

TOWNSHIP OF NEW HANOVER
ORDINANCE 2018 -02

AN ORDINANCE OF THE TOWNSHIP OF NEW HANOVER
TO AMEND CHAPTER 82, CONSTRUCTION CODES, UNIFORM,
SECTION 3: FEES
OF THE CODE OF THE
TOWNSHIP OF NEW HANOVER TO ESTABLISH UNIFORM
CONSTRUCTION CODE FEES AS REQUIRED BY THE DEPARTMENT
OF COMMUNITY AFFAIRS

WHEREAS, the Township Committee of the Township of New Hanover recognizes the need to bring its current code relating to Uniform Construction Code fees into conformity and consistency with N.J.S.A. 52:27D-119.

BE IT ORDAINED AND ENACTED, by the Township Committee of the Township of New Hanover as follows:

SECTION 1

The Township Committee, for the aforementioned reasons, hereby repeals Chapter 82, Section 3 of the Code of the Township of New Hanover and substitutes the following new section therefore, and adopts the provisions set forth herein:

Section 82-3 Fees

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 construction 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 fee plus all applicable special fees, such as elevator or sign fees. This fee shall be paid before a permit is issued.
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.

b) Enforcing Fees Shall Be as Follows:

1. Plan review fee: The fee for plan review shall be twenty percent (20%) of the amount to be charged for a new construction permit, except the elevator devices plan shall be as in (b) 6 and 7 below.
2. The basic construction fee shall be the sum of the parts computed on the basis of volume or cost of construction, the number of plumbing fixtures and pieces of 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.

I. Building Volume or Cost:

The fees for new construction or alterations 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 \$0.035 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 4 of the building subcode; except that the fee shall be \$0.020 per cubic foot of volume for use groups A-1, A-2, A-3, A-4, A-5, F-1, F02, S-1 and S-2, and the fee shall be \$0.005 per cubic foot for structures on farms, including commercial farm building under N.J.A.C. 5:23-3.2(d), with the maximum fee for such structures on farms not to exceed \$1,000.00. The minimum fee for building shall be \$75.00.
- (2) Fees for renovations, alternations and repairs or site construction associated with pre-engineered systems of commercial farm buildings, premanufactured construction, and the external utility connection for premanufactured construction shall be based upon the estimated cost of work. The fee shall be in the amount of \$30.00 per \$1,000.00 of estimated cost up to and including \$50,000; from \$50,001.00 to and including \$100,000.00, the additional fee shall be in the amount of \$21.00 per \$1,000.00 of estimated cost; the additional fee above \$100,001.00 shall be \$18.00 per \$1,000.00 of estimated cost. For the purpose of determining estimated cost, the applicant shall submit to the Township Construction Official such cost data as may be available produced by 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.
- (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 tents, in excess of 900 square feet or more than 30 feet in any dimension, shall be \$92.00.
- (6) The fee for roofing and siding work completed on structures in use group R-5 and R-4 shall be \$75.00.

II. Plumbing Fixtures and Equipment: The fees shall be as follows:

- (1) The fee shall be in the amount of \$15.00 per fixture, piece of equipment or appliance connected to the plumbing system, and for each appliance connected to the gas piping or oil piping system, except as indicated in (b)2II(2) below.
- (2) The fee shall be \$65.00 per special device for the follows: grease traps, oil separators, refrigeration units, utility service connections; backflow preventers equipped with test ports (double check valve assembly, reduced pressure zone and pressure vacuum breaker backflow preventers), steam boilers, hot water boilers (excluding those for domestic water heating), active solar systems, sewer pumps and interceptors. There shall be no inspection fee charged for gas service entrances.
- (3) Minimum Plumbing Subcode Fee shall be \$75.00.

III. Electrical Fixtures and Devices: The fees shall be as follows:

- (1) For from one (1) to fifty (50) receptacles or fixtures the fee shall be in the amount of \$50.00; for each twenty-five (25) receptacles or fixtures in addition to this, the fee shall be in the amount of \$10.00; for the purpose of computing this fee, receptacles or fixtures shall include lighting outlets, wall switches, fluorescent fixtures, convenience receptacle, smoke and heat detectors, similar fixture, and motors or devices of less than or equal to one horsepower or one kilowatt.
- (2) For each motor or electrical device greater than one horsepower and less than or equal to 10 horsepower; and for transformers and generators greater than one kilowatt and less than or equal to 10 kilowatts, the fees shall be \$15.00.
- (3) For each motor or electrical device greater than 10 horsepower and less than or equal to 50 horse power; for each service panel, service entrance or subpanel less than or equal to 200 amperes; for each transformer and generator greater than 10 kilowatts and less than or equal to 45 kilowatts; and for each utility load management device, shall be \$75.00.
- (4) For each motor or electrical device greater than 50 horsepower and less than or equal to 100 horsepower; for each service panel, service entrance or subpanel greater than 200 amperes and less than or equal to 1,000 amperes; and for transformers and generators greater than 45 kilowatts and less than or equal to 112.5 kilowatts, the fee shall be \$225.00.
- (5) For each motor or electrical device greater than 100 horsepower; for each service panel, service entrance or sub-panel greater than 1,000 amperes; and for each transformer or generator greater than 112.5 kilowatts, the fee shall be \$500.00.
- (6) For the purpose of computing these fees, all motors except those plug-in appliances shall be counted, including control equipment, generators, transformers, and all heating, cooking or other devices consuming or generating electrical current.
- (7) Minimum Electrical Subcode Fee shall be \$75.00.

IV. Fire Protection and Other Hazardous Equipment:

The fees for 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) The fee for 20 fewer heads shall be \$65.00; for 21 and including 100 heads, the fee shall be \$120.00; for 101 to and including 200 heads, the fee shall be \$229.00; for 201 and including 400 heads, the fee shall be \$594.00; for 401 and including 1,000 heads, the fee shall be \$822.00; for over 1,000 heads, the fee shall be \$1,050.00.
- (2) The fee for one to 12 detectors shall be \$36.00; for each 25 detectors in addition to this, the fee shall be in the amount of \$12.00.
- (3) The fee for each standpipe shall be \$229.00.

- (4) The fee for each independent pre-engineered system shall be \$92.00.
- (5) The fee for each gas or oil fired appliance that is not connected to the plumbing system shall be \$50.00.
- (6) The fee for each kitchen exhaust system shall be \$75.00.
- (7) The fee for each incinerator shall be \$365.00.
- (8) The fee for each crematorium shall be \$365.00
- (9) The minimum Fire Subcode fee is \$75.00

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

- (1) The fee for a demolition or removal permit shall be \$100.00 for a structure of less than 5,000 square feet in area and less than 30 feet in height, for one or two-family residences (use group R-# of the Building Code), and structures on farms including commercial farm buildings under N.J.A.C. 5:23-3.2(d), and \$120.00 for all other use groups.
- (2) The fee for a permit to construct a sign shall be in the amount of \$1.20 per square foot surface area of this sign, computed on one side only for double-faced signs. The minimum fee shall be \$75.00
- (3) The fee for a certificate of occupancy shall be in the amount of 10% of the new construction fee. The minimum fee shall be \$85.00.
- (4) The fee for a certificate of occupancy for one and two family residences of less than 5,000 square feet in area and less than 30 feet in height, and for farm structures and commercial farm buildings, shall be \$75.00.
- (5) The fee for a certificate of occupancy granted pursuant to a change of use group shall be \$120.00.
- (6) The fee for a certificate of continued occupancy issued under N.J.A.C. 5:23-2.23(c) shall be \$120.00.
- (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 \$274.00 for one and two-family homes (use group R-3 of the building subcode), and for light commercial structures having the indoor temperature controlled from a single point, and \$1,369.00 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 \$594.00 for Class I structures and \$120.00 for Class II and Class III structures. The fee for resubmission of an application for a variance shall be \$229.00 for Class I structures and \$65.00 for Class II and Class III structures.

- (9) The fee for a permit of lead hazard abatement work shall be \$140.00. The fee for a lead abatement clearance certificate shall be \$46.00.
- (10) For cross Connections and backflow preventers that are subject to testing, requiring re-inspection annually, the fee shall be \$75.00 for each device when they are tested.
- (11) Annual fees shall be as set forth in N.J.A.C. 5:23-4.20(c)5.
- (12) The fee for plan review for elevator devices in structures in Use Groups R-3, R-4 and for elevator devices wholly within dwelling units in R-2 structures shall be \$50.00 for each device.
- (13) The fee for plan review for elevator devices in structures in Use Groups other than R-3 R-4 and devices in R-2s exempted by (b)6 above shall be \$260.00 for each device.
- (14) The fees for elevator device inspections and tests shall be as set forth in N.J.A.C. 5:23-12.
- (15) The fee for a mechanical inspection in Use Group R-3 or R-4 structure by a mechanical inspector shall be \$50.00 for the first device and for \$10.00 for each additional device. No separate fee shall be charged for gas, fuel oil, or water piping connections associated with the mechanical equipment inspected.
- (16) Pools – The fee for pools shall be in the amount for \$200.00 for inground pools and \$75.00 for all others.
- (18) Fences – The fee for fences around pools and for fences over eight feet high, the fee shall be in the amount of \$22.00 per \$1,000.00 of estimated cost of work.
- (19) When the Township contracts with a private third party agency, the fees shall be as percentage of the fees as listed in the Departmental fees pursuant to N.J.A.C. 5:23-4.20.
- (20) When the Township contracts with a third party agency an administrative fee in the amount of 15% shall be added to the fee.
- (21) State fees shall be collected pursuant to N.J.A.C. 5:23-4.19(b).
- (22) Where the DCA is acting as the elevator subcode official for the Township of New Hanover, elevator subcode fees shall be departmental fees as set forth in N.J.A.C. 5:23-4.20(c)6 and 7 for plan review and N.J.A.C. 5:23-12-1, et seq. for inspections.

VI. Fees for Zoning Permit Application are as follows:

- (1) Fence Application is \$20.00
- (2) In-ground Pool is \$50.00
- (3) Above Ground Pool is \$20.00
- (4) Garage is \$50.00
- (5) Barn / Pole barn / Shed is \$50.00
- (6) Patio / Deck is \$20.00
- (7) Home Addition is \$50.00

- (8) New House is \$100.00
- (9) Commercial Buildings is \$100
- (10) Sign is \$50

SECTION II

The Township Committee, for the aforementioned reasons, hereby amends Chapter 82 of the Code of the Township of New Hanover to re-adopt Section 6 as set forth herein for the reasons set forth above:

Chapter 82-6 Waiver of Building Permit Fees; Disabled Persons

1. No person shall be charged a construction permit surcharge fee or enforcing agency fee for a construction, reconstruction, alteration or improvement designed and undertaken solely to promote accessibility by disabled persons to an existing private structure or any of the facilities contained therein.
2. A disabled person, or parent or sibling of a disabled person, shall not be charged for a building permit for any construction, reconstruction, alternation or improvement which promotes accessibility to his or her own living unit.
3. Disabled person means a person who has the total or permanent inability to engage in any substantial gainful activity by reason of any mentally determinable physical or mental impairment, including blindness, and shall include, but not be limited to, any resident of this State who is disabled pursuant to the Federal Social Security Act *42 U.S.C., Section 416 (or the Federal Railroad Retirement Act of 1974, Section 231, et seq.), or is stated as having a 60% disability or higher pursuant to any federal law administered by the United States Veterans' Act. For purposes of this subsection, "blindness" means central visual acuity of 20/200 or less in the better eye with the use of a correcting lens. An eye which is accompanied by a limitation in the fields of vision such that the widest diameter of the visual field subtends an angle no greater than 20 degrees shall be considered as having a central visual acuity of 20/200 or less.

SECTION III

This Ordinance shall take effect upon final passage and publication according to law.

SECTION IV

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION VI

If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

Attest:

By: _____

Dennis Roohr, Mayor

Adel Gianaris
Township Deputy Clerk

RECORD OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that an ordinance entitled "An Ordinance of the Township of New Hanover to Amend Chapter 82, Construction Codes, Uniform, Section 3, Fees of the Code of the Township of New Hanover to Establish Uniform Construction Code Fees as Required by the Department of Community Affairs" was passed on first reading by the New Hanover Township Committee at their duly advertised Committee Meeting held on March 20, 2018 at the New Hanover Township Municipal Building.

FURTHER NOTICE IS HEREBY GIVEN that said ordinance will be considered for Second Reading and Final Adoption at a Committee Meeting to be held on April 10, 2018 at 7:00 P.M. in the Council Chambers of the New Hanover Township Municipal Building, 2 Hockamick Road, Cookstown, New Jersey, at which time and place any person desiring to be heard upon the same will be given the opportunity to be so heard.

Copies of this ordinance will be made available at the Municipal Clerk's office to members of the general public who request same during normal operating hours.

Adel Gianaris
Township Deputy Clerk

Township of New Hanover
Ordinance No. 2018-02
Record of Vote (First Reading – March 20, 2018)

	Moved	Second	Yes	No	Abstained	Absent
Koshak			X			
Murphy		X	X			
Peterla	X		X			
Rigney			X			
Roohr			X			

Township of New Hanover
Ordinance No. 2018-02
Record of Vote (Second Reading – April 10, 2018)

	Moved	Second	Yes	No	Abstained	Absent
Koshak			X			
Murphy		X	X			
Peterla			X			
Rigney	X		X			
Roohr			X			