

**SANDYSTON TOWNSHIP**

**ORDINANCE #2017-04**

**AN ORDINANCE TO AMEND CHAPTER 45 ENTITLED  
“Building Construction”  
AND AMEND CHAPTER 69 ENTITLED “Fees”  
OF THE REVISED GENERAL ORDINANCES OF THE  
TOWNSHIP OF SANDYSTON,  
COUNTY OF SUSSEX, STATE OF NEW JERSEY**

**BE IT ORDAINED** by the Township Committee of the Township of Sandyston, County of Sussex, State of New Jersey, that Chapter 45 of the Revised General Ordinances of the Township of Sandyston being entitled “Construction Code, Uniform” shall be and is hereby amended to read as follows:

**Section 1.** Section 45-6 “Reserved” is hereby titled “Fees” and amended to read as follows:

**45-6 FEES**

**General:**

1. The fee for plan review, computed as a percentage of the construction permit, shall be paid at the time of permit issue. The amount of this fee shall then be deducted from the permit fee due for a construction permit. Plan review fees shall not be refundable.
2. The fee to be charged for a construction permit will be the sum of the basic construction fee and all sub-code fees and any special fees. This fee shall be paid before the permit is issued.
3. The fee for a Certificate of Occupancy shall be paid before a Certificate is issued.
4. All fees shall be rounded off to the nearest dollar.

**45-6.1 Building Sub-Code Fee:**

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 \$0.038 per cubic foot of volume for buildings and structures of all use groups; except that the fee shall be \$0.021 per cubic foot of volume for use groups A-1, A-2, A-3, A-4, E, F-1, F-2, S-1 and S-2 and the fee shall be \$0.0011 per cubic foot for structures on farms, including commercial farm buildings under N.J.A.C.5:23-3.2(d), used exclusively for the storage of food or grain, or the sheltering of livestock, with minimum of \$60.00 and a maximum on farms not to exceed \$1,602.00.

- (a) For the purposes of calculating the volume to determine the fee for large, open-volume, single story spaces in buildings, such as barns, silos, greenhouses, warehouses, distribution centers and other agricultural and storage-use occupancies, the height shall be limited to 20 feet notwithstanding the fact that the actual height of the space may be greater than 20 feet.
- (b) Fees for renovations, alternations 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 the work. The fee shall be in the amount of \$30.00 per \$1,000.00 up to \$50,000.00. From \$50,001 to and including \$100,000.00 the additional fee shall be in the amount of \$23.00 per \$1,000.00 of estimated cost above \$50,000.00. Above \$100,000.00 the additional fee shall be in the amount of \$19.00 per \$1,000.00 of estimated cost above \$100,000.00. For the purpose of determining estimated cost the applicant shall submit to the 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 bona fide contractor's bid, if available, shall be submitted. The construction official shall make the final decision regarding estimated cost. The minimum fee shall be \$60.00.
- (c) Fees for additions shall be computed on the same basis as for new construction for the added portion.
- (d) Fees for combination renovations and additions shall be computed as the sum of the fees computed separately in accordance with items (b) and (c) above. The minimum fee shall be \$60.00.
- (e) The fee for an above ground swimming pool shall be \$140.00 for a pool with a surface area greater than 550 square feet. The fee for an in-ground pool shall be \$210.00 for a pool with a surface area greater than 550 square feet; the fee in all other cases shall be \$106.00.
- (f) The fee for tents, in excess of 900 Sq. Ft. or more than 30 Ft. in any dimension, shall be \$129.00
- (g) The fee for roofing and siding work is use group R-3 and R-5 shall be \$65.00.
- (h) The fee for demolition or removal permit shall be \$82.00 for a structure less than 5,000 Sq. Ft. in area and less than 30 Ft. in height and structures used for farm uses. All other structures will be \$151.00.
- (i) Fees for signs shall be \$3.75 per Sq. Ft. computed for one side only.

- (j) The fee for fences more than six feet high shall be \$50.00.
- (k) The fee for a retaining wall with a surface area greater than 550 square feet that is associated with a Class 3 residential structure shall be \$210.00.
- (l) The fee for a retaining wall with a surface area of 550 square feet or less that is associated with a Class 3 residential structure shall be \$106.00.
- (m) The fee for a newly constructed retaining wall of any size at other than a Class 3 residential structure shall be based on the cost of construction.

**45-6.2 Plumbing Sub-Code Fee:**

Plumbing Sub Code Fees. The following fees shall be based on the number of plumbing fixtures, devices, plumbing stack and utility connections to be installed. Utility service connections include sewer and water service connections. The fee shall be a unit rate per fixture, stack and utility connection as follows: Minimum Fee Permit shall be \$60.00.

Water Closet	\$15.00	Hot Water Boiler	\$91.00
Bidet/Urinal	\$15.00	Sewer Pump	\$91.00
Bath Tub	\$15.00	Interceptor/Separator	\$91.00
Lavatory	\$15.00	Commercial Backflow	
Shower	\$15.00	Preventer	\$91.00
Floor Drain	\$15.00	Residential Backflow	
Residential A/C	\$15.00	Preventer	\$15.00
Dishwasher	\$15.00	Grease Trap	\$91.00
Drinking Fountain	\$15.00	Fuel Oil Piping	\$91.00
Washing Machine	\$15.00	Sewer Connection	\$91.00
Hose Bibb	\$15.00	Water Service Conn.	\$91.00
Stacks	\$15.00	Steam Boiler	\$91.00
Water Heater	\$15.00	Gas piping	\$91.00

**45-6.3 Electrical Sub-Code Fee:**

Electrical Sub Code Fees. The electrical sub code fee shall be based upon the number of electrical fixtures and devices to be installed. The fee shall be a unit rate per fixture and device as described below. Minimum permit fee shall be \$60.00.

<b>Fixtures/Devices</b>	
1 to 50 Receptacles, fixtures, Switches	\$50.00
Increments of 25	\$9.00

**For the purpose of calculating this fee, the term receptacles shall include:**

Lighting Outlets	Smoke Detectors	Heat Detectors
Fluorescent Fixtures	Pool Bonding	Burglar Alarm Devices
Intercom Devices	Thermostats	Telephone Outlets
CRT Outlets	Light Standards	Exit Lights
Motors of Equipment rated less than 1 HP		

**Motors**

Greater than 1 HP or less than or equal to 10 HP	\$ 15.00
Greater than 10 HP of less than or equal to 50 HP	\$ 65.00
Greater than 50 HP or less than or equal to 100 HP	\$116.00
Greater than 100 HP	\$576.00

**Electrical Devices including Transformers and Generators**

Greater than 1 KW or less than or equal to 10 KW	\$15.00
Greater than 10 KW or less than or equal to 45 KW	\$65.00
Greater than 45 KW or less than or equal to 112.5 KW	\$116.00
Greater than 112.5 KW	\$576.00

**For the purpose of computing this fee, typical electric devices are listed below.**

Electric Dryer	5.0 KW	\$15.00
Electric Range	8.0 KW	\$15.00
Electric Oven	5.7 KW	\$15.00
Surface Units	7.1 KW	\$15.00
Hot Water Heaters	4.5 KW	\$15.00
Central Air Conditioner	10.8 KW	\$65.00
Dishwasher	1.2 KW	\$15.00

**Service Equipment including Service Entrance, Service Panels and Sub-Panels**

Greater than 0 Amp less than or equal to 200 Amp	\$65.00
Greater than 200 Amp or equal to 1,000 Amp	\$129.00
Greater than 1,000 Amp	\$640.00

**Photovoltaic**

1. 0 to 50 KW shall be	\$65.00
2. 51 to 100KW shall be	\$129.00
3. Above 100KW shall be	\$640.00

**45-6.4 Fire Protection Sub-Code Fee:**

Fire Protection Sub Code Fees. These shall be fees for Fire Protection and other 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 minimum fee for the Fire Sub-Code shall be \$60.00.

1. The fee for 20 or fewer heads or detectors shall be \$91.00.
2. 21 to and including 100 heads or detectors the fee shall be \$168.00.
3. 101 to and including 200 heads or detectors, the fee shall be \$321.00.
4. 201 to and including 400 heads or detectors, the fee shall be \$831.00.
5. 401 to and including 1,000 heads or detectors, the fee shall be \$1,150.00.
6. Over 1,000 heads or detectors the fee shall be \$1,469.00.
7. The fee for each standpipe shall be \$321.00.
8. The fee for each independent pre-engineered system shall be \$129.00.
9. The fee for each gas or oil-fired appliance which is not connected to the plumbing system shall be \$65.00.
10. The fee for each kitchen exhaust system shall be \$65.00.
11. The fee for each incinerator shall be \$511.00.
12. The fee for each crematorium shall be \$511.00.
13. The fee for each solid fuel heating devise shall be \$60.00.
14. The fee for metal chimney or liner shall be \$60.00
15. The fee for a storage tank (underground or above ground) up to 1,000 gallons shall be \$60.00.
16. The fee for a storage tank (underground or above ground) for 1,001 to 4,000 gallons shall be \$80.00.
17. The fee for a storage tank (underground or above ground) over 4,000 gallons shall be \$120.00.

#### **45-6.5 Elevator Sub-Code Fee:**

The Elevator Sub Code fees shall be established by the New Jersey Department of Community Affairs in accordance with N.J.A.C. 5:23-4.20.

#### **45-6.6 Certificates and Other Fees:**

- (a) The fee for a Certificate of Occupancy shall be \$90.00.
- (b) Certificate Fee for Buildings of Use Group U shall be \$35.00.
- (c) Multiple Certificate of Occupancy fee shall be \$90.00 per Unit.
- (d) The fee for a Continued Certificate of Occupancy fee shall be \$90.00 per Unit.
- (e) The fee for a Certificate of Occupancy pursuant to change of use shall be \$250.00.
- (f) The Certificate fee for asbestos hazard abatement shall be \$25.00.
- (g) The fee for Asbestos hazard abatement shall be \$70.00.
- (h) The fee for lead Hazard Abatement shall be \$196.00.
- (i) The fee for a Certificate of Clearance shall be \$28.00.

- (j) The fee for change of contractor shall be \$20.00 per Sub code.
- (k) Periodic Inspections: Fees for the periodic reinspection of equipment and facilities granted a certificate of approval for a specified duration in accordance with N.J.A.C. 5:23-2.23 shall be as follows:
  - 1. For elevators, escalators and moving walks requiring reinspections every six months, the fee shall be as per N.J.A.C. 5:23-4.20 8.
  - 2. The fees for cross connections and backflow preventers that are subject to testing, requiring reinspection annually the fee shall be \$50.00 for each device.
- (l) The fee for a mechanical inspection in a structure of use group R-3 or R-5 by a mechanical inspector shall be \$60.00 for the first device and \$15.00 for each additional device. No separate fee shall be charged for gas, fuel oil, or water piping connections, including the bonding conductor (jumper) associated with the mechanical equipment inspected.

#### **45-6.7 Annual Permits:**

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 sub-code. Managers, engineers and clerical 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.

#### **45-6.8 Variation Application**

The fee for an application for variation in accordance with N.J.A.C. 5:23-2.10 shall be \$423.00 for Class I structures and \$85.00 for Class II and Class III structures. The fees for resubmission of an application for a variation shall be \$163.00 for Class I structures and \$46.00 for Class II and Class III structures.

All provisions of Chapter 45 not amended hereby shall remain in full force and effect. This Ordinance shall take effect after publication and passage according to law.

**Severability.** If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, the remainder of this ordinance shall not be affected thereby and shall remain in full force and effect.

**Repealer.** All ordinances or parts of ordinances or resolutions inconsistent or in opposition to the provisions of this Ordinance are hereby repealed in their entirety.

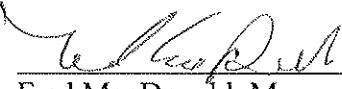
**Roll Call Vote:** Ayes: Harper, Hull, MacDonald (3); Nays (0); Absent (0); Abstain (0)

Introduced: November 14, 2017

Adoption: December 12, 2017

ATTEST:

  
Amanda F. Lobban, RMC

  
Fred MacDonald, Mayor

### NOTICE OF ADOPTION

**NOTICE** is hereby given that the foregoing Ordinance was introduced and passed on the first reading at a meeting of the Sandyston Township Committee held on Tuesday, November 14, 2017 at 9:00 am. The same had benefit of second reading and public hearing at which time all interested persons present were given the opportunity to be heard during a regular meeting scheduled for Tuesday, December 12 2017 at 7:00 pm.

  
Amanda F. Lobban, RMC  
Municipal Clerk