an alteration.~~

~~(h) The fee for roofing or siding in R-3 and R-4 uses shall be \$60.~~

(i) Siding

[1] Use group R-3 and R-5: \$60

[2] All other use groups: Calculated by A(1)(b) above

(j) Tents: The fee for tents in excess of 900 square feet or more than 30 feet in any dimension shall be \$129.

(k) Retaining Walls

[1] For walls associated with a Class 3 residential structure:

(a) Surface area of 550 feet or less: \$106

(b) Surface area of 551 feet or greater: \$210

[2] For any wall not associated with a Class 3 residential structure – the fee shall be based on the cost of construction

(l) Photovoltaic systems

[1] Systems up to 10kw: \$150

[2] Systems greater than 10kw - \$150 plus \$15 for each kilowatt above 10

(2) Plumbing subcode fees. The minimum fee for any permit issued under this section shall be \$60.

(a) Fixtures and appliances. The fee per fixture for fixtures and appliances shall be \$15, except as provided for in § 159-4A(2)(b).

(b) Special devices. The fee per device for grease traps, oil separators, water-cooled air-conditioning units, refrigeration units, utility service connections, backflow preventers, steam boilers, hot-water boilers (excluding those for domestic water heating), gas piping, gas service entrances, active solar systems, sewer pumps, interceptors and fuel oil piping shall be \$75.

~~(c) Minimum fee: \$60.~~

(c) Water Connection

[1] Use group R-5: \$75

[2] All other use groups: \$100

(d) Sewer Connection

[1] Use group R-5: \$75

[2] All other use groups: \$100

(e) Propane and similar tanks

[1] Use group R-5: \$75

[2] All other use groups: \$100

(f) Pool drains

[1] Use group R-5: \$75

[2] All other use groups: \$100

(3) Fire protection subcode fees. The minimum fee for any permit issued under this section shall be \$60.

(a) The fee for **fire protection and hazardous equipment**, sprinklers, standpipes, detectors (smoke and heat), pre-engineered suppression systems, gas- and oil-fired appliances not connected to the plumbing system, kitchen exhaust systems, incinerators and crematoriums shall be as follows:

[1] 1 to 20 heads: ~~\$75~~91

[2] 21 to 100 heads: ~~\$130~~168

- [3] 101 to 200 heads: ~~\$230.~~ **321**
- [4] 201 to 400 heads: ~~\$594.~~ **831**
- [5] 401 to 1,000 heads: ~~\$822.~~ **1150**
- [6] Over 1,000 heads: ~~\$1,050.~~ **1469**
- (b) 1 to 12 detectors, \$60; in addition, for each 25 detectors, ~~\$15.~~ **17.**
- (c) Standpipe, each: ~~\$229.~~ **321**
- (d) Independent pre-engineered systems: ~~\$92.~~ **129**
- (e) Gas- or oil-fired appliance not connected to the plumbing system, each: \$60.
- (f) Commercial kitchen exhaust system, each: \$100.
- (g) Incinerator, each: ~~\$365.~~ **511**
- (h) Crematorium, each: ~~\$365.~~ **511**
- (i) ~~Minimum fee:~~ \$60.

(4) Electrical subcode fees. **The minimum fee for any permit issued under this section shall be \$60.**

(a) Fixtures or receptacles. The fee for receptacles and fixtures which shall include lighting outlets, wall switches, electric discharge fixtures, convenience receptacles, **sensors, dimmers, alarm devices, smoke and heat detectors, communications outlets, light standards 8 feet or less in height including luminaries, emergency lights, electric signs, exit lights or similar electric fixtures and devices rated 20 amperes or less including motors or equipment rated less than 1 horsepower (hp) or one kilowatt (kw) or similar fixture, and motors or devices of less than one horsepower or one kilowatt, burglar, fire and communication devices, etc.,** shall be as follows:

- [1] One to 25: \$60.
- [2] For each 25 additional: add \$25.
- [3] For each receptacle rated from 30 to 50 amperes: \$25**
- [4] For each light standard greater than 8 feet in height: \$25**
- (b) Motors or electrical devices, each:
 - [1] Greater than one horsepower or kilowatt to 10 horsepower or kilowatts: \$25.
 - [2] Greater than 10 horsepower or kilowatts to 50 horsepower or kilowatts: \$50.
 - [3] Greater than 50 horsepower or kilowatts to 100 horsepower or kilowatts: \$200.
 - [4] Greater than 100 horsepower: \$500.
- (c) Transformers and generators, each:
 - [1] Greater than one kilowatt to 10 kilowatts: \$25.

- [2] Greater than 10 kilowatts to 45 kilowatts: \$50.
- [3] Greater than 45 kilowatts to 112.5 kilowatts: \$200.
- [4] Greater than 112.5 kilowatts: \$500.
- (d) Service panels, service entrance or subpanel, each:
 - [1] One ampere to 225 amperes: \$75.
 - [2] Greater than 225 amperes to 400 amperes: \$150.
 - [3] Greater than 400 amperes to 1,000 amperes: \$250.
 - [4] Greater than 1,000 amperes: \$500.
- ~~(e) Private swimming pool, spa, hot tub or fountain shall be \$75. Annual fees for inspection of public swimming pools, spa, hot tub or fountain shall be \$60.~~
 - ~~[1] The fee for initial inspection of a new public swimming pool, spa, hot tub or fountain: \$100.~~
- (e) Pools**
 - [1] Use group R-5:**
 - (a) Permit for installation of new above-ground swimming pool, spa, hot tub or fountain: \$75**
 - (b) Permit for installation of new in-ground swimming pool: \$100**
 - [2] All other use groups:**
 - (a) Permit for installation of new swimming pool, spa, hot tub or fountain: \$250**
 - (b) Annual inspection of public swimming pool, spa, hot tub or fountain: \$60.**
- (f) Signs: \$60.
- (g) Installation of single- and multiple-station smoke or heat detectors and fire, burglar or security alarm systems in any one- or two-family dwelling: \$60.
- (h) Photovoltaic systems:
 - [1] Systems up to 10 kilowatts: \$250 flat fee.
 - [2] Systems greater than 10 kilowatts shall be assessed a fee of \$250 plus \$25 per each additional kilowatt.
- (i) Irrigation Systems: \$60.
- (j) For the purpose of computing these fees, all motors, except those in plug-in appliances, shall be counted, including control equipment, generators, transformers and all heating, cooking or other devices consuming or generating electrical current.
- (k) ~~Minimum fee: \$60.~~ **Inspection for restoration of power: \$75.**

(5) Mechanical Fees. The minimum fee for any permit issued under this section shall be \$60.

- (a) Water heater: \$60**

- (b) Hot air furnace: \$100**
- (c) Steam boiler: \$100**
- (d) Hot water boiler: \$100**
- (e) Central Air conditioner: \$60**
- (f) Combination heat and air conditioning (including package units): \$100**
- (g) Gas, oil, hydronic piping: \$75**
- (h) Fuel piping connections: \$75**
- (i) Gas piping connections: \$75**
- (j) LPG Tank: \$75**
- (k) Oil tank: \$75**
- (l) Above-ground tank removal: \$75**
- (m) In-ground tank removal: \$75**
- (n) Chimney/vent: \$75**
- (o) Fireplace: \$100**
- (p) Pool heater: \$100**
- (q) Gas conversion: \$75**

(5) **(6)** Fees applicable to §§ 159-4A(1) through 159-4A(5) above.

- (a) Plan review fee: 20% of the amount to be charged for a new construction permit.
- (b) Basic construction fee. The sum of the parts computed on the basis of the volume or cost of construction, the number of plumbing fixtures and equipment, the number of electrical fixtures and devices and the number of sprinklers, standpipes and detectors (smoke and heat) at the unit rates provided herein, plus any special fees.
- (c) Certificates and other permits.

[1] Demolition or removal permit.

[a] Structures less than 5,000 square feet in area and less than 30 feet in height (Use Group R-3 or R-5), and for structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d): ~~\$75.~~ **\$92.**

[b] Fuel tanks: ~~\$75.~~ **\$92**

[c] All other use groups: \$100. **\$168**

[2] Sign permit. ~~Permit fee to construct a sign shall be in the amount of \$1 per square foot surface area of the sign, computed on one side only for double faced signs. Minimum fee: \$60.~~

[a] Pylon signs shall be \$6 per square foot for the first 100 square feet, \$5 per square foot for the next 400 square feet, and \$4 per square foot thereafter

[b] Ground signs or wall signs shall be \$3 per square foot for the first 100 square feet, \$2 per square foot for the next 400 square feet, and \$1 per square foot thereafter.

[3] Certificate of occupancy: ~~\$30.~~ **\$39**

~~{4} [a] Certificate of occupancy granted pursuant to a change of use group: \$125.~~ **\$168.**

~~{a} Fifty dollars to building.~~

~~{b} Twenty five dollars to plumbing.~~

~~{c} Twenty five dollars to fire.~~

~~{d} Twenty five dollars to electrical.~~

[b] Certificate of continued occupancy issued under N.J.A.C. 5:23-2.23(c): \$168

[c] Renewal of a temporary certificate of occupancy: \$39.

[5] Certificate of continued occupancy: ~~\$200.~~

~~{a} Eighty dollars to building.~~

~~{b} Forty dollars to plumbing.~~

~~{c} Forty dollars to fire.~~

~~{d} Forty dollars to electrical.~~

[4] Application for variation under N.J.A.C. 5:23-2.10.

[a] Class 1 structure: \$821

Class 2 and Class 3 structures: \$168

[b] Resubmission of an application for a variation:

Class 1 structure: \$321

Class 2 and Class 3 structures: \$91

~~{6} [5].~~ Annual permits.

[a] Construction permit. The fee for a construction permit shall be a flat fee based upon the number of maintenance workers who are employed by the facility, and who are primarily engaged in work that is governed by a subcode. Managers, engineers and clericals shall not be considered maintenance workers for the purpose of establishing the annual construction permit fee.

[b] Annual permits may be issued for building, fire protection, electrical and plumbing.

[c] One to 25 workers (including foreman), each: ~~\$667.~~ **\$933**

[d] Each additional worker over 25: ~~\$150.~~ **\$329**

[e] Prior to the issuance of an annual permit, a training registration fee of ~~\$140~~ **\$196** per subcode **and a list of not more than three individuals to be trained per subcode shall be submitted by the**

applicant to the Department of Community Affairs, Bureau of Code Services, Education Unit, along with a copy of the construction permit. ~~shall be submitted by the applicant.~~ Checks shall be made payable to "Treasurer, State of New Jersey."

~~{7}~~ **[6]** Reinstatement of lapsed permit: \$60 per subcode.

~~{8}~~ **[7]** Elevator devices, where applicable, shall be in accordance with N.J.A.C. 5:23-12.6.

~~{9}~~ **[8]** Cross connections and backflow preventers that are subject to testing and require reinspection, each: \$60.

~~{10}~~ **[9]** Relocation of structures permit. The following fees shall be assessed for relocation of buildings and structures to a new location, including premanufactured:

| Estimated Cost of Work | Fee |
|------------------------|--------------------------------------|
| \$1 to \$50,000 | \$25 \$35 per \$1,000 |
| \$50,001 to \$100,000 | Add \$20 \$26 per \$1,000 |
| Over \$100,000 | Add \$18 \$22 per \$1,000 |

B. A schedule of the instruction and subcode fees established by this chapter shall be posted in the office of the Construction Official and shall be made available to the public. Any fees not mentioned in the above fee schedule shall be the same as the fees assessed by the State of New Jersey as delineated within N.J.A.C. 5:23-4.20 or applicable regulation.

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 4. This ordinance shall take effect after second reading and publication as required by law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed by the Township Committee on first reading at a meeting of the Township Committee of the Township of Little Egg Harbor held on the 24th day of May, 2018, and will be considered for second and final passage at a meeting of the Township Committee to be held on the 14th day of June, 2018, at 7:30 p.m. at the Municipal Building located at 665 Radio Road, Little Egg Harbor, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.

Diana K. McCracken, RMC
DIANA K. MCCRACKEN, RMC, Clerk
Township of Little Egg Harbor

Introduction

Motion to Introduce: *Stevens* Second: *Kehm*
yes Crea *yes* Gormley *yes* Kehm
yes Schlick *yes* Stevens

Second Reading & Adoption

Motion to Approve: *Crea* Second: *Stevens*
yes Crea *yes* Gormley *Absent* Kehm
yes Schlick *yes* Stevens