

**BOROUGH OF EMERSON
COUNTY OF BERGEN
NOTICE OF ADOPTION**

Introduced: March 5, 2019
Adopted: March 19, 2019

NOTICE IS HEREBY GIVEN that the following ordinance was adopted on the second reading after a Public Hearing at the Regular Meeting of the Borough Council of the Borough of Emerson on the 19th day of March, 2019. A copy of Ordinance 1587-19 is on file in the Borough Clerk's Office in the Municipal Building, 1 Municipal Pl., Emerson, NJ 07630.

ORDINANCE NO. 1587-19

**AN ORDINANCE AMENDING
CHAPTER 132 UNIFORM CONSTRUCTION CODES, SECTION 3 'FEES'**

A. The fee for a construction or zoning permit shall be the sum of the subcode fees listed in Subsection A(1) through (6) of this section and shall be paid before the permit is issued.

(1) Building Subcode Fees. Minimum Fee Residential R3/R5: \$75.

All Other Uses & Commercial: \$125.

(a) New construction or additions:

- [1] Per cubic foot of volume: \$0.050.
- [2] Minimum fee (principal building): \$950.
- [3] Minimum fee (accessory building): \$750.
- [4] Modular structures: \$50 per \$1000 of estimated cost.

(b) Alterations, repairs, renovations, reconstruction & change of use:

- [1] Per \$1,000 of estimated cost: \$30.

(c) Demolition:

- [1] Residential.
 - [A] Principal building: \$850.
 - [B] Accessory structure: \$300.

[2] Nonresidential/Mixed use.

[A] Principal: \$950.

[B] Accessory Structure: \$400.

[3] Interior Demolition, per subcode.

[A] Residential: \$100.

[B] Mixed Use/Commercial: \$200.

(e) **State surcharge:** calculated upon current state fees N.J.A.C. 5:23-4.19(b)

(f) **Lead Hazard Abatement with Certificate of Clearance:** \$145.

(g) **Asbestos Abatement with Administrative Certificate:** \$160.

(h) **Certificate of Occupancy – U.C.C.:**

[1] Residential (new construction or rehabilitation): \$150.

[2] Non-Residential: \$250.

(i) **Temporary Certificate of Occupancy - U.C.C., Initial issuance – No Fee**

[1] Each subsequent renewal & request for Certificate of Occupancy: \$50.

(j) **Change of Contractor - \$35 plus any additional items or cost.**

(k) **Plan review fee:** 20% of the anticipated permit fee which is nonrefundable.

(l) **Withdrawn permit administrative fee:** 30% includes plan review.

(m) **Reinstatement of Lapsed Permit Fee,** 80% percent of original fee.

(n) **Certificate of Continued Occupancy – U.C.C., applicant requested:**

[1] General visual inspection by all Sub-code Officials: \$125 per sub-code.

(o) Uniform Construction Code Variations:

[1] Residential: \$150.

[2] Commercial/Mixed use: \$300.

(p) Retaining walls: plus zoning review fee:

[1] Under 4' in height: Zoning Permit \$50.

[2] Over 4' in height: Per \$1000 of estimated cost: \$30.

(q) Zoning review fee (requires survey, a current survey depicts as exists): \$40

(r) Patios: \$60 plus zoning review fee:

(s) Fences: plus zoning review fee.

[1] Not associated with pool:

[A] Fifty (50) feet of fencing or less in length:

[a] With a current property survey: \$40.

[b] Without a current property survey: \$60.

[B] More than fifty feet in length: \$60.

[2] Pool fence/barrier or fence over 6' high:

[A] With a current property survey: Per \$1000 of estimated cost: \$30.

[B] Without a current property survey: Not Permitted

**(t) Swimming pool: building permit only, does not include fence/barrier:
permit also requires zoning review fee:**

[1] Aboveground: \$200.

[2] Semi-In-ground: \$500. Also requires Soil Movement Permit

[3] In-ground: Per \$1000 of estimated cost: \$30. Also requires Soil Permit.

(u) Signs: plus zoning review fee:

[A] Up to twenty-four (24) square feet: \$85 per sign.

[B] Twenty-five (25) to fifty (50) square feet: \$150 per sign.

[C] Fifty (50) square feet and above: \$150 per sign.

[D] Free standing sign: \$300 two sided.

(v) **Trailers** used for construction offices and storage: plus zoning review fee:

[1] Residential: \$100 each.

[2] Nonresidential/Mixed use: \$300 each.

(w) **Sidewalks:**

[1] Public New/replacements/repairs over 25%: \$50.

[2] Private walkways: zoning review fee only.

(x) **Driveways:** plus zoning review fee:

[1] Re-surface same size:

[A] With a current property survey \$40.

[B] Without current property survey \$60.

[2] Enlargement:

[A] With a current property survey \$60.

[B] Without a property survey: Not Permitted.

(y) **Change of Tenancy/Occupancy Zoning - Plus Fire Prevention Fees.**

[1] Residential: \$150 plus \$50 each per additional unit.

[2] Non-Residential or mixed: \$250 plus \$100 per additional unit.

(z) **Shed:** (Only 1 permitted) plus zoning review fee:

[1] Under 145 square feet

[A] With a current property survey: \$60.

[2] Over 200 square feet (U.C.C. permit):

[A] With a current property survey: Per \$1000 of estimated cost: \$30.

(aa) **Temporary Tents:**

[1] over 900 square feet or thirty feet of length in one direction: \$200.

(bb) Storage tanks in gallons per installation:

- [1] Up to 330 : \$175.
- [2] 331 to 660: \$250.
- [3] 661 to 1000: \$400.
- [4] 1001 to 5,000 \$800.
- [5] 5,001 or more \$1500.

(cc) Tank Demolition, per tank:

- [1] Residential: \$125.
- [2] All Other Uses & Commercial: \$200.

(dd) Certificate of Compliance, annual inspection for public swimming pools, spas and hot tubs: \$150.

(ee) Relocation of structure: plus zoning review fee:

- [1] \$50 per \$1000 of estimated cost.

(ff) Special inspection fee request – for emergency/extraordinary situations:

[1] Special inspection fees. Any person, partnership or corporation who requests and obtains a required code inspection either before or after regular Building Department hours of business or on holidays and weekends shall be required to pay, in addition to any established permit and certificate fees, the current contractual hourly compensation rate (one and one half times their normal hourly salary) for the Code Officials performing the inspections, plus an administrative surcharge of 20% of said calculated amount. Said fee shall be calculated and based on the amount of time required for said inspections with payment for a minimum inspection time of no less than two hours with the calculated surcharge.

(gg) Search of Borough Records. Current year and back two years, no retrieval fee only the per page copy charges. Beyond two years from the date of request: \$50 per hour or part thereof retrieval fee, plus copy charges per page.

**(2). Electrical Subcode Fees. Minimum Fee Residential R3/R5: \$75.
All Other Uses & Commercial: \$ 125.**

(a) Receptacles and Fixtures (lighting fixtures, receptacles, switches, detectors, light poles, motors–fractional horsepower, emergency & exit lights, communication points and alarm devices/fire alarm control panel):

- [1] One to 25 units: \$75.
- [2] Each additional 25 or fraction thereof: \$30.

(b) **Motors and Electrical Devices over 1 HP up to:**

- [1] One horsepower to 10 horsepower: \$75.
- [2] From 11 horsepower to 50 horsepower: \$150.
- [3] From 51 horsepower to 100 horsepower: \$300.
- [4] Greater than 101 horsepower \$450.

(c) **Transformers and Generators over 1 KW up to:**

- [1] One kilowatt to 10 kilowatts: \$75.
- [2] Over 11 kilowatts to 45 kilowatts: \$150.
- [3] Over 46 kilowatts to 112.5 kilowatts: \$300.
- [4] Over 112.5 kilowatts: \$450.

(d) **Service Panels, Entrances and Subpanels,**

- [1] Less than or equal to 200 amps; \$100.
- [2] 201 amps or equal to 400 amps: \$300.
- [3] 401 amps or equal to 1200 amps: \$600.
- [4] Over 1201 amps \$1000.
- [5] Additional meters included in service: \$75.

(e) **Appliances** (equipment appliances, including electrical range oven, dishwasher, dryer, water heater, boiler, furnace, baseboard heat, space heaters, transfer switches, or any other fixed or plug in appliance) each:

- [1] One kilowatt to 10 kilowatts: \$40.
- [2] Over 10 Kilowatts: \$75.

(f) **Air conditioning units** (disconnect, compress/condenser and air handler):

- [1] Each: \$75.00
- [2] Replacement of any system part: \$50.

(g) **Burglar Alarm System** (complete): \$75

(h) **Hydromassage tub** (interior whirlpool tub/spa): \$50.

(i) **Swimming pools:**(includes, receptacle, switch, trench, bonding and equippotential bonding matt)

- [1] Above-ground: \$100.
- [2] Semi-inground: \$150.
- [3] In-ground: \$300.
- [4] Light, each: \$50.

(j) **Hot tub or spa** (exterior): \$150.

(k) **Certificate of Compliance**, (annual inspection for public swimming pools, spas and hot tubs): \$150.

**(3). Plumbing Subcode Fees. Minimum Fee Residential R/3/R5: \$75.
All Other Uses & Commercial: \$ 125.**

- [1] Water closet/toilet/urinals/bidets: \$25
- [2] Bathtub: \$25.
- [3] Lavatory/sink: \$25.
- [4] Shower: \$25.
- [5] Floor drain: \$25.
- [6] Dishwasher, Drinking fountain/water cooler: \$25.
- [7] Washing machine: \$25.
- [8] Hose bibb: \$25.
- [9] Stacks: \$25.
- [10] Water heater: Residential \$75. Commercial: \$125.
- [11] Fuel oil piping \$75.
- [12] Gas piping: \$25 per connection.
- [13] Steam/Hot Water Boiler/Furnace: Residential: \$75. Commercial: \$125.
- [14] Sewer pump/ejector: \$75.
- [15] Interceptor/separators: \$75.
- [16] Backflow preventer: Residential \$75. Commercial with Test Ports: \$125.
- [17] Grease trap: \$100.
- [18] Sewer connection/Replace/Repair Residential: \$75. Commercial: \$100.
- [19] Water service connection/2 inch or less: \$65. Over 2 inch: \$100.
- [20] Refrigerant unit: \$75.
- [21] Active solar system: \$75
- [22] Garbage disposal or indirect connection: \$25.
- [23] Humidifier or Condensate line/drain: \$25.
- [24] Roof drain: \$50
- [25] Water softener: \$75.
- [26] Swimming Pool: Above-ground: \$75. Semi-in-ground: \$100. In-ground: \$150.
- [27] Annual Testing of Commercial Backflow devices: \$50 per device.

**(4). Fire Protection Subcode Fees. Minimum Fee Residential R3/R5: \$75.
All Other Uses & Commercial: \$125.**

(a) Installation of Flammable/Combustible/Liquid Storage Tanks:

- [1] Up to 350 gallons: \$100.
- [2] Over 350 gallons to 1000 gallons: \$150.
- [3] Over 1000 gallons to 5000 gallons: \$350.
- [4] Over 5000 gallons to 10,000 gallons: \$750.
- [5] Over 10,000 gallons: \$1500.

(b) Alarm/Supervisory/Signaling Devices (smoke, heat, carbon monoxide, water flow, tampers, low/high air, horn/ strobes & bells) each: pull stations,

- [1] 1 thru 6: \$75.
- [2] each additional device: \$10.

(c) Wet and Dry Sprinkler Heads:

- [1] 1 thru 19: \$200.
- [2] 20 thru 100: \$400.
- [3] 101 thru 200: \$600.
- [4] 201 thru 400: \$800.
- [5] 401 thru 1000: \$1500
- [6] over 1000: \$2000.

(d) Stand Pipes: \$500.

(e) Kitchen Hood Exhaust System: \$300.

(f) Pre-Engineered Systems:

- [1] Wet Chemical: \$250.
- [2] Dry Chemical: \$250.
- [3] CO₂ Suppression: \$250.
- [4] Foam Suppression: \$250.
- [5] FM200 Suppression: \$250.

(g) Smoke Control Systems: \$750.

(h) Gas or Oil Fired Appliance: \$75.

(i) Fireplaces: \$75.

(j) Fire Sprinkler Component Fee Costs in addition to Sprinkler Heads:

- [1] Hydraulic calculations, alterations to pipe schedule plan review: \$100.
- [2] Dry pipe alarm, pre-action and similar devices: \$100.
- [3] Supervisory devices, each: \$30.
- [4] Water service for Fire Line:
 - [A] up to 2 inch: \$200.
 - [B] 2 ½ to 5 inch: \$400.
 - [C] 6 inch or larger: \$600.

[5] Fire pump \$1000.

(k) Fire Alarm System Components Fees in addition to Alarm Devices:

- [1] Fire Alarm Panel, new installation or replacement: \$100.
- [2] Fire Alarm System security and other devices (i.e., door locks, electromagnetic releases, hold open devices, elevator control valves and floor control valves): \$15 each.

(l) Metal Chimney or liners, R3/R5 each: \$75, Mixed Use/Commercial \$150.

(m) Emergency Lights and Exit Signs, each: \$10.

(5) Mechanical Subcode Fees.

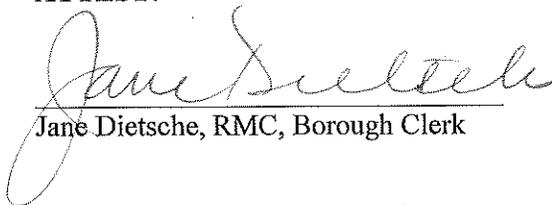
(a) R3/R5 Structure/use group Minimum Fee: \$75.

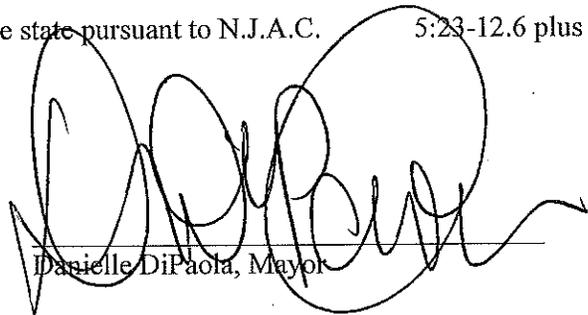
- [1] Water Heater: \$75.
- [2] Fuel Oil Piping Connections: \$75.
- [3] Gas Piping Connections: \$25 per connection.
- [4] Steam Boiler with Backflow: \$130.
- [5] Hot Water Boiler with Backflow: \$130.
- [6] Hot Air Furnace: \$130.
- [7] Oil Tank: \$75.
- [8] LPG Tank: \$100.
- [9] Fireplace: \$75.
- [10] Generator: \$75
- [11] Hydronic Piping: \$75.
- [12] Radiant Heat Piping: \$75.
- [13] Lawn Irrigation System: \$75.

(6) Elevator Subcode Fees.

100% of state fees and subject to change by the state pursuant to N.J.A.C. 5:23-12.6 plus
20% administrative fee.

ATTEST:


Jane Dietsche, RMC, Borough Clerk


Danielle DiPaola, Mayor

COUNCIL	M O V E D	S E C O N D E D	A Y E S	N A Y E S	A B S E N T	A B S T A I N
Bayley			X			
Hoffman			X			
McGuire		X	X			
Falotico			X			
Knoller	X		X			
Gordon			X			

I hereby certify that Ordinance 1587-19 was duly adopted by the Borough of Emerson at a meeting held on March 19, 2019.

Attest:


Municipal Clerk