

PUBLIC NOTICE is hereby given that the ordinance set forth below was introduced at a meeting of the Township Committee of the Township of Winfield, in the County of Union, held on December 7, 1976 and that said ordinance will be further considered for final passage at a meeting of the said Township Committee at the Municipal Headquarters, Gulfstream Avenue, Winfield, New Jersey, on December 20, 1976, at 8:00 o'clock P.M.

Robert L. Davis
Township Clerk

AN ORDINANCE ESTABLISHING A STATE UNIFORM CONSTRUCTION CODE ENFORCING AGENCY, A CONSTRUCTION FEE SCHEDULE, (A CONSTRUCTION BOARD OF APPEALS) AND (FIRE LIMITS) PURSUANT TO CHAPTER 217, LAWS OF NEW JERSEY 1975 AND TITLE 5, CHAPTER 23 OF THE NEW JERSEY ADMINISTRATIVE CODE.

BE IT ORDAINED BY the Township Committee of the Township of Winfield as follows:

Section 1.a. There is hereby established in the Township of Winfield a State Uniform Construction Code enforcing agency to be known as Winfield Construction Code Agency, consisting of a construction official, building subcode official, plumbing subcode official, electrical subcode official, fire protection subcode official, and such other subcode officials for such additional subcodes as the Commissioner of the Department of Community Affairs, State of New Jersey, shall hereafter adopt as part of the State Uniform Construction Code. The construction official shall be the chief administrator of the enforcing agency.

b. Each official position created in subsection a. hereof shall be filled by a person qualified for such position pursuant to P.L. 1975, C. 217 as amended and N.J.A.C. 5:23; provided that, in lieu of any particular subcode official, an onsite inspection agency may be retained by contract pursuant to N.J.A.C. 5:23. More than one such official position may be held by the same person; provided that such person is qualified pursuant to P.L. 1975, C. 217 and N.J.A.C. 5:23 to hold each such position.

c. The Public shall have the right to do business with the enforcing agency at one office location except for emergencies, and unforeseen or unavoidable circumstances.

Section 2.a. All appeals from the decisions made by the enforcing agency shall be within the jurisdiction of the Union County Board of Appeals and the said appeals shall be heard by that board.

b. The Township Committee shall appoint the board members and any alternate members. For the members first appointed, the Township Committee shall designate the appointees' terms so that one shall be appointed for a term of one year, one for a term of two years, one for a term of three years, and two for a term of four years. At the expiration of such terms and thereafter, appointments shall be made for terms of four years. Vacancies shall be filled for the unexpired term.

The Township Committee shall appoint such number of alternates, as may be appropriate, for terms not to exceed four years; or may in the alternative, appoint alternates on a case by case basis.

No regular or alternate board member may be a member of the enforcing agency, the decisions of which are subject to the review of the Board.

Section 3.a. The fee for a construction permit shall be the sum of the subcode fees listed in (1) through (3) hereof and shall be paid before the permit is issued.

(1) The building subcode fee shall be:

(a) For new construction, \$.005 per cubic foot of building or structure volume; provided that the minimum fee shall be \$ 25.00.

(b) For renovations, alternations and repairs, \$ 5.00 per \$ 1,000 of estimated cost of the work; provided that the minimum fee shall be \$ 25.00.

(c) For additions, \$.005 per cubic foot of building or structure volume for the added portion; provided that the minimum fee shall be \$ 25.00

(d) For combinations of renovations and additions, the sum of the fees computed separately as renovations and additions.

(2) The plumbing subcode fee shall be \$ 15.00 per plumbing fixture, device, and plumbing stack to be installed; provided that the minimum fee shall be \$ 25.00.

(3) The electrical subcode fee shall be \$ 2.00 per electrical fixture and device to be installed; provided that the minimum fee shall be \$ 10.00.

(4) The fee for plan review shall be 20% 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 towards the amount of the fee to be charged for the construction permit.

(5) The fee for a permit for demolition of a building or structure shall be \$ 25.00; provided that the minimum fee shall be \$ 50.00.

(6) The fee for a permit for the removal of a building or structure from one lot to another or to a new location on the same lot shall be \$ 5.00 per \$ 1,000 of the sum of the estimated costs for moving, for new foundations and for placement in a completed condition in the new location; provided that the minimum fee shall be \$ 25.00.

(7) The fee for a permit to construct a sign shall be \$ 0.50 per square foot of the surface area of the sign; provided that the minimum fee shall be \$ 10.00. In the case of double-faced signs, the area of the surface of only one side of the sign shall be used for the purposes of the fee computation.

a. The fee for a certificate of continued occupancy shall be \$ 10.00.

b. The fee for a certificate of occupancy granted pursuant to a change of use shall be \$10.00.

c. The fee for a multiple certificate of occupancy shall be \$ 15.00.

(8) The fee for a permit for installation of an elevator shall be \$ 50.00.

(9) The fee for inspection of an elevator shall be \$ 25.00.

b. The construction official shall with the advice of the subcode officials, prepare and submit to the Township Committee bi-annually, a report recommending a fee schedule based on the operating expenses of the agency, and any other exoense of the municipality fairly attributable to the enforcement of the State Uniform Construction Code Act.

c. In order to provide for the training, certification, and technical support programs required by the Uniform Construction Code Act and The Regulations, the enforcing agency shall collect in addition to the fees specified above, a surcharge fee of \$.0006 per cubic foot of volume of new construction. Said surcharge fee shall be remitted to the Bureau of Housing Inspection, Department of Community Affairs, on a quarterly basis for the fiscal quarter ending September 30, December 31, March 31 and June 30, and not later than one month next succeeding the quarter for which it is due. In the fiscal year in which the Regulations first become effective, said fee shall be collected and remitted for the third and fourth quarters only.

The enforcing agency shall report annually at the end of each fiscal year to the Bureau of Housing Inspection, and not later than July 31, the total amount of the surcharge fee collected in the fiscal year. In the fiscal year in which The Regulations first become effective, said report shall be for the third and fourth quarters only.

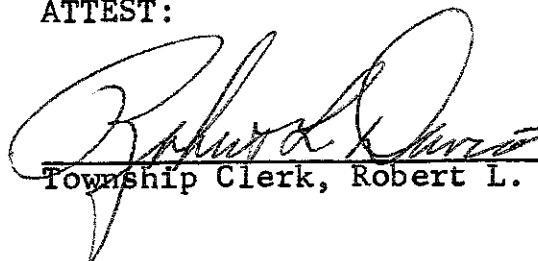
Section 4. The following fire limits are established pursuant to N.J.A.C. 5:23; (None required at this time.)

The construction official shall prepare and submit to the Township of Winfield bi-annually, a report re-evaluating the delineation of the fire limits. This report shall indicate the recommendations of the construction official, the building subcode official, and the fire official regarding those areas which should be designated as within fire limits, with the reasons therefore.

Section 5. This ordinance shall take effect on
January 1, 1977.

Passed and approved December 20, 1976

ATTEST:

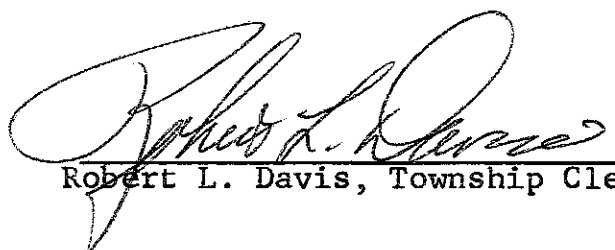

Township Clerk, Robert L. Davis

Victoria B. Hart
Victoria B. Hart, Chairman of the
Township Committee of the Township
of Winfield in the County of Union.

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AN ORDINANCE ESTABLISHING A STATE UNIFORM CONSTRUCTION
CODE ENFORCING AGENCY, A CONSTRUCTION FEE SCHEDULE,
(A CONSTRUCTION BOARD OF APPEALS) AND (FIRE LIMITS)
PURSUANT TO CHAPTER 217, LAWS OF NEW JERSEY 1975 AND
TITLE 5, CHAPTER 23 OF THE NEW JERSEY ADMINISTRATIVE
CODE.

The foregoing ordinance was introduced and approved on first read-
ing at a regular meeting of the Township Committee on December 7,
1976 and was adopted on final reading at a regular meeting of the
Township Committee on December 20, 1976, at the Municipal Building
12 Gulfstream Avenue, Winfield, New Jersey.


Robert L. Davis, Township Clerk