

TOWNSHIP OF MOORESTOWN

ORDINANCE NO. 6-2019

AMENDING CHAPTER 56 (CONSTRUCTION CODES, UNIFORM), ARTICLE I (UNIFORM CONSTRUCTION CODES), SECTION 56-3 ENTITLED FEES; REPORTS

WHEREAS, the Township of Moorestown wishes to adopt a Municipal Uniform Construction Code Fee Schedule.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Moorestown, County of Burlington, State of New Jersey, that Chapter 56, Article I, Section 56-3 be amended as follows:

Section 1: Chapter 56, Article I, Section 56-3, Paragraphs A. and B. shall be deleted and replaced with the following language:

A. The fees to be charged by the Construction Code Official are set forth in Schedule A attached hereto entitled "Fee Schedule."

B. In the event the Township requires the services of a third-party inspection agency, the fees to be charged by the Construction Code Official and each third-party inspection agency employed by the Township shall hereafter be as set forth in Schedule A attached hereto entitled "Fee Schedule."

Section 2. Repealer. Any and all other ordinances inconsistent with any of the terms and provisions of this ordinance are hereby repealed to the extent of such inconsistencies.

Section 3. Severability. In the event that any section paragraph, clause phrase, term, provision or part of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid or unenforceable for any reason, such judgment shall not effect, impair or invalidate the remainder thereof, but shall be confined in its operation to the section, paragraph, clause, term, provision or part thereof directly involved in the controversy in such judgment shall be rendered.

Section 4. Effective Date. This ordinance shall take effect on July 1, 2019 or as soon thereafter as may be determined by the Director of the Department of Community Development.

Section 5: Short Title. This Ordinance may be cited as Ordinance No. 6-2019.

NOTICE

The ordinance published herewith was introduced and passed upon first reading at a meeting of the Township Council of the Township of Moorestown, County of Burlington, State of New Jersey, held on April 29, 2019. This ordinance will be further considered for final passage by the Township Council at a meeting to be held in the Council Chamber, Town Hall, 111 West Second Street, Moorestown, NJ on May 20, 2019. All persons interested will be given the opportunity to be heard concerning such ordinance. During the week prior to and including the date of such further consideration, copies will be made available at the Municipal Clerk's Office to any member of the general public who shall request such copies.

Patricia L. Hunt, RMC
Township Clerk

SCHEDULE A

FEE SCHEDULE

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 Sub code 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 **.048** per cubic foot
3. Single story structures or portions thereof for Use S-1, S-2..... **.036** per cubic foot
 - a. The calculated height shall be limited to 20' (plus below floor calculation) for Uses S-1, S-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. Up to \$50,000.....	\$45 per \$1,000
ii. \$50,001 to \$100,000.....	\$35 per \$1,000
iii. Over 100,000.....	\$30 per \$1,000

3. All other use groups shall be:
 - i. Up to \$50,000..... **\$45** per \$1,000
 - ii. \$50,001 to \$100,000..... **\$35** per \$1,000
 - iii. Over \$100,000..... **\$30** per \$1,000

C. Tents requiring a UCC permit..... **\$155**

D. Roofing and Siding (as applicable per NJAC 5:23-2)

1. Roofing for use groups R-3 and R-5..... **\$78**
2. Siding for use groups R-3 and R-5..... **\$78**
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. Above ground pools for all other uses..... **\$350**
 - 3. In ground pools for use groups R-3 and R-5..... **\$255**
 - 4. In ground pools for all other uses..... **\$750**
- 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 non-occupiable structures i.e. gazebo, carport, trellis, etc.
 - 1. Up to 225 square feet..... **\$75**
 - 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.
- I. Demolition
 - 1. 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..... **\$75**
- 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 550 sf of surface area (above and below grade)..... **\$150**
 - ii. 550 sf or greater..... **\$275**
 - 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..... **\$235**
 - b. Lead abatement clearance certificate..... **\$50**
 - c. Asbestos abatement work requiring a UCC permit..... **\$118**
 - d. Asbestos abatement certificate..... **\$24**
- 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.....	\$7.00/sf
ii.	Next 400 square feet.....	\$6.00/sf
iii.	Thereafter.....	\$4.00/sf
c.	Ground or wall signs	
i.	First 100 square feet.....	\$4.00/sf
ii.	Next 400 square feet.....	\$3.00/sf
iii.	Thereafter.....	\$2.00/sf
P.	<i>Pre-manufactured solid fuel [wood]</i> stoves, fireplaces, heaters, etc.....	\$75
Q.	Chimney liner dedicated for solid fuel burning appliance or equipment...	\$50
R.	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	
S.	Light standard, light pole, lamppost, flagpole, etc. requiring a footing	
1.	Up to 8' in height.....	\$25
2.	Over 8' 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.....	\$20
b.	All other use groups.....	\$28
B.	Backflow preventers	
1.	Non testable backflow preventer.....	Fee per A1 above
2.	Use group R-3 or R-5 testable.....	\$50
3.	All other uses testable.....	\$115
4.	Certificate of Compliance for testable backflow preventers.....	\$50
a.	Minimum charge does not apply	
b.	Not applicable for use groups R-3 or R-5	
c.	Not applicable for initial testing and commissioning	
C.	Interceptors (including grease), separators, neutralizers, dilution tanks....	\$115
D.	Pumps	
1.	Sump pump or individual fixture pump.....(Fee per Plumbing Fees Section A)	
2.	Sewage pump, ejector/grinder/booster pump, etc.....	\$85
E.	Sewer piping and connection.....	\$109

F. Water service and connection.....	\$109
G. Combination domestic and fire water service all uses except R-3 or R-5..	\$175
H. Pools	
1. Pool drain.....	\$35
2. Hydrostatic pool pressure test per ISPSC	\$35
3. Pool heater use group R-3 or R-5.....	\$65
4. Pool heater all other use groups.....	\$100
I. Gas, oil, or LPG piping systems (including rearrangement, extension, or new)	
1. Use group R-3 or R-5 piping system.....	\$50
2. All other use groups piping system.....	\$109
3. Use group R-3 or R-5 outlet or appliance/equipment connection.....	\$20
4. All other use groups outlet or appliance/equipment connection.....	\$28
5. Pressure test on existing gas piping system with no other work.....	\$65
J. Chimney liner served by all types of fuel (except solid fuels).....	\$50
K. Equipment / appliance	
1. Water heater.....	\$65
2. Use group R-3 or R-5 steam or hot water boiler, furnace.....	\$85
3. All other use groups steam or hot water boiler, furnace, RTU, etc.....	\$125
4. Use group R-3 or R-5 air conditioning only (no furnace).....	\$50
5. Use group R-3 or R-5 air conditioning when replaced with a furnace.....	No fee
6. Fireplace inserts all except solid fuel.....	\$65
7. Generator or pool heater use group R-3 or R-5.....	\$65
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).....	\$50
4. Active solar thermal system.....	\$50
5. Refrigeration system.....	\$100
6. Carbonated beverage system requiring UCC permit.....	\$65
7. Septic tank/cesspool abandonment.....	\$85

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 or installation in an existing dwelling only. No separate fee shall be charged for gas, fuel oil, or water piping connections associated with the mechanical equipment inspected.

A. Equipment / appliance

1. Water heater.....	\$65
2. Steam or hot water boiler, furnace.....	\$85
3. Air conditioning only.....	\$50
4. Air conditioning when replaced with a furnace.....	No fee
5. Fireplace inserts all except solid fuel.....	\$65
6. Generator or pool heater.....	\$65
7. Chimney Liner.....	\$50

Electrical 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 8 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.....	\$69
2. Each additional 25.....	\$45
B. Motors, electrical devices, transformers, generators (each) in horsepower, kilowatt, or kilovolt	
1. 1-9 hp/kw/kv.....	\$25
2. 10-50 hp/kw/kv.....	\$100
3. 51-100 hp/kw/kv.....	\$200
4. Over 100 hp/kw/kv.....	\$750
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.....	\$750
D. Miscellaneous	
1. Replacement of wiring involving one branch circuit or part.....	\$25
2. Use group R-3 or R-5 security/fire/burglar alarm control unit only..	\$25
3. All other use groups security/fire alarm control unit only.....	\$75
4. Receptacle rated from 20.01 to 50 amps.....	\$28
5. Receptacle rated over 50 amps.....	\$75
6. Light standard, light pole, lamppost, including luminaries over 8 feet high...	\$28
7. Communications closet.....	\$100
8. Electric sign rated over 20 amps including disconnecting means.....	\$75
9. 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	

- 5. For each additional pool, spa, or hot tub on same site..... \$55
- 6. Underwater lighting fixture..... \$25

Fire Protection Fees

- A. Sprinkler heads
 - 1. 1 to 20 heads..... \$100
 - 2. 21 to 100 heads..... \$200
 - 3. 101 to 200 heads..... \$400
 - 4. 201 to 400 heads..... \$1000
 - 5. 401 to 1000 heads..... \$1500
 - 6. 1001 to 2000 heads..... \$2250
 - 7. Over 2000 heads.....**\$2250 plus \$1.00/per head for every head over 2000**
- B. Initiation and notification devices, such as smoke/heat detectors, alarms, horn/strobe, pull stations, supervisory devices, etc.
 - 1. 1 to 10..... \$75
 - 2. For each 25 devices in addition to this (or portion thereof)..... \$45
- C. Standpipe (each)..... \$385
- D. Alternate/independent fire extinguishing system (dry/wet chemical, foam, halon, etc.)..... \$160
- E. Clean agent system..... \$200
- F. Fire pump
 - 1. Up to 500 gallons per minute..... \$350
 - 2. Over 500 gallons per minute..... \$500
 - 3. Jockey pump..... \$50
- G. Fire department connection..... \$100
- H. Smoke control system (each independent system)..... \$350
- I. Hazardous exhaust system (each independent system)..... \$250
- J. Alarm / Dry pipe / Pre-action valves..... \$80
- K. Kitchen exhaust system (each)
 - 1. Domestic \$35
 - 2. Non-domestic..... \$175
- L. Incinerator / Crematorium..... \$615
- M. Tanks
 - 1. Fire suppression water storage tank for use group R-3 or R-5..... \$100
 - 2. Fire suppression water storage tank for all other uses..... \$200
 - 3. Fuel tank installation for use group R-3 or R-5..... \$50
 - 4. Fuel tank installation for all other uses \$150
 - 5. Demolition or abandonment of a tank – UST, BST, or AST
 - a. Use group R-3 or R-5..... \$95
 - b. All other use groups \$175
- N. Dedicated fire protection water service up to 75’ in length..... \$175

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 development wide inspection fees..... **\$90 per hour with a minimum one hour per plans examiner**
 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 sub code and for light commercial structures having an indoor temperature controlled from a single point..... **\$460**
 - All other use groups..... **\$2298**
 3. The plan review fee shall be 15% of the amount to be charged for a new construction permit. This is also 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.
- H. An administrative fee of 55% shall be assessed on each permit fee for each sub code 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. The elevator sub code is the jurisdiction of the Department of Community Affairs (DCA) for plan review and inspection. Application shall be submitted to the DCA.