

TOWNSHIP OF WESTAMPTON

AN ORDINANCE TO AMEND CHAPTER 99

BUILDING CONSTRUCTION

ORDINANCE -2010

BE IT ORDAINED, by the Township Committee of the Township of Westampton, County of Burlington, State of New Jersey that Chapter 99, Building Construction be amended as follows:

SECTION 1

Delete Section 99-4 Construction permit fees; refunds; prototype processing and replace with the following language:

99-4 Construction permit fees; refunds; prototype processing.

The fee for a construction permit shall be the sum of the subcode fees listed in Subsections A through I below and shall be paid before the permit is issued.

A. Building subcode fees.

(1) New construction. Fees for new construction shall be based upon the volume of the building or structure as computed in accordance with N.J.A.C. 5:23-2.28. The new construction fee shall be in the amount of **\$0.040** 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 **\$0.030** per cubic foot of volume for Use Groups A-1, A-2, A-3, A-4, F-1, F-2, S-1 and S-2, and the fee shall be **\$0.020** per cubic foot for structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d), The minimum fee shall be **\$69.00**.

(2) Renovations, alterations and repairs. Fees for renovations, alterations and repairs shall be based upon the estimated cost of the work. The fee shall be **\$36.00** per \$1,000, or a fraction thereof, for the first \$50,000 of estimated cost of construction; from \$50,001 to and including \$100,000, the fee shall be **\$27.00** per \$1,000 of the estimated cost of construction; and above \$100,000, the additional fee shall be in the amount of **\$22.00** per \$1,000 of estimated cost above \$100,000, provided that the minimum fee of **\$69.00** shall be paid. For the purpose of determining estimated cost the applicant shall submit to the Department cost data produced either by the architect or engineer of record, or by a recognized estimating firm, or by the actual contract signed by the owner and the contractor. A bona fide contractor's bid, if available, shall be submitted. Where any material or labor is furnished or provided at no cost, its normal or usual cost shall be included in the estimated cost. The Department shall make the final decision regarding the estimated cost.

(3) Minor construction. Fees for minor construction work shall be based upon the estimated cost of construction. The fee shall be as listed in the renovations, alterations and repairs Subsection [A\(2\)](#), above. Minor work shall be as described in the State Uniform Construction Code, N.J.A.C. 5:23-2.17A.

(4) Exterior additions. For exterior additions the fee shall be **\$0.040** per cubic foot of building or structure volume for the added portion, with a minimum fee of **\$69.00**

(5) Renovations and additions combination. For combinations of renovations and additions the fee shall be computed separately as renovations and additions.

(6) Zoning Applications. Pursuant to Chapter [250](#), Zoning, the fee to file Zoning application for review shall be charged a flat fee of **\$50.00** for Groups R3, R4 and R5. All other Use Groups shall be charged a flat fee of **\$100.00**.

(7) Demolition. 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 a one- or two-family dwelling (Use Group R-3 or R-5 of the building subcode), and structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d), and **\$151.00** for all other groups.

(8) Signs. Fees for ground-mount, monument and Pylon signs shall be **\$6.00** per square foot for the first 100 square feet, **\$4.50** per square foot for the next 400 square feet and **\$3.00** per square foot thereafter. The minimum fee shall be **\$69.00**.

(9) Roofs. The fee for a roof permit for a single-family dwelling (Use Groups R-3 and R-4 only) shall be calculated as outlined in S.S. 99-4 A (2) above.

(10) Siding. The fee for a siding permit for a single-family dwelling (Use Groups R-3 and R-4 only) shall be calculated as outlined in S.S. 99-4 A (2) above

(11) Asbestos abatement. The administrative fee for an asbestos abatement permit shall be **\$176.00**.

(12) Tents. The fee shall be **\$138.00** for tents greater than 16,800 square feet or more than 140 feet in any dimension.

(13) Swimming pools. The fee for an aboveground swimming pool shall be **\$150.00** The fee for an in-ground swimming pool shall be **\$225.00**.

(14) Solar/Photovoltaic systems shall be charged a flat fee of **\$250.00** for Groups R3, R4 and R5. All other Use Groups shall be charged a flat fee of **\$500.00**.

#### B. Plumbing subcode fees.

(1) The fee shall be in the amount of **\$15.00** per fixture or stack for all fixtures as listed in the following Subsection [B\(2\)](#).

(2) The fee shall be **\$97.00** per special device for the following: grease traps, oil separators, water-cooled air-conditioning units, refrigeration units, utility service connections, backflow preventors, steam boilers, hot-water boilers (excluding those for domestic water heating), active solar systems, sewer pumps, interceptors and fuel-oil piping.

(3) The fee shall be **\$15.00** per appliance connected to the gas piping.

(4) For the purpose of computing this fee, fixtures or stacks shall include but not be limited to lavatories, kitchen sinks, slop sinks, urinals, water closets, bath tubs, floor drains, drinking fountains, dishwashers, garbage disposals, clothes washers, hot-water heaters or similar devices.

(5) The minimum fee shall be **\$69.00**.

C. Electrical subcode fees.

(1) For one to 50 receptacles and fixtures, the fee shall be **\$54.00**; for each 25 additional receptacles or fixtures, the fee shall be **\$15.00**. For the purpose of computing this fee, receptacles or fixtures shall include lighting, outlets, wall switches, fluorescent fixtures, convenience receptacles, alarm devices, smoke and heat detectors, communications outlets, light standards, carbon monoxide detectors, emergency lights, electric signs, exit lights, motors or similar devices less than one horsepower or one kilowatt.

(2) For each motor or electrical device one horsepower and less than or equal to 10 horsepower and for transformers and generators greater than 1 kilowatt and less than or equal to 10 kilowatts, the fee shall be **\$15.00**.

(3) For each motor or electrical device greater than 10 horsepower and less than or equal to 50 horsepower; for each service panel, service entrance or subpanel less than or equal to 225 amps, and for all transformers and generators greater than 10 kilowatts and less than or equal to 45 kilowatts, the fee shall be **\$69.00**.

(4) For each motor or electrical device greater than 50 horsepower and less than or equal to 100 horsepower; for each service panel, service entrances or subpanel greater than 225 amps 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 **\$138.00**.

(5) For each motor or electrical device greater than 100 horsepower; for each service panel, service entrance or subpanel greater than 1,000 amperes, and for each transformer or generator greater than 112.5 kilowatts, the fee shall be **\$685.00**.

(6) 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 heat cooking or other devices consuming or generating electrical current.

(7) Solar/Photovoltaic Systems: The fee shall be based on the designated kilowatt rating of the Solar/Photovoltaic system as follows:

- [1] One to 50 kilowatts, the fee shall be **\$75.00**
- [2] 51 to 100 kilowatts, the fee shall be **\$200.00**
- [3] Greater than 100 kilowatts, the fee shall be **\$576.00**

(8) Annual Swimming Pool Certification the fee shall be **\$150.00**

(9) The minimum fee shall be **\$69.00**.

D. Fire subcode fees.

Fire-protection and hazardous equipment shall include sprinklers, standpipes, smoke and heat detectors, pre-engineered fire suppression systems, gas- and oil-fired appliances not connected to the plumbing system, kitchen exhaust systems, incinerators and crematoriums.

(1) Sprinkler and detection equipment. In computing fees for sprinkler heads and smoke/heat detectors, the number of each shall be counted separately and two fees, one for sprinkler heads and one for smoke/heat detectors, shall be charged.

- (a) The fee for 20 or fewer sprinkler heads or smoke/heat detectors shall be **\$82.00**.

(b) The fee for 21 to and including 100 sprinkler heads or smoke/heat detectors shall be **\$151.00**.

(c) The fee for 101 to and including 200 sprinkler heads or smoke/heat detectors shall be **\$289.00**

(d) The fee for 201 to and including 400 sprinkler heads or smoke/heat detectors shall be **\$748.00**.

(e) The fee for 401 to and including 1,000 sprinkler heads or smoke/heat detectors shall be **\$1,036.00**.

(f) The fee for over 1,000 sprinkler heads or smoke/heat detectors shall be **\$1,323.00**.

(2) The fee for each standpipe shall be **\$289.00**.

(3) The fee for each independent pre-engineered system shall be **\$138.00**.

(4) The fee for each gas- or oil-fired appliance which is not connected to the plumbing system shall be **\$75.00**.

(5) The fee for each kitchen exhaust system shall be **\$125.00**.

(6) The fee for each incinerator shall be **\$460.00**.

(7) The fee for the installation or removal of flammable or combustible liquid tanks shall be **\$69.00** per tank.

#### E. Certificate of occupancy fees.

(1) The fee for a certificate of occupancy shall be shall be charged a flat fee of **\$100.00** for Groups R3, R4 and R5. All other Use Groups shall be charged a flat fee of **\$200.00**.

(2) The fee for a certificate of occupancy granted pursuant to a change of use group shall be **\$150.00**. The fee for a change of ownership/tenant or certificate of continued occupancy shall be **\$150.00**.

(3) The administrative fee for each certificate of occupancy issued following the successful completion of an asbestos abatement project shall be **\$35.00**.

#### F. Elevator subcode fees: Pursuant to the state fees as mandated by N.J.A.C. 5:23-4.20.

G. Refunds. In the event that a building permit becomes null and void, or when monies are requested to be refunded for permits not used, the volume of the work actually completed shall be computed. Any excess for the uncompleted work shall be returned to the permit holder; except that all penalties that may have been imposed on the permit holder under the requirements of the regulations shall first be collected. Plan review fees are not refundable.

H. Prototype. Where a design is used repeatedly at different locations, the plans attached to the first application for a construction permit may be designated as prototype or master plans either by the Construction Official or the New Jersey Department of Community Affairs. Subsequent submittals shall consist of a plot plan, including utilities, floor plan, exterior elevations and a reference to the prototype plan

by application or permit number [N.J.A.C. 5:23-2.15(e)3.i(4)]. The construction permit fee shall be reduced by **5%**.

I. Plan review fees. Twenty percent of the amount of the construction permit fee shall be deemed to be the plan review fee.

## SECTION 2

This Ordinance shall take effect upon its passage and publication as provided by law.