

O-89-14

**ORDINANCE AMENDING ORDINANCE NO.: O-89-14 KNOWN AS
“CONSTRUCTION CODE ENFORCING AGENCY OF THE TOWNSHIP OF
GLOUCESTER” AND KNOWN AS CHAPTER 20 OF THE CODE OF THE
TOWNSHIP OF GLOUCESTER**

BE IT ORDAINED By the Township Council of the Township of Gloucester in the County of Camden, State of New Jersey, that Ordinance O-89-14, known as the “Construction Code Enforcing Agency of the Township of Gloucester” and known as Chapter 20 of the Township of Gloucester be and is hereby amended as follows:

SECTION 1. That Section 20-3 of Chapter 20 entitled “Fees” be and is hereby amended to read as follows:

A. General:

- (1) **Plan Review** fees when applicable are to be computed as a percentage of the overall construction permit fee. The plan review fee is therefore included as part of the cost of the overall construction permit fee(s) and shall be paid upon the issuance of the construction permit.

Plan review fees are not refundable

- (2) **Construction Permit** fees are to be the total of all applicable fees as stated within the entire sub-section of this ordinance titled “Construction Fees” and shall be paid prior to the issuance of the construction permit.
- (3) **Certificate of Occupancy** fees when applicable are to be set as a flat fee corresponding with the type of project as stated within the sub-section of this ordinance titled “Certificate Fees”. The Certificate of Occupancy fee shall be paid along with the overall construction permit fee(s) upon the issuance of the construction permit.

B. Plan Review Fees:

- (1) The plan review fee when applicable for all types of construction projects shall be designated as **10%** of the overall construction permit fee(s).
- (2) The plan review fee for Gloucester Twp. prototyped construction projects shall be deducted at a rate of **10%** from the overall construction fee(s).
- (3) The plan review fee for projects that have already been reviewed and released by the Department of Community Affairs shall be deducted at a rate of **20%** from the overall construction permit fee(s).
- (4) The plan review fee for projects (that have been statewide prototyped or have other prototype plans where the foundation details are not included) shall be deducted at a rate of **15%** from the overall construction permit fee(s).

- (5) The plan review fee for (large scale*) re-reviewing of previously released plans shall be **\$75 per hour**. This fee will be calculated based on the total of all subcode(s)' hours required to re-release the plans. (*Large scale will be determined by the Construction Official.)

C. Construction Fees:

- (1) The Building Subcode fees shall be:

- a. New Building and/or Addition fee(s) for all Use Groups shall be charged based on volume at a rate of **.033** per cubic foot. (This shall include the entire structure to be built from footing(s) to the mean height of the roof(s).

*(The minimum fee to be charged for all new buildings and /or additions shall be **\$200.00**).

Exception (1): Garden type sheds or similar structures that are accessory to a 1 or 2 family dwelling and no larger than 200 square feet shall be a flat fee of **\$75.00**.

Exception (2): Open structures (roofs without walls) that are accessory to a 1 or 2 family dwelling shall have a minimum fee of **\$100.00**.

Exception (3): Addition(s) for a 1 or 2 family dwelling shall be charged at a rate of **.027** per cubic foot.

- b. Alterations, renovations, repairs, re-roofing and all site construction or external utility connections associated with pre-manufactured construction fee(s) for all Use Groups shall be charged at a rate of **\$29.00** per thousand dollars of the estimated construction cost. Estimated construction cost shall be defined as the retail value of all materials (purchased or not) and/or labor (charged or not) being provided to complete the project.

*(The minimum fee for alterations, renovations, repairs, re-roofing and all site construction or external utility connections associated with pre-manufactured construction shall be **\$65.00**).

Exception (1): Alterations, renovations and repairs for a 1 or 2 family dwelling shall be charged at **\$24.00** per thousand dollars of the estimated construction cost.

Exception (2): Roofing or Siding for a 1 or 2 family dwelling shall be a flat fee of **\$50.00**.

Exception (3): Open deck(s) for a 1 or 2 family dwelling shall be a flat fee of **\$75.00** per deck(s) with an aggregate size of no more than 200 square feet and **\$150.00** per deck(s) with an aggregate size of over 200 square

feet.

- c. Fencing for all Use Groups that is over 6ft in height or any fencing being replaced to meet the requirements of the swimming pool code shall be a flat fee of **\$130.00**.

Exception (1): fencing being replaced to meet the requirements of the swimming pool code for a 1 or 2 family dwelling shall be a flat rate of **\$65.00**.

- d. Temporary structures for all Use Groups (i.e. tents, trailers etc.) shall be a flat fee of **\$150.00**.
- e. Retaining wall fee(s) for all Use Groups shall be charged at a rate of **\$29.00** per thousand dollars of the estimated cost of construction.

Exception (1): Retaining walls associated with a Class 3 residential structure shall be charged a flat fee of **\$75.00** for retaining walls up to 550 square feet and **\$150.00** for retaining walls over 550 square feet.

- f. Swimming pools for all Use Groups shall be a flat fee of **\$150.00** for an above-ground swimming pool and **\$300.00** for an in-ground swimming pool.

Exception (1): Swimming pools for 1 and 2 family dwellings shall be a flat fee of **\$75.00** for an above-ground pool and **\$150.00** for an in-ground pool.

- g. Signs for all Use Groups shall be a flat rate of **\$75.00** for wall type signs and **\$150.00** for monument or pylon signs.
- h. Demolition (removal of building or structure) for all Use Groups shall be a flat fee of **\$150.00**.

Exception (1): Accessory structure for a 1 or 2 family dwelling (i.e. tanks, garages, pools etc.) shall be a flat fee of **\$75.00**.

- i. Any & all other structures for all Use Groups not specifically mentioned in this ordinance shall be fee as an Alteration at a rate of **\$29.00** per thousand of the estimated construction cost.

Exception (1): Any & all structures for a 1 or 2 family dwelling not specifically mentioned in this ordinance shall be a flat fee of **\$75.00**.

- j. Solar photovoltaic system fee(s) for all Use Groups shall be **\$500.00**.

Exception (1): Solar photovoltaic system fee(s) for a 1 or 2 family dwelling shall be **\$100.00**.

- k. Unless specifically stated otherwise the minimum fee for the Building Subcode shall be **\$65.00**.

(2) The Electrical Subcode fees shall be:

- a. The total number of electrical fixtures and devices, lighting outlets, switches, fluorescent fixtures, convenience receptacles or similar devices or motors less than 1 h.p. or 1 kw from 1 to 50.....X **\$50.00**.
- b. Each additional increment of 25 fixtures or devices, motors of less than 1 h.p. or 1 kw.....X **\$15.00**
- c. Each service equipment, panel board, switch gear, motor control center or disconnect rated 225 amps or less.....X **\$55.00**
- d. Each service equipment, panel board, switch gear, motor control center or disconnect rated greater than 225 amps but less than 1, 000 ampsX **\$115.00**
- e. Each service equipment, panel board, switch gear, motor control center or disconnect rated greater than 1,000 amps.....X **\$575.00**
- f. Each motor or device 1 h.p. or 1 kw and up to 10 h.p. or 10 kw.....X **\$15.00**
- g. Each motor or device of more than 10 h.p. or 10 kw and not exceeding 50 h.p. or 50 kw.....X **\$55.00**
- h. Each motor or device greater than 50 h.p. or 50 kw and not exceeding 100 h.p. or 112.5 kw.....X **\$115.00**
- i. Each motor or device greater than 100 h.p. or 112.5 kw.....X **\$575.00**
- j. Solar photovoltaic system fee(s) for all Use Groups sized at 1-50 kw shall be **\$110.00**.
- k. Solar photovoltaic system fee(s) for all Use Groups sized at 51-100 kw shall be **\$210.00**.
- l. Solar photovoltaic system fee(s) for all Use Groups greater than 100 kw shall be **\$510.00**.
- m. Swimming pool fee(s) for all Use Groups shall be a flat fee of **\$130.00** for above-ground swimming pools and **\$260.00** for in-ground swimming pools.

Exception (1): Swimming pool fee(s) for 1 and 2 family dwellings shall be **\$65.00** for above-ground pools and **\$130.00** for in-ground pool.

- n. Unless specifically stated otherwise the minimum fee for the Electrical Subcode shall be **\$65.00**.

(3) Fire Protection Subcode Fees:

- a. The fee for heads or detectors is as follows:

1.)	20 or fewer heads or detectors.....	<u>\$80.00</u>
2.)	21 to and including 100 heads or detectors.....	<u>\$150.00</u>
3.)	101 to and including 200 heads or detectors.....	<u>\$280.00</u>
4.)	201 to and including 400 heads or detectors.....	<u>\$740.00</u>
5.)	401 to and including 1000 heads or detectors.....	<u>\$1,030.00</u>
6.)	Over 1,000 heads or detectors.....	<u>\$1,320.00</u>

Exception: R-3 and R-5 shall be calculated at **\$5.00** per detector or minimum subcode fee. In computing fees for heads or detectors, the number of each shall be counted separately and two fees will be charged.

- b. The fee for each standpipe will be.....X **\$280.00**
- c. The fee for each independent pre-engineered system will be X **\$110.00**
- d. The fee for each gas or oil fired appliance which is not connected to the plumbing system will be.....X **\$56.00**
- e. The fee for each commercial kitchen exhaust system will be..X **\$56.00**.
- f. The fee for each incinerator will be.....X **\$450.00**.
- g. The fee for each crematorium will be.....X **\$450.00**.
- h. The fee for each flammable and combustible tank will be.....X **\$65.00**.
- i. Unless specifically stated otherwise the minimum fee for the Fire Subcode shall be **\$65.00**.

(4) The Plumbing Subcode fees shall be:

- a. The total number of fixtures, pieces of equipment or appliances connected to the plumbing system and stacks..... X **\$12.00**.
- b. Grease traps, oil separators, water cooled air conditioning units and refrigeration units, utility service connections, back flow preventers, steam boilers, hot water boilers, gas piping, active solar systems, sewer pumps, interceptors, fuel oil piping and L.P. tanks under 2,000 Gallon..... X **\$80.00** each
- c. Cross Connections and Back Flow Preventers that are subject to testing

and which require inspection annuallyX \$65.00 (per device when tested).

- d. Swimming pool fee(s) for all Use Groups shall be a flat fee of \$130.00 for all swimming pools.

Exception (1): Swimming pool fee(s) for 1 and 2 family dwellings shall be \$65.00 for all swimming pools (Not including heaters).

- e. Unless specifically stated otherwise the minimum fee for the Plumbing Subcode shall be \$65.00.

(5) Elevator subcode fees: All activities relating to elevator subcode as defined in N.J.A.C. 5:23-12, the New Jersey State Department of Community Affairs shall be the sole enforcing agency.

(6) The swimming pool permit fees shall supersede the fees required for construction and use of swimming pools under Chapter 75, Code of Gloucester Township.

(7) Minimum Mechanical Subcode Fees:

The fee for a mechanical inspection in Use Group R-3, R-4 or R-5 structure by a mechanical inspector shall be \$65.00 for the first device and \$10.00 for each additional device. No separate fee shall be charged for gas, fuel oil, or water piping connections associated with the mechanical equipment which is to be inspected.

(8) Handicapped Fees:

- a. Pursuant to the authority under N.J.S.A. 52:27D-12e, no construction permit fee shall be required for the construction, reconstruction, alteration, improvement or repair of a structure and related devices installed or erected for the sole purpose to promote accessibility by the handicapped: handicapped being defined under N.J.S.A. 51-27d-126e; and conforming to the current N.J.A.C. 5:23.7 Barrier Free Code, and any subsequent amendments or additions thereto. By “waiving of the fees”, in no way “waives” the right of the enforcing agency to request plans for the purpose of reviewing plans for code compliance.

(9) Miscellaneous Fees:

- a. The fee shall be computed based upon the volume of new construction X the current rate set by N.J.A.C. 5:23-4.19 and as amended from time to time.

b. Application for Variation:

- 1.) Class I structures..... \$594.00
- 2..) Class II structures..... \$120.00

Applicant must submit variation application with the appropriate fee.

c. Reinstatement Fee:

Whenever a permit shall become void or lapsed by definition of N.J.A.C. 5:23, the fee, upon request and approval of the Construction Official, may be reinstated at a rate not to exceed 25% of the original fee charged.

(10). Refunds:

Pursuant to N.J.A.C.5:23-2.27, in the case of a discontinuance of a building project, the plan review fee and State training fees are not refundable.

D. Certificate Fees:

(1) Certificate of Occupancy for all Use Groups shall be a flat fee of:

\$100.00 for a New Building

\$75.00 for an Addition

\$75.00 for a Tenant Fit Up

Exception (1): Certificate of Occupancy fee(s) for an addition on a 1 or 2 family dwelling shall be a flat fee of **\$50.00**.

(2) Temporary Certificate of Occupancy or any renewals for all Use Groups shall be a flat fee of **\$30.00**.

Exception (1): There shall be no fee charged for the first Temporary Certificate of Occupancy issued for the project.

(3) Certificate of Continued Occupancy for all Use Groups shall be a flat fee of **\$150.00**.

(4) Certificate of Occupancy for a Change of Use shall be a flat fee of **\$150.00**.

(5) Certificate of Approval for all Use Groups shall be **No Charge**.

(6) Certificate of Compliance for all Use Groups shall be **No Charge**.

SECTION 2. All ordinances and provisions thereof inconsistent with the provisions of this ordinance shall be and are hereby recalled to the extent of such inconsistency.

SECTION 3. If any section, subsection, part, clause or phrase of this ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of this ordinance.

SECTION 4. This ordinance shall take effect immediately after final passage and publication as required by law.

Introduced:

Adopted: January 13, 2014

President of Council

ATTEST:

Township Clerk, RMC

Mayor

(effective starting 2/5/14)