



TOWNSHIP OF WINFIELD - #416
COUNTY OF UNION, STATE OF NEW JERSEY
AN ORDINANCE ESTABLISHING A CONSTRUCTION FEE SCHEDULE
PURSUANT TO THE STATE OF NEW JERSEY UNIFORM CONSTRUCTION CODE
NEW JERSEY ADMINISTRATIVE CODE, TITLE 5, CHAPTER 23, ET. SEC

[Ordinances effected - Ord. #173 Amended 6/1/1987 by Ord. # 251]

The fees to be charged for a construction permit shall be the sum of the below fees and shall be paid before the permit is issued. Fees may be rounded to the nearest dollar amount. All ordinances or parts of ordinances inconsistent herewith are hereby repealed as to such inconsistent parts or provisions.

A. BUILDING SUBCODE FEES SHALL BE AS FOLLOWS:

- (1) For new construction and additions, the fees are based on volume in cubic feet. The fee shall be \$0.04 per cubic foot. The minimum fee shall be \$100 for Use Groups R-3 and R-4 and \$200 for all other use groups.
- (2) For renovations, alterations and repairs, the fees shall be based on estimated cost of the work except that the minimum fee shall be \$60. The fee shall be \$26 per \$1,000. From \$50,001 to and including \$100,000, the additional fee shall be \$20 per \$1,000. Above \$100,000, the additional fee shall be \$18 per \$1,000.
- (3) Plan review. The fee for plan review shall be 20% of the amount charged for the construction permit. The amount of this fee shall be deducted from the amount of the fee due for a construction permit. Plan review fees are not refundable.
- (4) Demolition fees:
 - (a) Demolition of a one- or two-family residence shall be \$300.
 - (b) All other use groups shall be \$500.
 - (c) Residential accessory structures shall be \$75.
- (5) Roofing and siding (Use Groups R-3 and R-4). The fees for roofing and siding work completed on structures in Use Groups R-3 and R-4 shall be \$125 when the cost of work is less than \$6,000, and \$175 when the cost of work exceeds \$6,000.
- (6) Elevator fees. The fees shall be set forth in N.J.A.C. 5:23-12.
- (7) Sign fees. The fee for a permit to construct a sign shall be in the amount of \$1.75 per square foot surface of the sign, computed on one side only for double-faced signs. The minimum fee shall be \$60.
- (8) Certificate of occupancy fees. New construction or alterations:
 - (a) The fee for one and two family reconstructions and additions shall be \$75.
 - (b) The fee for new construction for Use Groups R-3 and R-4 shall be 10% of the total cost of the permit or a minimum fee of \$100.
 - (c) The fee for a certificate of occupancy issued for decks and pools, both in-ground and aboveground, shall be \$50.
 - (d) The fee for all other use groups shall be 10% of the total cost of the permit or a minimum fee of \$200.
 - (e) The fee for a certificate of occupancy granted pursuant to a change of use shall be \$150.
 - (f) The fee for a certificate of continued occupancy shall be \$300.
 - (g) The fee for a temporary certificate of occupancy certifying that work done under a construction permit and complies with DCA bulletin (01-2) or its successor shall be \$50 for Use Groups R-3 or R-4 and \$100 for all other use groups.
- (9) Asbestos abatement fees. An administrative fee of \$100 shall be charged for an asbestos abatement project.
- (10) Variation fee. The fee for an application for a variation in accordance with N.J.A.C. 5:23-2.10 shall be \$400 for Class I structures and \$85 for Class II and Class III structures.
- (11) Nonuse; lapse of permits:
 - (a) In the event that a permit once issued and paid for shall not be exercised or constructed, the permittee shall be entitled to a refund in the amount of the fee paid upon written application therefore and return of permit issued less than 20% designated as plan review.

- (b) In the event a permit shall lapse by reason of time, the fee upon application for renewal shall be the full price of the permit as calculated by the most currently adopted fees as listed in this chapter.
 - (c) The fee for a change of contractor shall be \$50.
- (12) Swimming pools:
 - (a) The fee for an aboveground swimming pool shall be \$75.
 - (b) The fee for an in-ground swimming pool shall be \$250.
- (13) Lead abatement:
 - (a) The fee for a permit for lead abatement work shall be \$100.
 - (b) The fee for a lead abatement clearance certificate shall be \$30.
- (14) Storage tanks, installation and removal per tank:
 - (a) Tanks unregulated as per DCA Bulletin 95-1B or its successor: \$75.
 - (b) Regulated tanks as per DCA Bulletin 95-1D or its successor: \$350.

B. THE PLUMBING SUBCODE FEES SHALL BE AS FOLLOWS:

- (1) All plumbing fixtures, stacks and vents, including but not limited to all sinks, urinals, water closets, bathtubs, fountains, dishwashers, garbage disposals, clothes washers, floor drains, roof drains or similar devices: \$15 per fixture; minimum fee of \$60.
- (2) Special devices, grease traps, oil, sewage ejectors, separators, water-cooled air-conditioning, utility service connections (sewer or water), not limited to sump pump, water softener, gas pipe, water lines: \$75 per unit.
 - (a) Sewer capping, water line capping: \$75 each.
 - (b) Condensate pumps A/C: \$25.
 - (c) Backwash discharge and pool heaters, all pools: \$75.
- (3) Boilers and furnaces: \$75 per unit; steam or hot water boiler: need backflow preventer.
 - (a) Unit heaters: \$75.
 - (b) Hot air furnace with A/C: \$75.
 - (c) Gas air test six-month shutoff only: \$75.
- (4) Hot water heaters: \$50 per unit.
- (5) Backflow and pressure reducing devices:
 - (a) Backflow preventer for residential home only: \$20.
 - (b) Industrial backflow preventer: \$75.
 - (c) Backflow preventer lawn sprinkler: \$75.
 - (d) Backflow preventer yearly test: \$75.
- (6) Oil tank piping, 250 gallons to 550 gallons: \$60.
 - (a) Oil tank piping for tanks above 550 gallons: \$75.
 - (b) Oil storage tank with double wall containment: \$150.

C. THE ELECTRICAL SUBCODE FEES SHALL BE AS FOLLOWS:

- (1) Receptacles and fixtures, including smoke detectors, heat detectors, intercom devices and burglar alarms.
 - (a) One to 50: \$60.
 - (b) Each additional 25 outlets: \$30.
 - (c) Parking lot light standards, each: \$20.
- (2) Motors and electrical devices.
 - (a) One horsepower to 10 horsepower: \$25.
 - (b) Ten and one-tenth horsepower to 50 horsepower: \$75.
 - (c) Fifty and one-tenth horsepower to 75 horsepower: \$100.
 - (d) Seventy-five and one-tenth horsepower to 100 horsepower: \$125.
 - (e) One hundred and one-tenth horsepower and larger: \$460.
- (3) Transformers and generators.
 - (a) One kilowatt to 10 kilowatts: \$25.
 - (b) Ten and one-tenth kilowatts to 50 kilowatts: \$75.
 - (c) Fifty and one-tenth kilowatts to 112.5 kilowatts: \$150.
 - (d) One hundred twelve and six-tenths kilowatts and larger: \$460.
- (4) Service equipment, including service panel, service entrance and sub-panel.
 - (a) Zero to 149.9 amperes: \$60.
 - (b) One hundred fifty to 349.9 amperes: \$92.

- (c) Three hundred fifty to 649.9 amperes: \$225.
- (d) Six hundred fifty amperes and larger: \$650.
- (5) Minimum electrical permit fee: \$60.
- (6) Low voltage service equipment:
 - (a) Low voltage fees:
 - [1] Alarms: R-3 and R-4 Use Groups: \$46.
 - [2] Alarms: all other use groups: \$92 up to 25 contacts; additional contacts shall be charged out at a rate of \$30 for each additional 25 contacts or fraction of the same.
 - [3] Data: one to 50: \$60; each additional 25 connections: \$30.
 - [4] Telephone: one to 50: \$60; each additional 25 connections: \$30.
- (7) High voltage service-minimum fee \$800.
- (8) Swimming pools.
 - (a) Permit fee:
 - [1] Aboveground: \$80.
 - [2] In-ground: \$200.
 - (b) Pumps, bondings; convenience outlets, lights, sweepers and other accessories: At the rates set forth in other subsections of this section or at published rates.
 - (c) Annual inspection fee. All pools other than private pools, which are accessory to one- and two-family homes, are subject to an annual electrical inspection. The fee shall be \$100.

D. THE FIRE SUBCODE FEES SHALL BE AS FOLLOWS:

- (1) Sprinklers, wet and dry, based upon the number of heads being installed:

Number of Heads	Fee
1 to 20	\$100.00
21 to 100	\$175.00
101 to 200	\$300.00
201 to 400	\$600.00
401 to 1,000	\$925.00
Over 1,000	\$1,200.00

- (2) Smoke and heat detectors, horns, strobes, bells, tempers, pull stations, water flow alarms and similar devices, all use groups:
 - (a) One to eight: \$60.
 - (b) Each additional eight: \$30.
- (3) Preengineered systems:
 - (a) CO(2) suppression: \$100.
 - (b) Halon suppression: \$100.
 - (c) Foam suppression: \$100.
 - (d) Dry chemicals: \$100.
 - (e) Wet chemical: \$100.
- (4) Standpipe: \$250.
- (5) Kitchen hood exhaust systems: \$75.
- (6) Incinerators: \$400.
- (7) Crematoriums: \$400.
- (8) Gas or oil filled appliances, including chimney liners: \$60.
- (9) Exit and emergency lights, including exit discharge lights, one through five: \$60; each additional five: \$30.
- (10) The fee for each sprinkler system water main shall be \$150.

E. GENERAL PROVISIONS:

- (1) Receipt of a fully completed application for a permit, signed by the applicant, is a prerequisite for conducting inspections and issuing permits.
- (2) All fees set forth herein shall cover the cost of two inspections made on any one application.
- (3) Each additional inspection on any one application shall require a minimum reinspection fee of \$60.

- (4) An authorized representative of the applicant, as well as the licensed contractors representative (plumbing and electric subcodes) shall be present at the work site for each inspection to be made.
- (5) After-working hours or Saturday inspections may be scheduled at the discretion of the inspector. The charge shall be \$80 per hour with a two-hour minimum in addition to the fee set forth in this section.
- (6) The estimated cost (value) of work for any subcode shall include the costs associated with the project (N.J.A.C. 5:23-2.14) and the costs shall include all labor, materials and contractors profit. The amounts entered on the permit application forms are subject to review by the Construction Official, who may approve or modify them as necessary using the latest edition of the Means Cost Date Guide.

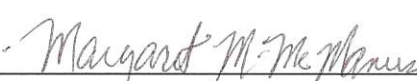
F. WAIVER OF ENFORCING FEES FOR THE FOLLOWING:

- (1) Construction performed by or on behalf of the Township of Winfield.
- (2) Construction to a public building owned by the County of Union or Winfield Board of Education.

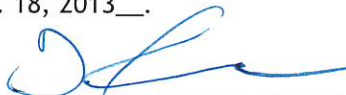
Introduced: Oct. 21, 2013

PUBLIC NOTICE

The foregoing ordinance was introduced and approved on first reading at the regular meeting of the Winfield Township Committee held on 10/21/13 and will be considered for public hearing and final adoption at the regular meeting of the Township Committee to be held on 11/4/13 at 7:00 PM in the Municipal Building, 12 Gulfstream Avenue, Winfield, NJ.

	MOTIONED	SECONDED	AYES	NAYS	ABSENT	ABSTAIN
 MAYOR MAGARET M. McMANUS		✓				
COMM. ONEIDA M. BRAITHWAITE	✓					
COMM. GARY J. GENZ					✓	

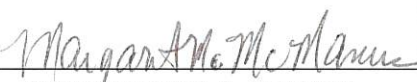
I hereby certify that the above Ordinance was introduced by the Township Committee of the Township of Winfield at a meeting held on Oct. 18, 2013.


Laura Reinertsen, Twp. Clerk


Adopted: Nov. 4, 2013

PUBLIC NOTICE

The foregoing ordinance was introduced and approved on first reading at a regular meeting of the Township Committee held 10/18/2013 and was approved for adoption on final reading at the regular meeting of the Township Committee held on 11/4/2013, 7:00 pm.

	MOTIONED	SECONDED	AYES	NAYS	ABSENT	ABSTAIN
 MAYOR MAGARET M. McMANUS			✓			
COMM. ONEIDA M. BRAITHWAITE	✓					
COMM. GARY J. GENZ		✓				

I hereby certify that the above Ordinance was introduced by the Township Committee of the Township of Winfield at a meeting held on Nov. 4, 2013.


Laura Reinertsen, Twp. Clerk