

COMMERCIAL TOWNSHIP

ORDINANCE 2020 - 599

An Ordinance to Amend the Uniform Construction Code Fees

To Replace Ordinance 2019-595

WHEREAS, the State Uniform Construction Code requires that the said permit fee charged under the Uniform State Construction Code as adopted by the Ordinances of Commercial Township shall be periodically adjusted to cover the Office of the Construction Official.

BE IT ORDAINED, by the Township of Commercial, County of Cumberland, and State of New Jersey, that Ordinance No. 2019-595 is hereby repealed.

The fee for a construction permit shall be the sum of the basic construction fee plus all applicable special fees and shall be paid before the permit is issued. Each fee shall be rounded up to the nearest dollar.

**A. Plan Review Fee**

The fee for plan review shall be 20% of the construction permit fee.

**B. Building Subcode Fees.**

The building subcode fee shall be:

1. New Construction, including additions, with finished interior, the fee shall be \$0.040 per cubic foot of volume; provided the minimum fee shall be \$100.00.
2. New Construction of accessory buildings with unfinished interior, the fee shall be \$0.036 per cubic foot of volume; provided the minimum fee shall be \$60.00. Pre-manufactured accessory buildings under 300 sq. ft. shall be a flat fee of \$50.00. Over 300 sq. ft. the fee shall be calculated at \$50.00 per \$1,000.00 of cost.
3. Pre-manufactured, modular and pre-built dwellings, the fee shall be \$70.00 per estimated cost of site construction associated with the installation of the home (i.e. foundations, steps, decks, porches, heating systems, plumbing, gas and electrical hook-ups, etc.), provided that the minimum fee shall be \$500.00. As per the UCC 5:23-4.18C, there shall be no fees for the factory-built portion of the home.
4. Farm Structures: The fee for qualified farm structure shall be \$0.010 per cubic foot of volume with a maximum fee of \$1,000.00 per structure. The structure must be used exclusively for farm use and located on a qualified farm pursuant to the Farmland Assessment Act of 1964.
5. For renovation, alterations, and repairs, the fee shall be \$40.00 per \$1,000.00 in estimated costs for all residential use groups, and including Use Group U, provided the minimum fee shall be \$100.00. For all other Use Groups, the fee shall be \$50.00 per \$1,000.00 in estimated costs provided the minimum fee shall be \$100.00.

6. Fees for the combination renovations and additions shall be the sum of the two fees computed separately in accordance with items #1 and #5 above.
7. For installation of swimming pools, the fee shall be \$140.00 for an above ground pool and \$210.00 for an in-ground pool. (also see electrical fees). Annual Pool Inspection \$100.00.
8. Photo Voltaic Systems:
 

Ground System .....	\$500.00
Racking (2 inspections) .....	\$150.00

**C. Fees for Certificates and Other Permits:**

The fees for certificates and for special permits shall be:

1. Demolition of residential structures: \$200.00, Accessory structures: \$50.00. All fees for other use groups are \$300.00 for the first 20,000 square feet and \$50.00 for each additional 20,000 square feet or part thereof.
2. Removal of underground storage tanks:
  - a. Six hundred gallons or less - \$150.00
  - b. Greater than 600 gallons - \$375.00
3. Installation of an aboveground or underground storage tank, per tank:
  - a. Five hundred gallons or less - \$175.00
  - b. Greater than 500 gallons and less than 1,000 gallons - \$225.00
  - c. 1000 gallons or more - \$325.00
4. Sign Permits: The fee shall be \$1.00 per square foot provided the minimum fee shall be \$40.00
5. Certificate of Occupancy: Residential: New Homes - \$100.00. Residential Additions - \$50.00, Residential Storage Buildings over 300 sq.ft. - \$50.00. All other Use Groups - \$130.00.
6. Continued Certificate of Occupancy: Residential - \$168.00 All other Use Groups \$168.00
7. Reinstatement of Permit: \$100.00 applicable after one year of issuance date, plus volumes increase if applicable at the time of reinstatement.
8. Lead Abatement: \$125.00 for permit and \$75.00 for clearance certificate
9. Asbestos Abatement: \$125.00 for permit and \$75.00 for clearance certificate
10. Application for a variation for all use groups: \$400.00
11. Radon mitigation system - \$145.00
12. Lawn Sprinklers - \$80.00
13. Work, office and classroom trailers - \$100.00 set up
14. Storable pool/spa/hot tub - \$90.00
15. Walk-in freezer, cooler - \$80.00
16. Heat pump - \$80.00

**D. DCA TRAINING FEES:**

The fee shall be \$0/00371 per cubic feet of volume and \$1.90 per \$1,000.00 for alterations (as per DCA effective 5/16/16)

**E. PLUMBING SUBCODE FEES:**

The plumbing subcode fees shall be computed as follows:

1. Appliances and fixtures connected to the plumbing system. The fee shall be \$20.00 each for the following:

- a. Water closet, urinal or bidet
- b. Bathtub
- c. Lavatory
- d. Shower
- e. Floor drain
- f. Sink
- g. Dishwasher
- h. Drinking fountain
- i. Hosebib
- j. Water heater
- k. Washing machine
- l. Stacks

2. Special Devices:

The fee shall be \$90.00 each for the following:

- a. Fuel oil piping
- b. New gas piping system
- c. Steam boiler
- d. Interceptor or separator
- e. Backflow preventor
- f. Grease trap
- g. Water cooled air conditioner
- h. Central ac or refrigeration unit
- i. Active solar system
- j. Hot water boiler
- k. Warm air furnace (new installation only, involving new piping)
- l. Utility service connections
- m. Sewer pumps

3. The minimum plumbing permit fee shall be \$90.00.

4. MECHANICAL SUBCODE FEES:

The minimum fee shall be \$90.00

**F. ELECTRICAL SUBCODE FEES**

Electrical subcode fees shall be as follows:

- 1. Fixtures, receptables, switches (1-50)..... \$75.00  
Each additional 25 ..... \$35.00
- 2. Service Panels/Services Entrance/Sub Panels:
  - 0-200 amp ..... \$150.00
  - 201-1,000 amp ..... \$200.00
  - Over 1,000 amp ..... \$640.00
- 3. Electrical Devices/Generators/Transformers:
  - Over 1KW – 10KW ..... \$30.00

Over 10KW – 45KW .....	\$120.00
Over 45KW – 112.5KW .....	\$165.00
Over 112.5KW .....	\$500.00
4. Motors:	
Over 1HP – 10HP .....	\$30.00
Over 10HP – 50HP .....	\$120.00
Over 50HP – 100HP .....	\$165.00
Over 100HP .....	\$500.00
5. Other Devices:	
Three-Phase Service:	
1000amps or less .....	\$125.00
Greater than 1000amps .....	\$400.00
Minimum Electrical Subcode Fees:	\$90.00
Annual Inspection for public swimming pools, spas and hot tubs located on any property other than one- or two-family residential properties:	\$100.00
Swimming pool (in-ground or storable), spa, or hot tub:	\$60.00
Water heater, dryer, dishwasher:	\$18.00
Signs, Light standards:	\$35.00
Range, oven, surface unit, AC unit, space heater/air handlers, baseboard heat, heat pumps, pumps, motors: Priced per KW or HP as above	
Garbage disposals, smoke detectors, thermostats, fractional HP motors: Priced per fixtures as above	
6. Photo Voltaic Systems:	
1 – 50KW .....	\$150.00
51 – 100KW .....	\$200.00
101 – 1000KW .....	\$457.00

**G. FIRE SUBCODE FEES:**

1. Detectors (1-6) .....	\$90.00
Each additional 25 .....	\$25.00
2. Sprinkler Systems	
First 20 Heads .....	\$100.00
21 – 100 .....	\$150.00
101 – 200 .....	\$300.00
201 – 400 .....	\$400.00
401 – 1,000 .....	\$500.00
3. Standpipe System:	\$250.00
4. Fire Pump:	\$250.00
5. Special Suppression Systems:	
a. Range Hoods, Commercial	
First One .....	\$225.00
Each Additional .....	\$75.00
b. Large Systems (Carbon Dioxide, halon, etc.):	\$230.00
6. Fire Alarms:	
First 6 devices .....	\$90.00

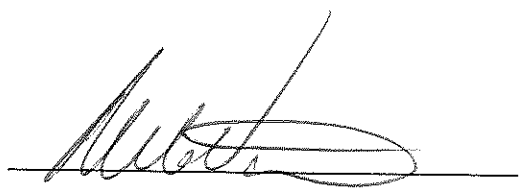
- Each additional 10 devices ..... \$25.00
- 7. Exit Signs and Emergency Exit Lighting (per Floor): \$50.00
- 8. Installation of Storage Tanks: \$200.00
- 9. Heat Producing Devices (fireplace, woodstove, furnace, etc.)
  - New ..... \$100.00
  - As part of Construction ..... \$50.00

**H. WAIVER OF FEES:**

As per N.J.S.A. 52:27D-126c, Commercial Township will collect no fees in connection with the construction of residential Handicap Ramps.

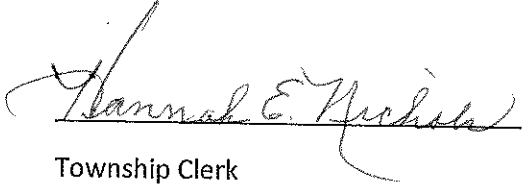
**EFFECTIVE DATE:**

This ordinance shall take effect upon its final passage, adoption, and publication in the manner provided by law.



Mayor

**ATTEST:**



Township Clerk

<b>Introduction:</b>	<b>March 19, 2020</b>
<b>Publication:</b>	<b>March 26, 2020</b>
<b>Second Reading:</b>	<b>April 16, 2020</b>
<b>Adoption:</b>	<b>April 16, 2020</b>
<b>Publication:</b>	<b>April 23, 2020</b>