

# TOWNSHIP OF BORDENTOWN

## AN ORDINANCE OF THE TOWNSHIP OF BORDENTOWN AMENDING THE SECTION 15.04.020 OF THE BORDENTOWN TOWNSHIP CODE TO ESTABLISH PERMIT AND FEE SCHEDULE

### ORDINANCE #2016-10

**WHEREAS**, the Township Committee of the Township of Bordentown has reviewed the permit and fee schedule in Ordinance section 15.04.020; and

**WHEREAS**, the Township Committee of the Township of Bordentown has determined that the current permit and fee schedule no longer bears a rational relationship to the administrative costs of issuing permits and maintaining records and files; and

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Bordentown in the County of Burlington, the State of New Jersey, as follows:

**Section 1.** Section 15.04.020 of the Bordentown Township Code is hereby amended to establish a schedule of fees, as follows:

#### SECTION 15.04.020 PERMITS AND FEES

#### Building Fees

- A. New Construction and Additions
  - 1. Fees shall be based upon the volume of the structure.
    - a. Volume shall be computed in accordance with NJAC 5:23-2.28.
    - b. Use groups shall be classified and defined in chapter 3 of the Building Subcode as adopted by NJAC 5:23-3. Class of building shall be determined in NJAC 5:23-4.3A(d).
  - 2. All use groups except as listed below in A3.....**.038** per cubic foot
  - 3. Single story structures or portions thereof for Use S-1, S-2, F-1, F-2..... **.032** per cubic foot
    - a. The calculated height shall be limited to 20' (plus below floor calculation) for Uses S-1, S-2, F-1, F-2.
- B. Reconstruction, Alteration, Renovation, Repair
  - 1. Fees shall be based upon the estimated cost of work.
    - a. Estimated cost of work shall be computed per NJAC 5:23-2.15(a)4 and NJAC 5:23-4.20(c)2i3
    - b. Where any material or labor proposed for installation in the building or structure is furnished or provided at no cost, its normal or usual cost shall be included in the estimated cost.

- c. If requested by the Construction Official, for the purpose of determining estimated cost, the applicant shall submit to the Construction Official 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 bono fide contractors bid if available shall be submitted.
    - d. The Construction Official shall make the final decision regarding cost.
  - 2. Use groups R-3 and R-5 shall be:
    - i. \$1.00 to \$50,000.....**\$30** per \$1,000
    - ii. \$50,001 to \$100,000.....**\$25** per \$1,000
    - iii. Over \$100,000.....**\$20** per \$1,000
  - 3. All use groups shall be:
    - i. \$1.00 to \$50,000.....**\$35** per \$1,000
    - ii. \$50,001 to \$100,000.....**\$30** per \$1,000
    - iii. Over \$100,000.....**\$25** per \$1,000
- C. Tents requiring a UCC permit.....**\$150**
- D. Roofing and Siding
  - 1. Roofing for use groups R-3 and R-5.....**\$65**
  - 2. Siding for use groups R-3 and R-5.....**\$65**
  - 3. All other use groups for both roofing and siding shall be calculated per Building section B.
- E. Swimming Pools
  - 1. Above ground pools for use groups R-3 and R-5.....**\$105**
  - 2. In ground pools for use groups R-3 and R-5.....**\$225**
  - 3. Hot tub and spas for use groups R-3 and R-5.....**\$65**
  - 4. All other use groups for swimming pools / hot tub / spas shall be calculated per Building section B.
- F. Fences and pool barriers
  - 1. Fences used as pool barriers.....**\$75**
  - 2. Fences requiring a UCC permit, other than pool barriers shall be calculated per Building section B.
- G. Storage sheds and similar structures i.e. gazebo, carport, trellis, etc.
  - 1. Up to 200 square feet.....**\$65**
  - 2. 201 to 400 square feet.....**\$130**
  - 3. Over 400 square feet shall be calculated per section A or B as applicable
- H. Decks
  - 1. The fee shall be calculated per Building section B.
  - 2. The estimated cost of construction shall be \$25.00 per square foot to be used in the calculation.
  - 3. The square foot calculation shall include stairs, landings, cantilevers, and deck.
- I. Demolition
  - 1. Demolition or abandonment of a tank – UST, BST, or AST
    - a. Use group R-3 or R-5.....**\$75**
    - b. All other use groups .....**\$125**
  - 2. Demolition of a building or structure (as determined in NJAC 5:23-4.3A(d))
    - i. Class I .....**\$300**
    - ii. Class II.....**\$200**

iii. Class III.....\$100

Note: All R-3 and R-5 uses are class III

- J. Radon mitigation system.....\$65
- K. Storage and racking systems for all use groups except R-3 or R-5 shall be calculated per Building section B.
- L. Solar/Photovoltaic systems
  - a. Use group R-3 or R-5.....\$175
  - b. All other use groups shall be calculated per Building section B.
- M. Retaining walls
  - a. Use group R-3 or R-5
    - i. Less than 150 sf of surface area (above and below grade).....\$95
    - ii. 150 sf or greater.....\$175
  - b. All other use groups shall be calculated per Building section B.
- N. Lead/Asbestos abatement
  - a. Lead hazard abatement work requiring a UCC permit.....\$175
  - b. Lead abatement clearance certificate.....\$50
  - c. Asbestos abatement work requiring a UCC permit.....\$175
- O. Signs
  - a. Sign size shall be gross overall size of sign based upon one side only
  - b. Pylon signs
    - i. First 100 square feet.....\$6.00/sf
    - ii. Next 400 square feet.....\$4.75/sf
    - iii. Thereafter.....\$3.50/sf
  - c. Ground or wall signs
    - i. First 100 square feet.....\$3.50/sf
    - ii. Next 400 square feet.....\$3.00/sf
    - iii. Thereafter.....\$2.00/sf
- P. Pre-manufactured solid fuel [wood] stoves, fireplaces, heaters, etc.....\$75
- Q. Relocation of a building or structure/ set fee
  - a. Includes construction trailer, premanufactured construction, modular, etc.
  - b. Shall be calculated per Building section B.
  - c. Cost shall include new foundation, anchorage, pad, placement of structure in a completed condition at the site, etc.
  - d. Structures as listed in section G shall be excluded
- R. Light standard, light pole, lamppost, flagpole, etc. requiring a footing
  - 1. Up to 10' in height.....\$25
  - 2. Over 10' in total height.....\$40

## **Plumbing Fees**

A. Plumbing fixtures, devices, stacks	
1. All fixtures, appliances, equipment, and devices such as but not limited to, water closets, urinals, bidets, bath tubs, showers, lavatory, floor drain, floor sink, standpipe, sink, dishwasher, drinking fountain, washing machine, hose bibb/sillcock, condensate drain, air admittance device, area drain, vent/drainage stack, indirect waste trap, food waste disposer, roof drain, water filtration, roof hydrant, misc. connection, etc.	
a. Use group R-3 or R-5.....	<b>\$20</b>
b. All other use groups.....	<b>\$28</b>
B. Backflow preventers	
1. Use group R-3 or R-5.....	<b>\$50</b>
2. All other uses non-testable.....	<b>\$50</b>
3. All other uses testable.....	<b>\$85</b>
4. Certificate of Compliance for testable backflow preventers.....	<b>\$50</b>
Note: not applicable for use group R-3 or R-5	
Note: not applicable for initial testing and commissioning	
C. Interceptors (including grease), separators, neutralizers, dilution tanks.....	<b>\$85</b>
D. Pumps	
1. Use group R-3 or R-5 sump pump/basin/pit.....	<b>\$20</b>
2. All other use groups sump pump/basin/pit.....	<b>\$50</b>
3. Sewage pump, ejector pump, grinder pump, etc.....	<b>\$85</b>
4. Use group R-3 or R-5 individual fixture pump.....	<b>\$28</b>
5. Use group R-3 or R-5 condensate pump.....	<b>\$20</b>
6. All other use groups condensate pump.....	<b>\$28</b>
E. Sewer piping and connection.....	<b>\$85</b>
F. Water service and connection.....	<b>\$85</b>
G. Combination domestic water and fire all uses except R-3 or R-5.....	<b>\$175</b>
H. Pools	
1. Pool drain.....	<b>\$35</b>
2. Hydrostatic pool pressure test per ISPSC .....	<b>\$35</b>
I. Gas, oil, or LPG piping systems (including rearrangement, extension, or new)	
1. Use group R-3 or R-5 piping.....	<b>\$50</b>
2. All other use groups piping.....	<b>\$95</b>
3. Use group R-3 or R-5 outlet or appliance/equipment connection.....	<b>\$20</b>
4. All other use groups outlet or appliance/equipment connection.....	<b>\$28</b>
J. Chimney liner.....	<b>\$50</b>

K. Equipment / appliance

- 1. Water heater.....\$65
- 2. Use group R-3 or R-5 steam or hot water boiler, furnace.....\$65
- 3. All other use groups steam or hot water boiler, furnace, RTU, etc.....\$85
- 4. Use group R-3 or R-5 air conditioning only.....\$50
- 5. Use group R-3 or R-5 air conditioning when replaced with a furnace.....No fee
- 6. Fireplace.....\$50
- 7. Generator or pool heater use group R-3 or R-5.....\$50  
Note: Replacement only; new installation shall be calculated per section I
- 8. All other use groups generator or pool heater.....\$100  
Note: This fee shall be in lieu of the fee calculated per section I-4

L. Miscellaneous

- 1. The fees in L2-L5 are in addition to all associated devices/fixtures and appurtenances as calculated per A-J
- 2. Dental/Medical vacuum system .....\$150
- 3. Hydronic piping for geothermal, baseboard, floor heating, etc. (includes hydrostatic pressure test where applicable).....\$35
- 4. Active solar thermal system.....\$50
- 5. Refrigeration system.....\$100
- 6. Carbonated beverage system requiring UCC permit.....\$65

**Mechanical Fees**

Use group R-3, R-4 or R-5 only. These fees shall be in lieu of plumbing fees when the mechanical subcode is used and is for replacement work only. No separate fee shall be charged for gas, fuel oil, or water piping connections associated with the mechanical equipment inspected.

Equipment / appliance

- Water heater.....\$65
- Steam or hot water boiler, furnace.....\$85
- Air conditioning only.....\$50
- Air conditioning when replaced with a furnace.....No fee
- Fireplace.....\$50
- Generator or pool heater.....\$50

## **Electric Fees**

- A. Fixtures or receptacles (shall include lighting fixtures/outlets, wall switches, convenience receptacles, low voltage outlets, sensors, dimmers, alarm devices, smoke and heat detectors/alarms, communication outlets, light standards 10 feet or less in height including luminaries, emergency lights, electric signs, exit lights, or similar electric fixtures and devices rated 20 amps or less including motors or equipment rated less than 1 horsepower or kilowatt.
1. First 25.....**\$65**
  2. Each additional 25.....**\$40**
- B. Motors, electrical devices, transformers, generators (each) in horsepower, kilowatt, or kilovolt
1. 1-9 hp/kw/kv.....**\$20**
  2. 10-50 hp/kw/kv.....**\$100**
  3. 51-100 hp/kw/kv.....**\$200**
  4. Over 100 hp/kw/kv.....**\$600**
- C. Service panels, service equipment, sub-panel, switchgear, switchboard, motor control center, disconnecting means, service entrance or feeder conductors (based upon the designated ampere rating of the overcurrent device (each))
1. Up to 150 amps.....**\$100**
  2. 150.01 to 300 amps.....**\$175**
  3. 300.01 to 1000 amps.....**\$300**
  4. Over 1000 amps.....**\$700**
- D. Miscellaneous
1. Replacement of wiring involving one branch circuit or part.....**\$20**
  2. Storable pool or hydro massage bathtub.....**\$40**
  3. Underwater lighting fixture.....**\$35**
  4. Use group R-3 or R-5 security/fire/burglar alarm control unit only.....**\$20**
  5. All other use groups security/fire alarm control unit only.....**\$75**
  6. Receptacle rated from 20.01 to 50 amps.....**\$20**
  7. Receptacle rated over 50 amps.....**\$75**
  8. Light standard, light pole, lamppost, including luminaries over 10 feet high.....**\$25**
  9. Communications closet.....**\$100**
  10. Electric sign rated over 20 amps including disconnecting means.....**\$75**
  11. For installations consisting of multimeter stacks, the fee shall be based upon the ampere rating of the main bus and not upon the number of meters or rating of disconnects on the meter stack. Individual load side panel boards shall be charged in accordance with sections B, or C. There shall be no additional fee for the concurrent installation of individual feeder conductors.
  12. Fire pumps shall be calculated per section B, with a minimum fee of **\$100**  
Jockey pumps shall be calculated per section B, with no minimum fee

13. The fee charged for process equipment shall be based upon the ampere rating of the overcurrent device protecting the conductor feeding the process equipment or the cutoff device.
14. 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.

E. Photovoltaic

1. Use group R-3 or R-5
  - a. Up to 12 kilowatt.....**\$100**
  - b. 12.01 to 25 kilowatt.....**\$150**
  - c. Over 25 kilowatt.....**\$450**
  - d. Inverter (each).....**\$50**
  - e. Micro inverter (each).....**\$3**
2. All other use groups
  - a. Up to 10 kilowatt.....**\$100**
  - b. 10.01 to 25 kilowatt.....**\$250**
  - c. 25.01 to 100 kilowatt.....**\$350**
  - d. 100.01 to 500 kilowatt.....**\$550**
  - e. Over 500 kilowatt.....**\$1.00 per kw for every kw over 500 plus \$550**
  - f. Micro inverter (each).....**\$4**
  - g. All other associated equipment such as inverters, subpanels, disconnects, back-fed circuit breakers, etc. shall be calculated per sections A, B, C, or D.

F. Pools

1. Use group R-3 or R-5 swimming pool as defined in the building subcode, spa, hot tub, or fountain including bonding, associated equipment such as pumps, motors, disconnecting means, switches, required receptacles, etc. except heaters, panel boards, or underwater lighting fixtures.....**\$100**
2. All other use groups shall be calculated on the basis of the number of electrical fixtures and the rating of electrical devices involved per sections A, B, C, or D.
3. Certificate of Compliance for public pools, spas, and hot tubs for 1<sup>st</sup> pool, spa, or hot tub on a site.....**\$85**  
 for each additional pool, spa, or hot tub on same site.....**\$55**  
 Re-inspection fee.....**\$40**

## **Fire Protection Fees**

A. Sprinkler heads	
1. 1 to 20 heads.....	<b>\$100</b>
2. 21 to 100 heads.....	<b>\$200</b>
3. 101 to 200 heads.....	<b>\$400</b>
4. 201 to 400 heads.....	<b>\$800</b>
5. 401 to 1000 heads.....	<b>\$1500</b>
6. 1001 to 2000 heads.....	<b>\$2250</b>
7. Over 2000 heads.....	<b>\$2250 plus \$1.00/per head for every head over 2000</b>
B. Initiation and notification devices, such as smoke/heat detectors, alarms, horn/strobe, pull stations, supervisory devices, etc.	
1. 1 to 10.....	<b>\$75</b>
2. For each 25 devices in addition to this (or portion thereof).....	<b>\$35</b>
C. Standpipe (each).....	<b>\$350</b>
D. Alternate/independent fire extinguishing system (dry/wet chemical, foam, halon, etc.).....	<b>\$160</b>
E. Clean agent system.....	<b>\$200</b>
F. Fire pump	
1. Up to 500 gallons per minute.....	<b>\$350</b>
2. Over 500 gallons per minute.....	<b>\$500</b>
3. Jockey pump.....	<b>\$100</b>
G. Fire department connection.....	<b>\$100</b>
H. Smoke control system (each independent system).....	<b>\$350</b>
I. Hazardous exhaust system.....	<b>\$250</b>
J. Alarm / Dry pipe / Pre-action valves.....	<b>\$80</b>
K. Kitchen exhaust system	
1. Domestic Except R-3 or R-5.....	<b>\$65</b>
2. Non-domestic.....	<b>\$175</b>
L. Incinerator / Crematorium.....	<b>\$500</b>
M. Tanks	
1. Fire suppression water storage tank for use group R-3 or R-5.....	<b>\$100</b>
2. Fire suppression water storage tank for all other uses.....	<b>\$200</b>
3. Fuel tank for use group R-3 or R-5.....	<b>\$65</b>
4. Fuel tank for all other uses .....	<b>\$125</b>
N. Dedicated fire protection water service.....	<b>\$175</b>
O. Gas or oil fired appliance use group R-3 or R-5.....	<b>\$65</b>
P. Gas or oil fire appliance all other use groups.....	<b>\$85</b>
Q. Spray booths, spaces, or rooms, dipping operations.....	<b>\$350</b>



R. Fuel dispensing unit (service station type, each).....	<b>\$40</b>
S. Fire alarm panel replacement .....	<b>\$75</b>
T. Smoke/heat vent.....	<b>\$50</b>
U. Fire command center.....	<b>\$250</b>
V. Portable fire extinguisher, all use groups except R-3 or R-5	
a. 1 to 5 when applied with other fire protection permit items.....	<b>No Fee</b>
b. 1 to 5.....	<b>\$65</b>
c. 6 to 50.....	<b>\$75</b>
d. Over 50.....	<b>\$100</b>

### **Administrative Fees**

A. Certificates	
1. Certificate of Occupancy for use groups R-3 or R-5.....	<b>\$75</b>
2. Certificate of occupancy for all use groups except R-3 or R-5 shall be 10% of the construction permit fee. Minimum fee.....	<b>\$175</b>
3. Certificate of Continued Occupancy.....	<b>\$180</b>
4. Certificate of Occupancy for a change of use.....	<b>\$250</b>
5. Extension of a Temporary Certificate of Occ. for use groups R-3 or R-5.....	<b>\$50</b>
6. Extension of a Temporary Certificate of Occupancy for all use groups except R-3 or R-5.....	<b>\$150</b>
7. Lead abatement clearance certificate.....	<b>\$50</b>
8. Certificate of Compliance for public pools, spas, and hot tubs for 1 <sup>st</sup> pool, spa, or hot tub on a site.....	<b>\$85</b>
for each additional pool, spa, or hot tub on same site.....	<b>\$55</b>
9. Certificate of Compliance for testable backflow preventer (each).....	<b>\$50</b>
B. Variation fees	
1. Class I.....	<b>\$450</b>
2. Class II.....	<b>\$300</b>
3. Class III.....	<b>\$150</b>
Note: All R-3 and R-5 uses are class III	
C. Reinstate a lapsed construction permit.....	<b>\$50/per subcode</b>
D. New Jersey state permit surcharge fees shall be in accordance with NJAC 5:23-4.19	
E. Development wide inspection fees shall be in accordance with NJAC 5:23-4.17(d)	
F. Annual permit fees shall be in accordance with NJAC 5:23-4.20(c)5	
G. Minimum permit fee per subcode/discipline.....	<b>\$65</b>

H. Plan review

1. Hourly fees for additional review of any amendments or changes to a plan that has already been released (except for use group R-3 or R-5), or substantial repeated reviews, or development wide inspection fees.....**\$80 per hour**
  2. Plan review fee of use R-3 or R-5 for compliance under the alternate systems and non depletable energy source provisions of the energy subcode and for light commercial structures having an indoor temperature controlled from a single point....**\$375**  
All other use groups.....**\$1800**
  3. The plan review fee shall be 15% of the amount to be charged for a new construction permit. This is the plan review fee for prototype plans.
  4. When plans have been reviewed and released by the State of New Jersey DCA, the permit fee shall be reduced by 20% from the amount otherwise specified in our fee schedule.
  5. Plan review fees are non-refundable.
  6. An administrative fee of \$35 shall be assessed on any permit fee refunded.
- I. An administrative fee of 20% shall be assessed on each permit fee for each subcode performed by a third party inspection agency

**General Provisions**

- A. The fee charged for a construction permit will be the sum of the basic construction fee computed in accordance with the fee schedule herein, plus any applicable special fees, such as but not limited to sign fees, racking, etc. This fee shall be paid before a permit is issued.
- B. The fee charged for a certificate of occupancy shall be paid before a certificate is issued. This fee shall be in addition to the construction permit fee.
- C. All other fees not specifically covered by this section shall be in accordance with NJAC 5:23-4.
- D. Fees shall be rounded to the nearest dollar amount and all fees are shown in whole US dollars, except as indicated otherwise, such as Building fee section A.
- E. This ordinance shall take effect immediately upon publication following adoption as provided by law.

INTRODUCED: JULY 18, 2016

ADOPTED: