

ORDINANCE 2 – 2013
ORDINANCE AMENDING CHAPTER 101
OF THE WOODBURY HEIGHTS CODE
AND ENACTING REVISED CONSTRUCTION
CODE PERMIT FEES

WHEREAS, the Borough of Woodbury Heights, Gloucester County, New Jersey has determined that the Construction Code Permit Fees are in need of revision; and

WHEREAS, the existing provisions of Chapter 101 of the Code contemplate a Joint Construction Code Enforcement Agency established as part of a Interlocal Services Agreement with the City of Woodbury, which Agreement is now terminated; and

WHEREAS, the provisions of this Ordinance are intended to be consistent with the provisions and limitations of relevant sections of the New Jersey Administrative Code and to be consistent with like fees established in the Township of Deptford; and

WHEREAS, the Borough has engaged in a Shared Services Agreement with the aforesaid Township of Deptford whereby the Township will provide Construction Code, Housing and Zoning Services with respect to properties within the Borough of Woodbury Heights;

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Woodbury Heights in the County of Gloucester and State of New Jersey that all provisions of Chapter 101 of the Woodbury Heights Code titled “Uniform Construction Codes” is hereby repealed and the aforesaid Chapter 101 is amended, in its entirety to be titled “Construction Code Permit Fees”, as follows:

1. Construction.

A. The fee for a Construction Permit shall be the sum of the Subcode fees hereinafter enumerated and shall be paid before the permit is issued. The fee for new construction shall be calculated by using the volume of structure and, in addition, any related Subcode fees. Where the physical value of a building, structure or improvement must be determined as hereinafter specified the fee charged shall be based on replacement cost of using the value established by the building valuation data report as published by ICC (International Code Council). All such fees shall be rounded to the nearest dollar amount as referenced in N.J.A.C. 5:23-4.17(a)1.

(1) Building Subcode Fees.

(a) For new construction, the fee shall be computed as follows:

(1) **Use Groups:** B, E, H, I-1, I-2, I-3, I-4, M, R-1, R-2, R-3, R-4, R-5 and U,

.034 per cubic foot of building or structure volume provided that a minimum charge of Two Hundred (\$200.00) Dollars shall be imposed.

(a) Garden type Sheds and similar uses, accessory to a 1 or 2 family dwelling:

(1). 100 Square feet – 200 feet.....\$65.00 minimum fee

(2). 201 square feet and over.....\$100.00 minimum fee

be assessed for each permit.

(b) Open deck structures:

(1) Under 100 sq. ft.\$65.00 minimum fee

(2) 100 sq. ft. to 200 sq. ft.\$100.00 minimum fee

(3) 201 sq. ft. to 400 sq. ft.\$150.00 minimum fee

(4) 401 sq. ft. and over.....\$200.00 minimum fee

(2) **Use Groups:** A-1, A-2, A-3, A-4, A-5, F-1, F-2, S-1 and S-2;

.019 per cubic foot of building or structure volume

(a) Commercial Farm Buildings as defined under N.J.A.C. 5:23-3.2(d)

0.12 per cubic foot of building or structure volume

(b) For renovations, alterations and repairs, Thirty (\$30.00) Dollars per One Thousand (\$1,000.00) Dollars of estimated cost of work inclusive of labor. The minimum fee shall be Sixty-Five (\$65.00) Dollars. For additions, the amount charged per cubic foot of building volume for the added portion shall be in accordance with the schedule of fees as previously set forth in subsection A(1)(a) provided that the minimum charge of Two Hundred (\$200.00) Dollars be assessed for each permit.

(c) For combinations of renovations and additions, the sum of the fees shall be computed separately as renovations and additions. The minimum fee shall be Two Hundred (\$200.00) Dollars.

(d) Notwithstanding the provisions of Subsection A(1) and A(2), the following construction fees, when not computed as part of new construction, additions or renovations shall be as follows:

(1) Aluminum siding and all other siding shall be Thirty (\$30.00) Dollars per One Thousand (\$1,000.00) Dollars of estimated costs, provided the minimum shall be Sixty-Five (\$65.00) Dollars.

(2) Roofing, Thirty (\$30.00) per One Thousand (\$1,000.00) Dollars of estimated cost, provided that the minimum shall be Sixty-Five (\$65.00) Dollars.

(3) Signs, Five (\$5.00) Dollars per square foot of surface area of the sign, provided that the minimum fee shall be Sixty-Five (\$65.00) Dollars. In the case of double faced signs, the area of the surface of one (1) side only shall be used for the purpose of fee computation.

(e) Heating, air conditioning and ventilation, Fifteen (\$15.00) Dollars per One Thousand (\$1,000.00) Dollars of estimated cost of work.

(f) Fees for retaining walls, bulkheads and docks shall be as follows:

(1) The fee for a retaining wall, bulkhead or dock with a surface area greater than 550 square feet that is associated with a Class 3 residential structure shall be One Hundred and Eighty-Nine (\$189.00) Dollars.

(2) The fee for a retaining wall, bulkhead or dock with a surface area of 550 square feet or less that is associated with a Class 3 residential structure shall be Ninety-Five (\$95.00) Dollars.

(3) The fee for a newly constructed retaining wall, bulkhead or dock of any size other than a Class 3 residential structure shall be based on the cost of construction.

(g) The fee for radon piping and radon mitigation shall be Sixty-Five (\$65.00) Dollars.

(2) Plumbing Subcode Fees

(a) Fifteen (\$15.00) Dollars per plumbing fixture or devices except where specified to the contrary herein. For the purposes of this subsection, fixtures shall include, but not limited to: lavatories, sinks, urinals, water closets, bathtubs, shower

stalls, laundry tubs, floor drains, drinking fountains, dishwashers, garbage disposals, clothes washers, hot water heaters, roof drains, hose bibbs, vent stacks or similar devices.

(b) Eighty-Two (\$82.00) Dollars for the following special devices: soda dispensers, coffee makers, acid neutralizing devices, grease interceptors, oil and/or sand interceptors, backflow preventers, water-cooled air conditioning or refrigeration units, gas piping, sewer ejectors, hot water, steam boilers, low water cutoffs, mixing valves and oil piping. This list is not exhaustive and the fee shall also apply to special fixtures or equipment delineated in the plumbing code.

(c) Sixty-Five (\$65.00) Dollars for each water and sewer connection, flammable/combustible liquid and gas piping systems.

(d) Sixty-Five (\$65.00) Dollars for the following: baseboard radiation.

(e) Unless specified herein to the contrary, a minimum plumbing fee shall be Sixty-Five (\$65.00) Dollars.

(f) All plumbing inspections include the area from the curb line or right of way to the structure or structures.

(3) Electrical Subcode Fees shall be computed as follows:

(a) Electrical Subcode fees shall be computed as follows:

(1) Fixtures (outlets, switches, receptacles): For one (1) to fifty (50) fixtures: Fifty (\$50.00) Dollars. For each additional Twenty-Five (25) fixtures or a fraction thereof in excess of Fifty (50) fixtures the fee shall be: Ten (\$10.00) Dollars.

(2) Light Standards (mogul base, mercury base or fixtures other than those specified in the previous subsection): For (1) to five (5) fixtures: Sixty-Five (\$65.00) Dollars. For each additional lamp: Ten (\$10.00) Dollars.

(3) Swimming Pools: New installation including bonding, wiring of one (1) receptacle and motor. The fee shall be Seventy (\$70.00) Dollars for above-ground, and One Hundred (\$100.00) Dollars for in-ground pools.

(4) Motors: For one (1) to ten (10) horsepower: Forty (\$40.00) Dollars. From eleven (11) to fifty (50) horsepower: Sixty (\$60.00) Dollars. From Fifty-One (51) to One-Hundred (100) horsepower: One Hundred Twenty (\$120.00) Dollars and for over one hundred (100) horsepower: Five Hundred Eighty (\$580.00) Dollars.

(5) Service meter equipment and feeders: For up to two hundred (200) amperes service, Sixty (\$60.00) Dollars; for two hundred and one (201) amperes to one thousand (1000) amperes: One Hundred Twenty (\$120.00) Dollars; For one thousand one (1001) amperes and over: Five Hundred Eighty (\$580.00) Dollars.

(6) Heating, cooling, cooking and similar appliances. Single outlet of twenty (20) kilowatts or less, Forty (\$40.00) Dollars, including but not limited to: dishwasher, garbage disposal, dryer, water heaters, range, a/c unit, furnace and air handler.

(7) Generators, transformers (vaults, enclosure-substations): for One (1) to ten (10) kilowatts, Forty (\$40.00) Dollars. For eleven (11) to fifty (50) kilowatts, Sixty (\$60.00) Dollars. For fifty-one (51) to one hundred (100) kilowatts, One Hundred Twenty (\$120.00). For over one hundred kilowatts, Five Hundred Eighty (\$580.00) Dollars.

(8) Electrical Signs: For One (1) to five (5) signs, Fifty (\$50.00) Dollars. For each additional sign: Ten (\$10.00) Dollars.

(9) Re-introduction of Service: For re-introduction of service the fee shall be Sixty (\$60.00) Dollars.

(10) Unless specified herein to the contrary, minimum electrical fees shall be Sixty-Five (\$65.00) Dollars.

(11) For any item not specifically listed or included above, a special fee shall be determined by the Construction Official and Electrical Subcode Official subject to review of the Borough Council upon request.

(4) Fire Protection Subcode Fees:

(a) Sprinkler heads: For one (1) to twenty (20): Eighty-Two (\$82.00) Dollars. From twenty-one (21) to one hundred (100): Two Hundred Fifty (\$250.00) Dollars. From one-hundred and one (101) to two-hundred (200): Four Hundred (\$400.00) Dollars. From two-hundred and one (201) to four hundred (400): Seven Hundred Forty-Eight (\$748.00) Dollars. From four hundred one (401) to one-thousand (1000): One Thousand and thirty-Six (\$1,036.00) Dollars. Over one-thousand (1000): Two Thousand Two Hundred (\$2,200.00) Dollars.

(b) Detectors: For one (1) to twelve (12): Forty-Five (\$45.00) Dollars. For each additional 25 detectors, the fee shall be Fifteen (\$15.00) Dollars.

(c) Special suppression and hood exhaust: The fee shall be One Hundred \$120.00) Dollars each.

(d) Standpipes. The fee shall be Two Hundred Eighty-Nine (\$289.00) dollars per riser.

(e) Heating systems: The fee shall be Fifty-Eight (\$58.00) Dollars per appliance not connected to the plumbing system for residential properties and Sixty-Five (\$65.00) Dollars per appliance for commercial properties. The minimum for all properties: Sixty-Five (\$65.00) Dollars.

(f) Fireplaces and wood stoves: The fee shall be Sixty-Five (\$65.00) Dollars for each.

(g) Flammable/Combustible liquid storage tanks, installation/removal for each.

1. Installation: 500 gallons or less: \$65.00

2. Installation: 501 – 1,000 gallons: \$150.00
3. Installation: 1,001 to 2,500 gallons: \$250.00
4. Installation: 2,501 gallons and over: \$500.00
5. Removal Residential \$65.00
6. Removal Commercial \$100.00

(h) Installation of private fire suppression water mains, hydrants and control valves:

1. Private Fire service mains per lineal foot One (\$1.00) Dollar
2. Fire hydrants (each): Fifty (\$50.00) Dollars
3. Control valves (each): Fifty (\$50.00) Dollars

(i) Unless specified herein to the contrary, minimum fire fees shall be Sixty-Five (\$65.00) Dollars.

(j) All private fire suppression water main, hydrant and control valve inspections include the area from the curb line or right-of-way to the structure or structures.

(5) Elevator Subcode Fees

(a) All fees related to plan review, device inspections and tests, periodic inspections, routine inspections and re-inspections for elevators, escalators and moving walks shall be charged a fee as noted in N.J.A.C. 5:23 Subchapter 12.

(6) In accordance with N.J.A.C.5:23-4.18(b).1, the construction plan review fee shall be twenty (20%) percent of the amount to be charged for the construction permit and shall be paid before the plans are reviewed. The amount paid for this fee shall be credited toward the amount of fee to be charged for the construction permit.

In accordance with N.J.A.C. 5:23-4.18(b)4., when a permit application is received based on a released prototype plan, the permit shall be reduced by the amount of the plan review fee of twenty (20%) percent.

(7) Demolition or removal of buildings or structures:

(a) The fee for a permit for demolition of a building or structure shall be Eighty-Two (\$82.00) Dollars for residential property and One Hundred Fifty (\$150.00) Dollars for commercial property.

(b) THIS SECTION INTENTIONALLY LEFT BLANK.

(c) The fee for a permit for removal of a structure from one lot to another or to a new location on the same lot shall be Twenty-Five (\$25.00) Dollars per One Thousand (\$1,000.00) Dollars of estimated costs of moving. The fee for a new foundation shall be as set forth in Subsection A(1)(a)(1). The fee for the removal of a commercial structure shall be Fifty (\$50.00) Dollars per One Thousand (\$1,000.00) Dollars of estimated cost as set forth above. The minimum fee for all properties shall be Sixty-Five (\$65.00) Dollars.

(d) Cleanup shall be performed in accordance with N.J.A.C.5:23-2.17(a)(b)(c). All debris and material resulting from the removal or demolition of buildings or structures as defined in Subsection A(5)(a) and (b) hereof shall be completed within thirty (30) days from the completion of removal or demolition, including the filling in of any open area created by the demolition or removal. Each holder of a permit shall notify the office of the Construction Official upon completion of cleanup within the thirty (30) day period. However, the demolition of any buildings or structures less than five thousand (5000) cubic feet shall be completed, and the Construction Official notified, within fifteen (15) days.

(8) The fee for a construction permit for the installation of a pool and/or a barrier shall be calculated at Thirty (\$30.00) Dollars per One Thousand (\$1,000.00) Dollars estimated cost of work inclusive of labor in accordance with rates set forth in Subsection A (1)(b) hereof for alterations. Any fee charged here under shall be in addition to any fee that may be charged for an electrical Subcode inspection.

(a) Maximum fee for above-ground pool shall be One Hundred Fifty (\$150.00) Dollars (\$150.00).

(b) Maximum fee for in-ground pool shall be Three Hundred Forty (\$340.00) Dollars.

(9) Certificates

(a) The fee for a Certificate of Occupancy shall be ten (10%) percent of the total of the permit fee with a minimum charge of Fifty (\$50.00) Dollars.

(b) The fee for a Certificate of Occupancy granted pursuant to a change of use shall be One Hundred Fifty (\$150.00) Dollars.

(c) The fee for a multiple Certificate of Occupancy shall be Fifty (\$50.00) Dollars per unit.

(d) In the event a temporary Certificate of Occupancy has been issued, an additional fee of Fifty (\$50.00) Dollars is required for each extension.

(e) The fee for a permit for lead abatement work shall be One Hundred Seventy-six (\$176.00) Dollars.

(10) The fee for an Application for a variation shall be Seven Hundred Forty-Eight (\$748.00) Dollars for Class I and Class II structures and One Hundred Fifty (\$150.00) Dollars for Class III structures.

(11) The fee for plan review of a building for compliance under the alternate systems and nondepletable energy source provisions of the energy Subcode shall be Three Hundred Forty-Five (\$345.00) Dollars for one and two family dwellings R-3 or R-5 of the building Subcode and for light commercial structures having the indoor temperature controlled from a single point, and One Thousand Seven Hundred Twenty-Five (\$1,725.00) Dollars for all other structures.

(12) There shall be an additional fee of Fifty-Seven (\$57.00) Dollars per hour for review of any amendment or change to plan that has already been released.

***(13)** For cross connections and backflow preventers that are subject to testing, requiring reinspection annually, the fee shall be Sixty-Five (\$65.00) Dollars for each device when they are tested.

B. Those construction permit fees not specifically designated by this Ordinance or established by rules and regulations of the Construction Official in the manner herein established for the adoption of other fee schedules are established in the regulations of the Department of Community Affairs (Title 5, Chapter 23 specifically Subchapter 4 of the New Jersey Administrative Code, presently or as hereafter amended). Those fees set forth within the regulations shall be applied in determining the construction permit fee.

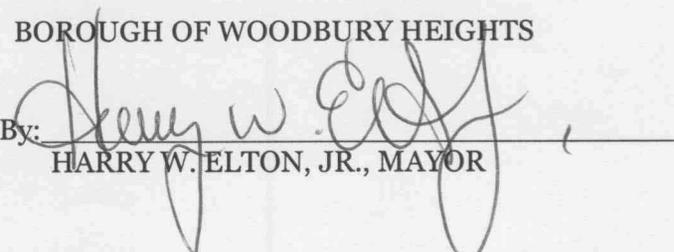
BE IT FURTHER ORDAINED THAT:

1. Repealer. All Ordinances or parts of Ordinances inconsistent with the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

2. Saved from Repeal. All Ordinances or parts of Ordinances not inconsistent with the terms and provisions of this Ordinance are hereby saved from repeal.

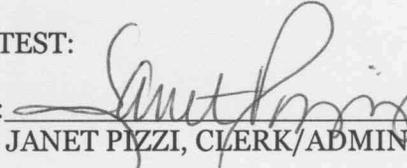
3. Effective Date. This Ordinance shall take effect upon final adoption, publication and as otherwise provided by law.

BOROUGH OF WOODBURY HEIGHTS

By: 

HARRY W. ELTON, JR., MAYOR

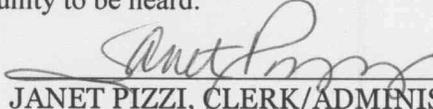
ATTEST:

BY: 

JANET PIZZI, CLERK/ADMINISTRATOR

NOTICE

Notice is hereby given that the foregoing ordinance was introduced and passed on first reading at a meeting of the Borough Council of the Borough of Woodbury Heights, held on the 16th day of January, 2013 and will be considered for final passage at a meeting of the Borough Council of the Borough of Woodbury Heights, to be held on the 20th day of February, 2013 at 7:30 pm, at which time and place any interested party will be given the opportunity to be heard.

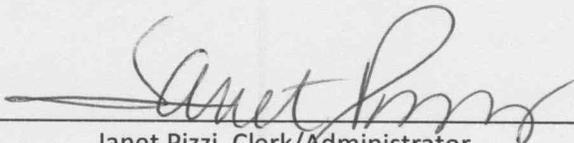


JANET PIZZI, CLERK/ADMINISTRATOR

PUBLIC NOTICE

**ORDINANCE 2 – 2013
ORDINANCE AMENDING CHAPTER 101
OF THE WOODBURY HEIGHTS CODE
AND ENACTING REVISED CONSTRUCTION
CODE PERMIT FEES**

I, Janet Pizzi, Clerk of the Borough of Woodbury Heights, hereby certify that the above Ordinance was duly adopted by the Borough Council of the Borough of Woodbury Heights at the Regular meeting of Mayor and Borough Council held on February 20, 2013


Janet Pizzi, Clerk/Administrator