

**TOWNSHIP OF WATERFORD**

**ORDINANCE NO. 2017- 23**

**ORDINANCE AMENDING CHAPTER 124 OF THE CODE OF THE TOWNSHIP OF WATERFORD CAPTIONED "FEES"**

**WHEREAS**, on a periodic basis the Township of Waterford reviews its Fee Schedule as set forth in Chapter 124 Article II of the Township Code; and

**WHEREAS**, as a result of said review it has been determined that Section 124-5 captioned "Uniform Construction Code Fees" shall be amended.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Township Committee of the Township of Waterford, County of Camden, State of New Jersey, as follows:

**Section 1.** Chapter 124, Section 5 captioned "Uniform Construction Code Fees" is hereby amended as follows:

C. Departmental (enforcing agency) fees shall be as follows:

- (1) Plan review fee: The fee for plan review shall be 20% of the amount to be charged for a new construction permit.
- (2) The fee for plan review for elevator devices shall be determined by the Department of Community Affairs, State of New Jersey.
- (3) The basic construction fee shall be the sum of the parts computed on the basis of the volume or cost of construction, the number of plumbing fixtures and pieces of equipment, the number of electrical fixtures and devices and the number of sprinklers, standpipes and detectors (smoke and heat) at the unit rates provided herein plus any special fees. The minimum fee for a basic construction permit covering any or all of building, plumbing, electrical or fire protection work shall be \$85.00.

(a) Building volume or cost. The fees for new construction or alteration are as follows:

- [1] Fees for new construction shall be based upon the volume of the structure. Volume shall be computed in accordance with N.J.A.C. 5:23-2.28. The new construction fee shall be in the amount of \$0.047 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, A-5, F-1, F-2, S-1 and S-2, and the fee shall be \$0.011 per cubic foot for structures on farms, including commercial farm building under N.J.A.C. 5:23-3.2(d), with the maximum fee for such structures on farms not to exceed \$1,602.00.

- [2] Fees for renovations, alterations and repairs or site construction associated with pre-engineered systems of commercial farm buildings, pre-manufactured construction, and the external utility connection for pre-manufactured construction shall be based upon the estimated cost of work. The fee shall be in the amount of \$35.00 per \$1,000.00. From \$50,001.00 to and including \$100,000.00, the additional fee shall be in the amount of \$28.00 per \$1,000.00 of estimated cost above \$50,000.00. Above \$100,000.00, the additional fee shall be in the amount of \$24.00 per \$1,000.00 of estimated cost above \$100,000.00. For the purpose of determining estimated cost, the applicant shall submit to the Department such cost data as may be available produced by the architect or engineer of record, or by a recognized estimating firm, or by the contractor. A bona fide contractor's bid, if available, shall be submitted. The Department shall make the final decision regarding estimated cost.
- [3] Fees for additions shall be computed on the same basis as for new construction for the added portion.
- [4] Fees for combination renovations and additions shall be computed as the sum of the fees computed separately in accordance with Subsection C(3)(a)[1] and [2] above.
- [5] The fee for tents, in excess of 900 square feet or more than 30 feet in any dimension, shall be \$130.00.
- [6] The fee for roofing and siding work completed on structure in use group R-5 shall be \$100.00 and all other use groups shall be computed as renovation.
- [7] The fee for an above-ground swimming pool shall be \$150.00 for a pool with a surface area greater than 550 square feet; the fee in all other cases shall be \$75.00. The fee for an in-ground swimming pool shall be \$250.00 for a pool with a surface area greater than 550 square feet; the fee in all other cases shall be \$200.00.
- [8] The fee for residential fences six feet and over, or used as a pool barrier, shall be priced as alteration.
- [9] The fee for tank removal under 2,000 gallons shall be \$100.00 and any tank over 2,000 shall be \$125.00.
- [10] The fee for complete masonry fireplaces shall be priced as alteration.

[11] The fee for wood-burning stoves and similar devices shall be \$85.00 each.

[12] The minimum Building Subcode fee shall be \$85.00

[13] In addition to the fees set forth in Subsection C(3)(a)[1] through [12] above, there shall be added a fee in the amount of \$0.00371 per cubic foot of volume of new buildings and additions and a fee in the amount of \$1.40 per \$1,000.00 of value of consideration for all other construction in accordance with N.J.A.C. 5:23-4.19(b), known as the "state training fee." All volume shall be computed in accordance with N.J.A.C. 5:23-2.28.

[14] Residential or Commercial Solar array; Roof mounted system \$160.00.  
Ground mounted system \$210.00.

(b) Plumbing fixtures and equipment: The fees shall be as follows:

[1] The fee shall be in the amount of \$20.00 per fixture, piece of equipment or appliance connected to the plumbing system, and for each appliance connected to the gas piping or oil piping system, except as indicated in Subsection C(3)(b)[2] below.

[2] The fee shall be \$96.00 per special device for the following: grease traps, oil separators, refrigeration units, utility service connections, backflow preventers equipped with test ports (double check valve assembly, reduced pressure zone and pressure vacuum breaker backflow preventers), steam boilers, hot water boilers (excluding those for domestic water heating), active solar systems, sewer pumps and interceptors, L.P. gas cylinder, sump pump, pressure booster pump. There shall be no inspection fee charged for gas service entrance.

[3] The fee for a lawn sprinkler shall be \$85.00.

[4] The minimum fee for Plumbing Subcode shall be \$85.00.

(c) Electrical fixtures and devices: The fees shall be as follows:

[1] For the first block consisting of one to 50 receptacles, fixtures or devices, the fee shall be \$55.00; for each additional block consisting of up to 25 receptacles, fixtures or devices, the fee shall be \$12.00. For the purpose of computing this fee, receptacles, fixtures or devices shall include lighting fixtures, wall switches, convenience receptacles, sensors, dimmers, alarm devices, smoke and heat detectors, Communication outlets, light-standards eight feet or less in height including luminaries, emergency lights, electric signs, exit lights or similar electric fixtures and devices rated 20 amperes or less including motors or equipment rated less than one horsepower (hp) or one kilowatt (kw).

- [2] For each motor or electrical device rated from one hp or one kw to 10 hp or 10 kw; for each transformer or generator rated from one kw or one kva to 10 kw or 10 kva; for each replacement of wiring involving one branch circuit or part thereof; for each storable pool or hydromassage bath tub; for each under-water lighting fixture; for household electric cooking equipment rated up to 16kw; for each fire, security or burglar alarm control unit; for each receptacle rated from 30 amperes to 50 amperes; for each light-standard greater than eight feet in height including luminaries; and for each communications closet, the fee shall be \$22.00.
- [3] For each motor or electrical device rated from greater than 10 hp or 10 kw to 50 hp or 50 kw; for each service equipment, panel board, switch board, switch gear, motor-control-center, or disconnecting means rated 225 amperes or less; for each transformer or generator rated from greater than 10 kw or 10 kva to 45 kw or 45 kva; for each electric sign rated from greater than 20 amperes to 225 amperes including associated disconnecting means; for each receptacle rated greater than 50 amperes; and for each utility load management device, the fee shall be \$75.00.
- [4] For each motor or electrical device rated from greater than 50 hp or 50 kw to 100 hp or 100 kw; for each service equipment, panel board, switch board, switch gear, motor-control-center or disconnecting means rated from greater than 225 amperes to 1,000 amperes; and for each transformer or generator rated from greater than 45 kw or 45 kva to 112.5 kw or 112.5 kva, the fee shall be \$139.00.
- [5] For each motor or electrical device rated greater than 100 hp or 100 kw; for each service equipment, panel board, switch board, switch gear, motor-control-center or disconnecting means rated greater than 1,000 amperes; and for each transformer or generator rated greater than 112.5 kw or 112.5 kva, the fee shall be \$665.00.
- [6] The fee charged for electrical work for each permanently installed private above-ground swimming pool as defined in the building Subcode, spa, hot tub or fountain shall be a flat fee of \$85.00, and \$160.00 for an inground swimming pool, which shall include any required bonding, and associated equipment such as filter pumps, motors, disconnecting means, switches, required receptacles, and heaters, etc., excepting panelboards and under-water lighting fixtures. For public swimming pools, the fee shall be charged on the basis of number of electrical fixtures and rating of electrical devices involved in accordance with Subsection C(3)(c)[1] through [5] above.
- [7] The fee charged for the installation of single and multiple station smoke or heat detectors and fire, burglar or security alarm systems in any one- or two-family dwelling shall be a flat fee of \$45.00 per dwelling unit. For fire, burglar and security alarm systems and detectors in buildings other

than one- or two-family dwellings, the fee shall be charged in accordance with Subsection C(3)(c)[1] and [2] above.

- [8] For installations consisting of multimeter stacks, the fee shall be based on the ampere rating of the main bus and not upon the number of meters or rating of disconnects on the meter stack. Individual loadside panel boards shall be charged in accordance with Subsection C(3)(c)[3], [4] or [5] above. There shall be no additional fee charged for the concurrent installation of individual feeder conductors.
- [9] For motors or similar devices requiring concurrent installation of individual controls, relays and switches, the fee shall be based only upon the rating of the motor or device. There shall be no additional fee charged for the concurrent installation of individual circuit components, for example, controllers, starters, and disconnecting means.
- [10] For electrical work requiring replacement of service entrance conductors or feeder conductors only, the fee shall be based on the designated ampere rating of the overcurrent device of the service or feeder as follows: 225 amps or less \$85.00, 226-1000 amps \$139.00, greater than 1000 amps \$600.00.
- [11] The fee charged for process equipment shall be based on the ampere rating of the overcurrent device protecting the conductor feeding the process equipment or the cutoff device.
- [12] For the purpose of computing these fees, all electrical and communication devices, utilization equipment and motors which are part of premises wiring, except those which are portable plug-in type, shall be counted.
- [13] The fee for a rain sensor for a sprinkler system shall be \$25.00.
- [14] The minimum fee for Electrical Subcode shall be \$85.00.
- [15] Solar Energy Systems Residential & Commercial Roof Mounted up to 10kw \$150.00, 11kw to 20kw \$200.00, over 20kw \$300.00. Residential and Commercial Ground Mounted up to 10kw \$200.00, 11kw to 20kw \$250.00, over 20kw \$350.00.

(d) For fire protection and hazardous equipment, sprinklers, standpipes, detectors (smoke and heat), pre-engineered suppression systems, gas and oil fired appliances not connected to the plumbing system, kitchen exhaust systems, incinerators and crematoriums, the fee shall be as follows:

- [1] The fee for 20 or fewer heads shall be \$95.00; for 21 to and including 100 heads, the fee shall be \$170.00; for 101 to and including 200 heads, the fee shall be \$330.00; for 201 to and including 400 heads, the fee shall be \$841.00; for 401 to and including 1,000 heads, the fee shall be \$1,160.00;

for over 1,000 heads, the fee shall be \$1,479.00.

- [2] The fee for one to 12 detectors shall be \$55.00; for each 25 detectors in addition to this, the fee shall be in the amount of \$25.00. In computing fees for heads and detectors, the number of each shall be counted separately and two fees, one for heads and one for detectors, shall be charged.
- [3] The fee for each standpipe shall be \$331.00.
- [4] The fee for each independent pre-engineered system shall be \$139.00.
- [5] The fee for each gas or oil fired appliance that is not connected to the plumbing system shall be \$75.00.
- [6] The fee for fireplace venting/metal chimney shall be \$75.00.
- [7] The fee for each kitchen exhaust system shall be \$75.00.
- [8] The fee for each incinerator shall be \$521.00.
- [9] The fee for each crematorium shall be \$521.00.
- [10] For single and multiple station smoke or heat detectors and fire alarm systems in any one- or two- family dwellings, there shall be a flat rate of \$40.00 per dwelling unit. For detectors and fire alarm systems in buildings other than one- or two-family dwellings, the fee shall be in accordance with Subsection C(3)(d)[2] above.
- [11] The fee for a fire pump shall be \$130.00.
- [12] The fee for the installation of an above-ground oil tank shall be \$75.00.
- [13] The minimum fee for Fire Subcode shall be \$85.00.

(e) Fees for certificates and other permits are as follows:

- [1] The fee for a demolition or removal permit shall be \$175.00 for a structure of less than 5,000 square feet in area and less than 30 feet in height, for one- or two-family residences (use group R-5 of the building code), and structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2 (d), and \$200.00 for all other use groups.
- [2] The fee for a permit to construct a sign shall be in the amount of \$6.00 per square foot surface area of the sign, computed on one side only for double-faced signs. The minimum fee shall be \$85.00.
- [3] The fee for a certificate of occupancy shall be \$60.00.

[4] The fee for a certificate of occupancy granted pursuant to a change of use group shall be \$168.00.

[5] The fee for a certificate of continued occupancy issued under N.J.A.C. 5:23-2.23 (c) shall be \$168.00.

[6] The fee for the first issuance and the renewal of a temporary certificate of occupancy shall be \$50.00.

[a] Exception: There shall be no fee for the first issuance of the temporary certificate of occupancy provided the certificate of occupancy fee is paid at that time.

[b] Exception: Where a written request for a temporary certificate of occupancy is made for reasons other than uncompleted work covered by the permit (such as uncompleted work required by prior approvals from state or municipal agencies), no renewal fee shall be charged.

[7] 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 \$383.00 for one- and two-family homes (use group R-5 of the building Subcode), and for light commercial structures having the indoor temperature controlled from a single point, and \$1,915.00 for all other structures.

[8] The fee for an application for a variation in accordance with N.J.A.C. 5:23-2.10 shall be \$821.00 for Class I structures and \$168.00 for Class II and Class III structures. The fee for resubmission of an application for a variation shall be \$321.00 for Class I structures and \$91.00 for Class II and Class III structures.

[9] The fee for a permit for lead hazard abatement work shall be \$196.00. The fee for a lead abatement clearance certificate shall be \$39.00.

[10] For cross connections and backflow preventers that are subject to testing, requiring reinspection annually, the fee shall be \$65.00 for each device when they are tested.

(f) Annual permit requirements are as follows: The fee to be charged for an annual construction permit shall be charged annually. This fee shall be a flat fee based upon the number of maintenance workers who are employed by the facility, and who are primarily engaged in work that is governed by a Subcode. Managers, engineers and clericals shall not be considered maintenance workers for the purpose of establishing the annual construction permit fee. Annual permits may be issued for building/fire protection, electrical and plumbing.

[1] Fees for annual permits shall be as follows:

- (a) One to 25 workers (including foreman) \$933.00/worker; each worker over 25, \$329.00/worker.
- (b) Prior to the issuance of the annual permit, a training registration fee of \$196.00 per Subcode and a list of not more than three individuals to be trained per Subcode shall be submitted by the applicant to the Department of Community Affairs, Bureau of Code Services, Training Section along with a copy of the construction permit (Form F170). Checks shall be made payable to "Treasurer, State of New Jersey." The Department shall register these individuals and notify them of the courses being offered.
- (c) The fees for elevator device inspections and tests shall be as set forth in N.J.A.C. 5:23-12.
- (d) The fee for the annual electrical inspection of swimming pools, spas, or hot tubs shall be \$65.00.

[2] The fee for an application by a manufacturer, distributor, owner or any other person for approval of any fixture, appurtenance, material or method, pursuant to N.J.A.C. 5:23-3.8, shall be an amount equal to the cost incurred, or to be incurred, by the Department for such tests as the Department may require, plus an administrative surcharge in the amount of 10% of such cost.

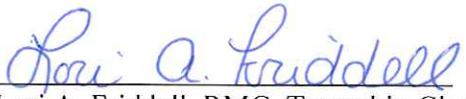
[3] For those construction permit fees not specifically designated by this article or established by rules and regulations of the Construction Code Official in the manner hereinafter established for the adoption of other fee schedules, each such fee is established in the regulations of the Department of Community Affairs (Title 5, Chapter 23, of the New Jersey Administrative Code, presently or as hereafter amended), and those fees set forth within regulations shall be applied in determining the construction permit fee. For any item not listed in this Fee Schedule, the fee shall be set by the Construction Official and appropriate Subcode Official.

- (g) The fee for a mechanical inspection in a structure of group R-3 or R-5 by a mechanical inspector shall be \$85.00 for the first device and \$28.00 for each additional device. No separate fee shall be charged for gas, fuel oil or water piping connection associated with the mechanical equipment inspected.

**Section 2.** Should any Section, Subsection, Part, Clause or Phrase of this Amended Ordinance be declared unconstitutional or invalid for any reason, the remaining portions of this Ordinance shall not be affected thereby and shall remain in full force and effect, and to that end the provisions of this Ordinance are hereby declared to be severable.

**Section 3.** All Ordinances or parts of Ordinances that are inconsistent with this Amended Ordinance are hereby repealed to the extent of such inconsistency only.

**Section 4.** This Ordinance shall take effect immediately after final adoption and publication as required by law and approval by the New Jersey Pinelands Commission.

  
 Lori A. Friddell, RMC, Township Clerk

  
 William A. Richardson, Jr., Mayor

Introduced: September 13, 2017  
 Hearing: September 27, 2017  
 Adopted: September 27, 2017

UPON INTRODUCTION ON 9-13-2017					
	CAMPBELL	FERGUSON	GIANGIULIO	SURA	RICHARDSON
YES	X	X	X	X	X
ABSTAIN					
NO					
ABSENT					
UPON ADOPTION ON 9-27-2017					
	CAMPBELL	FERGUSON	GIANGIULIO	SURA	RICHARDSON
YES	X	X	X	X	X
ABSTAIN					
NO					
ABSENT					

Certified to be a true copy of an Ordinance adopted by the Mayor and Township Committee of the Township of Waterford at a regular meeting held on September 27, 2017.

Dated: 9/27/17

  
 Lori A. Friddell, RMC, Township Clerk