

**TOWNSHIP OF UPPER DEERFIELD**

**ORDINANCE NO.**

**AN ORDINANCE TO AMEND 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 permit 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 \$0.00334 per cubic foot of volume.

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

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

a. 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 1<sup>st</sup> 50,000 cu. ft. and \$0.015 for the remaining cu. ft. with a minimum fee of \$58.00.

2. Exceptions

a. For renovation, alterations and repairs, \$30.00 for

the first \$1,000.00 of estimated cost and \$23.00 per \$1,000.00 or fraction thereafter provided that the minimum fee shall be \$50.00 plus the foundation fee.

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 \$60.00 per \$1,000.00 of 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.

d. Residential lawn sheds – 200 square feet or less – minimum fee of \$25.00.

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.....	\$ 82.00
Garage.....	\$ 82.00
Other Use Group.....	\$151.00

5. Special Permits

(a) SWIMMING POOLS

(1) The fee for an above ground swimming pool shall be \$126.00 for a pool with a surface area greater than 555 square feet; the fee in all other cases shall be \$63.00.

(2) The fee for an in-ground swimming pool shall be \$189.00 for a pool with a surface area greater than 550 square feet; the fee in all other cases shall be \$95.00.

(b) The permit fee for a permit to construct and install a sign shall be five dollars (\$5.00) per square foot) provided that the minimum fee shall be \$50.00. 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 - \$58.00, Residential Additions - \$58.00, Residential Storage bldgs. Over 300 square feet – \$58.00, All other use groups - \$75.00, granted pursuant to a change of use \$151.00.

(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 \$176.00.

(h) Asbestos Abatement: \$176.00 for permit and \$50.00 for clearance certificate.

(i) Application for a variation for all use groups - \$748.00.

(j) Roofing Permits & Siding Permits - \$45.00 for the first \$1,000 and \$15.00 for each additional \$1,000.00.

(k) There shall be no fee for a temporary certificate of occupancy, certificate of approval or certificate of compliance

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:

	EACH
WATER CLOSET/BIDET/URINALS	\$13.00
BATHTUB	\$13.00
LAVATORY/SINK	\$13.00
SHOWER/FLOOR DRAIN	\$13.00
WASHING MACHINE	\$13.00
DISHWASHER	\$13.00
COMMERCIAL DISHWASHER	\$13.00
HOSE BIBS	\$13.00

WATER COOLER	\$13.00
GARBAGE DISPOSAL	\$13.00
INDIRECT CONNECTION	\$13.00
VENT STACK	\$13.00
A/C CONDENSATE DRAINS	\$13.00

2. Special Devices (as listed)

GREASE TRAPS	\$82.00
OIL SEPARATORS	\$82.00
WATER COOLED AIR CONDITIONERS	\$82.00
REFRIGERATOR UNITS	\$82.00
WATER HEATER	\$82.00
WATER UTILITY CONNECTION	\$82.00
SEWER UTILITY CONNECTION	\$82.00
BACK FLOW PREVENTORS SUBJECT TO TESTING	\$82.00
(ALL OTHERS \$13.00 when not part of fire suppression system)	
STEAM BOILERS	\$82.00
HOT WATER BOILERS	\$82.00
GAS PIPING/GAS SERVICE ENTRANCE	\$82.00
ACTIVE SOLAR SYSTEMS	\$82.00
SEWER PUMPS	\$82.00
INTERCEPTORS	\$82.00
FUEL OIL PIPING	\$82.00
GASOLINE PRODUCT PIPING	\$82.00
SUMP PUMPS	\$82.00
BOOSTER PUMPS	\$82.00
L.P. CYLINDERS	\$82.00

3. The minimum plumbing subcode fee shall be \$58.00.

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) \$25.00 for EACH ADD'L 25

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

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:

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 fifty dollars (\$58.00).

(8) Solar PV Installations

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.

F. The elevator fees shall be per state fees.

G. Fire Subcode Fees shall be:

1. Sprinkler System Fees:

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:	
	> 660 gallons	\$200.00
9.	The minimum fire sub-code fee shall be fifty-eight dollars (\$58.00).	
10.	For any items not listed above a special fee shall be determined by the Construction Official and the appropriate Subcode Official.	

NOTICE

Notice is hereby given that the foregoing proposed Ordinance was introduced and passed by the Township Committee of the Township of Upper Deerfield, in the County of Cumberland, at a meeting

thereof held on June 16, 2011, and will be further considered for final adoption at a public hearing to be held by said Township Committee on Thursday, July 7, 2011 at 7:00 P.M., then prevailing time, at the Municipal Building, Seabrook, New Jersey.

Township Clerk  
Roy Spoltore