

ORDINANCE 4-2022

AMENDING AND SUPPLEMENTING THE CODE OF THE TOWNSHIP OF ABERDEEN CHAPTER 12- BUILDING, CONSTRUCTION AND HOUSING SECTION 12-1.5 FEES

BE IT ORDAINED by the Municipal Council of the Township of Aberdeen, County of Monmouth and State of New Jersey, that Chapter 12-1.5 Building, Construction, and Housing (Fees), be and is hereby amended to building, construction, and housing fees within the Township of Aberdeen as follows:

- a. General.
 1. The fee for plan review, computed as a percentage of the fee for a construction permit, shall be paid at the time of application for a permit. The amount of this fee shall then be deducted from the amount of the fee due for a construction permit when the permit is issued. Plan review fees are not refundable.
 2. The fee to be charged for a construction permit will be the sum of the basic construction fees plus all applicable special fees. This fee shall be paid before a permit is issued and proposed work commencing.
 3. The fee to be charged for a certificate of occupancy shall be paid before a certificate is issued. This fee shall be in addition to the construction permit fee.
 4. All fees shall be rounded to the nearest dollar.
 5. All fees paid under the regulations shall be nonrefundable except as otherwise specifically set forth in the regulations. All fees shall be paid by cash, check, or money order, payable to the "Township of Aberdeen."
- b. Fee Schedule. The fees shall be as follows:
 1. Plan Review Fee. The fee for plan review shall be twenty (20%) percent of the amount to be charged for a new construction permit. Elevator device plan review shall be in the amount noted in N.J.A.C. 5:23-12.
 2. The basic construction permit fee shall be the sum of the parts computed on the basis of the volume or cost of construction, the number of plumbing fixtures and pieces of equipment, the number of electrical fixtures and rating of electrical devices, the number of sprinklers, standpipes and detectors (smoke and heat) at the unit rates and/or the applicable flat fees as provided herein plus any special fees. The minimum fee for a basic construction permit covering any and all of the technical subcodes shall be Ninety (90) dollars.

(a) Building Volume or Cost. The fees for new construction or alteration are as follows:

- (1) 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. The new construction fee shall be in the amount of \$0.055 per cubic foot of volume for buildings and structures of all use groups and types of construction as classified and defined in Articles 3 and 6 of the Building Subcode; except that the fee shall be \$.0011 per cubic foot for structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d), with the maximum fee for such structures on farms not to exceed \$1,602.
- (2) Fees for renovations, alterations and repairs or site construction associated with pre-engineered systems of commercial farm buildings, pre-manufactured construction, and the external utility connection for pre-manufactured construction shall be based upon the estimated cost of work. The fee shall be in the amount of \$54 per \$1,000. For the first \$50,000 prorated. From \$50,001 to and including \$100,000, the fee on the amount exceeding \$50,000 shall be in the amount of \$44.00 per \$1,000 of estimated cost, prorated. Above \$100,000 shall be in the amount of \$36.00 per \$1,000 of estimated cost, prorated. For the purpose of determining estimated cost the applicant shall submit to the Agency such cost data as may be available produced by 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 and/or Subcode Official shall make the final decision regarding the estimated cost/value
- (3) Fees for additions shall be computed on the same basis as for new construction for the added portion.
- (4) Fees for combination renovations and additions shall be computed as the sum of the fees computed separately in accordance with items (2) and (3) above.
- (5) The fee for replacement type roof coverings shall be in all use groups except for R-3, R-4, and R-5 type structures shall be \$50 per \$1,000 of the estimated cost with a minimum fee of \$90.
- (6) The fee for replacement siding shall be in all use groups except for R-3, R-4, and R-5 type structures shall be \$50 per \$1,000 of the estimated cost with a minimum fee of \$90.
- (7) The fee charged for a private above-ground swimming pool as defined in the building subcode, in use group R-3, R-4, and R-5 shall be \$95. The fee charged for a private in-ground swimming pool as defined in the building

subcode, in use group R-3, R-4, and R-5 shall be \$250. The construction fee for public swimming pools as defined in the building subcode in all use groups other than R-3, R-4, and R-5 shall be computed and based upon the cubic volume of the structure. The minimum fee shall be \$250.

(8) The fee for replacement barriers surrounding and enclosing public or private swimming pools shall have a flat rate of \$90.

(9) Tents: The fee for tents in excess of 900 square feet or more than thirty (30) feet in any dimension shall be \$130.

(10) Temporary Structures: the fee shall be \$100 per structure.

(b) Plumbing Fixtures and Equipment. The fees shall be as follows:

(1) The fees shall be the amount of \$35 per fixture, piece of equipment, or appliance connected to the plumbing system, and for each appliance connected to the gas piping, propane, or oil piping system, except as indicated in paragraph (2) below.

(2) The fee shall be \$105 per special device for the following: gas piping, grease traps, oil separators, refrigeration units, water service connection, sewer service connection, backflow preventers equipment with test ports (double check valve assembly, reduced pressure zone and pressure vacuum breaker backflow preventers), active solar systems, sewer pumps, and interceptors. There shall be no inspection fee charged for gas service entrances.

(3) The fee for any item not listed and that is required by the NJ Uniform Construction Code shall be \$35.

(c) Electrical Fixtures and Devices. The fee shall be as follows:

(1) For the first block consisting of one to 50 receptacles, fixtures or devices, the fee shall be \$80; for each additional block consisting of up to 25 receptacles, fixtures or devices, the fee shall be \$30. For the purpose of computing this fee, receptacles, fixtures or devices shall include lighting fixtures, wall switches, convenience receptacles, sensors, dimmers, alarm devices, smoke and heat detectors, communications outlets, light-standards eight (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 one horsepower (hp) or one kilowatt (kw).

(2) For each motor or electrical device rated from one hp or one kw to 10 hp or 10 kw; for each transformer or generator rated from one kw or one kva to 10 kw

or 10 kva; for each replacement of wiring involving one branch circuit or part thereof; for household electric cooking equipment rated up to 16 kw; for each fire security or burglar alarm control unit; for each receptacle rated from 30 amperes to 50 amperes; for each light-standard greater than eight (8) feet in height including luminaries; and for each communications closet, the fee shall be \$40.

(3) For each motor or electrical device rated from greater than 10 hp or 10 kw or 50 hp or 50 kw; for each service equipment, panel board, switch board, switch gear, motor-control-center, or disconnecting means rated 225 amperes or less; for each transformer or generator rated from greater than 10 kw or 10 kva to 45 kw or 45 kva; for each electric sign rated from greater than 20 amperes to 225 amperes including associated disconnecting means; for each receptacle rated greater than 50 amperes; and for each utility load management device, the fee shall be \$80.

(4) For each motor or electrical device rated from greater than 50 hp or 50 kw to 100 hp or 100 kw; for each service equipment, panel board, switch board, switch gear, motor-control-center or disconnecting means rated from greater than 225 amperes to 1,000 amperes; and for each transformer or generator rated from greater than 45 kw or 45 kva to 112.5 kw or 112.5 kva, the fee shall be \$145.

(5) For each motor or electrical device rated greater than 100 hp or 100 kw; for each service equipment, panel board, switch board, switch gear, motor-control-center or disconnecting means rated greater than 1,000 amperes; and for each transformer or generator rated greater than 112.5 kw or 112.5 kva, the fee shall be \$640.

(6) The fee charged for electrical work for each permanently installed private above-ground swimming pool as defined in the building subcode, spa, hot tub or fountain shall be a flat fee of \$100 and \$175 for in-ground swimming pools which shall include any "required" bonding, and associated equipment such as filter pumps, motors, disconnecting means, switches, required receptacles, and heaters, etc., excepting panelboards. For each storable pool or hydro massage bath the fee shall be \$75. For public swimming pools, the fee shall be charged on the basis of number of electrical fixtures and rating of electrical devices involved in accordance with paragraphs (1) through (5) above. The fee charged for the annual electrical inspection of swimming pools, spas or hot tubs shall be \$100.

(7) The fee charged for the installation of single and multiple station smoke or heat detectors and fire, burglar or security alarm systems in any one- or two-family dwelling shall be a flat fee of \$75 per dwelling unit. For fire, burglar and security alarm systems and detectors in buildings other than one- or two-family dwellings, the fee shall be a flat fee of \$150.

(8) For installations consisting of multimeter stacks, the fee shall be based on the ampere rating of the main bus and not upon the number of meters or rating of disconnects on the meter stack. Individual loadside panel boards shall be charged in accordance with paragraphs (3), (4) and (5) above. There shall be no additional fee charged for the concurrent installation of individual feeder conductors.

(9) For motors or similar devices requiring concurrent installation of individual controls, relays and switches, the fee shall be based only upon the rating of the motor or device. There shall be no additional fee charged for the concurrent installation of individual circuit components, for example, controllers, starters, and disconnecting means.

(10) For electrical work requiring replacement of service entrance conductors or feeder conductors only, the fee shall be in accordance with paragraphs (2) through (5) above based on the designed ampere rating of the overcurrent device of the service or feeder.

(11) The fee charged for process equipment shall be based on the ampere rating of the overcurrent device protecting the conductor feeding the process equipment or the cutoff device.

(12) For the purpose of computing these fees, all electrical and § 12-1.5 § 12-1.5 :5 communications devices, utilization equipment and motors, which are part of premises wiring, except those which are potable plug-in type, shall be counted.

(13) For photovoltaic systems, the fee shall be based on the designated kilowatt rating of the Solar photovoltaic systems as follows:

- (A) One to 50 kilowatts the fee shall be \$350
- (B) Fifty-one to 100 kilowatts the fee shall be \$550
- (C) Greater than 100 kilowatts the fee shall be \$640

(14) The fee for any item not listed and that is regulated by the NJ Uniform Construction Code shall be \$35.

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

(1) The fee for 20 or fewer heads or detectors shall be \$91; for 21 to and including 100 heads, the fee shall be \$168; for 101 to and including 200 heads, the fee shall be \$321; for 201 to and including 400 heads, the fee shall be \$831; for 401 to and including 1,000 heads, the fee shall be \$1,150. In computing fees for heads

and detectors, the number of each shall be counted separately and two fees, one forheads and one for detectors shall be charged.

- (2) The fee for each individual standpipe shall be \$325.
- (3) The fee for each independent pre-engineered system shall be \$150.
- (4) The fee for each gas, oil or propane fired appliances in "existing" buildings and use groups R-3, R-4, and R-5 shall be \$65 per unit and \$75 per unit for all other use groups.
- (5) The fee for each solid fuel-burning device shall be \$75 per unit.
- (6) The fee for each fire pump shall be \$250 per unit.
- (7) The fee for each commercial-type kitchen exhaust system shall be \$180.
- (8) The fee for each incinerator shall be \$510.
- (9) The fee for each crematorium shall be \$510.
- (10) For single and multiple station smoke detectors, heat detectors, carbon monoxide detectors, and fire alarm systems installed in R-3, R-4, and R-5 type dwellings, there shall be a flat fee of \$55 per dwelling unit. For detectors and fire alarm systems installed in all other buildings and use groups other than R-3, R-4, and R-5 type dwellings, the fee shall be charged in accordance with paragraph (1) above.
- (11) The minimum fee for the installation, relocation or replacement of illuminated or self-luminous Exit Signs, Exit Directional Signage, and/or Emergency Lighting fixtures shall be \$75 for the first twelve (12) devices and \$15 for each additional device thereafter.
- (12) The fee for placards and/or replacement placards shall be \$55 per set.
- (13) The fee for the installation, relocation, or replacement of each fire protection device not specified above or otherwise shall be \$40 per device. Such devices may include, but not be limited to, voice alarms, speakers, Fire Department communication devices, equipment controls, replacement valves, and fittings, etc.
- (14) The fee for any item not listed and that is regulated by the NJ Uniform Construction Code shall be \$35.

c. Fees for Certificates and other Permits are as follows:

1. The fee for a demolition permit shall be \$150 for any single structure. The fee for a tank abandonment or removal permit shall be \$80 per tank. Each additional structure demolished shall be \$25.
2. The fee for a permit to construct a sign shall be in the amount of \$7 per square foot surface area of the sign, computed on one side only for double-faced signs. The minimum fee shall be \$95. Exception: no permit is required for signs installed in accordance with N.J.A.C. 5:23-2.14(b)6.
3. The fee for a certificate of occupancy shall be in the amount of 10 percent of the total construction permit fee. The minimum fee shall be \$75 for R-3, R-4, and R-5 type use groups and the minimum fee for all other use groups shall be \$150 per building, tenant space, or unit.
4. The fee for an extension of an expired temporary certificate of occupancy shall be \$45 per extension.
5. The fee for a certificate of occupancy granted pursuant to a change of use group shall be \$250.
6. The fee for a certificate of continued occupancy issued under N.J.A.C. 5:23-2.23(c) shall be \$250.
7. The fee for plan review of a building for compliance under the alternate systems and non-depletable energy source provisions of the energy subcode shall be \$385 for one- and two-family homes (use groups R-3, R-4, and R-5 of the building subcode), and for light commercial structures having the indoor temperature controlled from a single point, and \$1,915 for all other structures.
8. The fee for an application for a variation in accordance with N.J.A.C. 5:23-2.10 shall be \$820 for Class I structures, and \$175 for Class II and Class III structures. The fee for resubmission of an application for a variation shall be \$300 for Class I structures, and \$90 for Class II and Class III structures.
9. The fee for a permit for lead hazard abatement work shall be \$195. The fee for a lead abatement clearance certificate shall be \$40.
10. The fee to reinstate lapsed, suspended or revoked permits noted in N.J.A.C. 5:23-2.16(b) or N.J.A.C. 5:23-2.16(f) or otherwise shall be \$25 per outstanding subcode. This fee may be waived at the discretion of the Construction Official.
11. The fee for DCA plan review for elevator devices shall be in the amount as published and noted in N.J.A.C. 5:23-4 and N.J.A.C. 5:23-12.

12. For cross connections and backflow preventors that are subject to annual re-testing, the fee shall be \$95 for each device.

13. The fee for the annual electrical inspection of swimming pools, spas, or hot tubs shall be \$125 per unit.

d. (Reserved)

e. Annual Permit Requirements are as follows:

1. The fee to be charged for an annual construction permit shall be charged annually. This fee 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. Annual permits may be issued for building/fire protection, electrical, and plumbing.

2. Fees for annual permits shall be as follows:

(a) One to 25 workers (including foremen) \$667/worker; each additional worker over 25, \$232/worker.

(b) Prior to the issuance of the annual permit, a training registration fee of \$140 per subcode and a list of not more than three (3) individuals to be trained per subcode shall be submitted by the applicant to the Department of Community Affairs, Bureau of Code Services, Training Section along with a copy of the construction permit (Form F170).

f. Elevator Devices: Test and Inspection Fees.

1. The Elevator Unit at the Department of Community Affairs ("DCA") performs all plan review and inspection services of Elevator Devices and equipment for the Township. The fees established, effective and published by DCA for plan review, inspections, variations, etc., shall be in the amount as noted in N.J.A.C. 5:23-4 and N.J.A.C. 5:23-12 respectively. A copy of the current DCA fee schedule is available upon request and adopted herein.

BE IT FURTHER ORDAINED, If any section, paragraph, subsection, clause, or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective.

BE IT FURTHER ORDAINED, Any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

BE IT FURTHER ORDAINED, This Ordinance shall take effect upon passage and publication in accordance with applicable law.

ATTEST:

Melissa Pfeifer
Municipal Clerk

Township of Aberdeen

By:

Fred Tagliarini
Mayor