

CHAPTER 78

CONSTRUCTION CODES, UNIFORM

§ 78-1. **Enforcing agency; composition.**

§ 78-2. **Fees.**

[HISTORY: Adopted by the Township Committee of the Township of Lower Alloways Creek 1~21-77 as Ord. No. 77-4. Amendments noted where applicable.]

§ 78-1. **Enforcing agency; composition.**

A. There is hereby established in Lower Alloways Creek Township a State Uniform Construction Code enforcing agency to be known as "Lower Alloways Creek Township Construction Administration," consisting of a Construction Official, Building Subcode Official, Plumbing Subcode Official, Electrical Subcode Official, Fire Protection Subcode Official and such other subcode officials for such additional subcodes as the Commissioner of the Department of Community Affairs, State of New Jersey, shall hereafter adopt as part of the State Uniform Construction Code, The Construction Official shall be the chief administrator of the enforcing agency. Each of the above-named officials shall enforce the code or subcode indicated by his title, subject to the supervision of the Construction Official.

B. Each official position created in Subsection A hereof shall be filled by a person qualified for such position pursuant to P.L. 1975, c. 217, as amended,* and N.J.A.C. 5:23; provided that in lieu of any particular subcode official, an on-site inspection agency may be retained by contract pursuant to N.J.A.C. 5:23. More than one (1) such official position may be held by the same person; provided that such person is qualified pursuant to P .L. 1975, c. 217, and N.J.A.C. 5:23 to hold each such position.

C. The public shall have the right to do business with the enforcing agency at one (1) office location, except for emergencies and unforeseen or unavoidable circumstances.

*Editor's Note: See N.J.S.A. 52:27D-119 et seq.

§ 78-2. Fees. [Amended 8-18-1978 by Ord. No. 78-24; 11-3-1980 by Ord. No. 80-27; 12-19-1983 by Ord. No. 83-27; 4-10-1985 by Ord. No. 85-9; 10-26-1988 by Ord. No. 88-14; 3-22-1989 by Ord. No. 89-8; 12-20-1989 by Ord. No. 89-21; 2-5-1991 by Ord. No. 91-1; 12-21-04 by Ord. No. 2004-18; 12-18-07 by Ord. No. 2007-17; 11-15-2010 by ORD. No. 2010-11]

1. Fees for construction or inspection permits are fixed in the separate amount hereinafter set forth, which fee shall be rounded to the nearest dollar and shall be paid before the permit is issued and the total fee to be paid in each case shall be the sum of the fees for applicable permits, as follows:

A. Building Fees:

(1). New Construction and Additions

[a] B, H, I, M, E, R, U	\$0.034 x cubic foot of volume
[b] A, F, S	\$0.019 x cubic foot of volume
[c] Commercial Farm Use Buildings	\$0.001 x cubic foot of volume (maximum fee \$1443.00)
[d] Minimum Fee	\$82.00

(2). Reconstruction, Renovations, Alterations and Repairs

[a] Estimated Cost up to \$50,000.00	\$30.00 per \$1,000.00
[b] 50,000.01 to \$100,000.00	\$23.00 per \$1,000.00
[c] Above \$100,000.00	\$19.00 per \$1000.00
[d] Minimum Fee	\$82.00

(3). Demolition or Removal

[a] One and Two Family Residences, Structures on Farms, (including Commercial Farm Buildings)	\$82.00 per structure
[b] Garage (U), Shed (U), Pool (above/ In-ground)(U), Pole Barn (U)	\$82.00 per structure
[c] Tanks (above/in-ground)	\$82.00 per tank
[d] All other Use Groups	\$151.00 per structure

(4). Signs

[a] Flat Fee	\$58.00
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(5). Swimming Pools

[a] Above ground > 550 sq. ft.	\$126.00
All others	\$63.00
[b] In-ground > 550 sq. ft.	\$189.00
All others	\$95.00
[c] Bonding and Grounding Certificate	\$36.00

(6). Open Structure Tower

Cost of Construction

[a] Minimum Fee	\$116.00
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(7). Roofing and Siding

[a] One and Two Family Residences	\$58.00 each
[b] All Others	Cost of Construction
i. Minimum Fee	\$116.00

(8). Retaining Walls

[a] One and Two Family Residences	
i. Surface Area > 550 sq. ft.	\$189.00
ii. Surface Area < 550 sq. ft.	\$ 95.00
[b] All others	Cost of Construction
i. Minimum Fee	\$189.00

(9). Tents in Excess 900 sq. ft. or more than 30 ft. in any direction

[a] Flat Fee	\$116.00
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B. Plan Review Fees

- (1). 20% of the amount to be charged for the construction permit and shall be paid before plans are reviewed. The amount paid for this fee shall be credited toward the amount of the fee to be charged for the construction permit.

C. Certificate of Occupancy Fees

(1). One and Two Family Residences

[a] Flat Fee	\$50.00
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(2). All other Use Groups

[a] Flat Fee	\$65.00
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(3). Continued Occupancy

[a] Flat Fee \$151.00

(4). Continued Occupancy granted pursuant to a change of use group

[a] Flat Fee \$151.00

D. Electrical Subcode Fees

(a). Those amounts set forth for the particular items and work in the schedule of department fees in accordance with the NJAC 5:23-4.20.

[1] Minimum Fee \$82.00

E. Plumbing Subcode Fees

(1). Those amounts set forth for the particular items and work in the schedule of department fees in accordance with the NJAC 5:23-4.20.

[a] Minimum Fee \$82.00

F. Fire Subcode Fees

(1). Those amounts set forth for the particular items and work in the schedule of department fees in accordance with the NJAC 5:23-4.20.

[a] Minimum Fee \$82.00

G. Elevator Subcode Fees

(1). Those amounts set forth for the particular items and work in the schedule of department fees in accordance with the NJAC 5:23-12.6.

H. State of New Jersey Permit Fees

(1). Those amounts set forth in NJAC 5:23-4.19

I. Other Fees

(1). Those amounts set forth for particular items and work in accordance with NJAC 5:23-4.18 (Standards for Municipal Fees) and NJAC 5:23-4.20 (Departmental Fees).

- 2.** The Construction Official shall, with the advice of the subcode officials, prepare and report to the Township Committee of the Township of Lower Alloways Creek biannually a report recommending a fee schedule based on the operating expenses of the agency and any other expenses of the municipality fairly attributable to the enforcement of the State Uniform Construction Code Act.

ELECTRICAL SUBCODE FEES (minimum fee \$82.00)**A. Switches / Fixtures / Receptacles**

Switches/fixtures/receptacles:	1-50.....	\$36.00
This includes motors/devices 1 HP or 1 KW or less		
Each additional	25 outlets.....	\$6.00
Heat / Smoke Detectors for one & two family dwellings	\$23.00

B. Electrical Devices / Generators / Transformers

Over 1 KW-10 KW.....	\$10.00 each
10.1 KW-45 KW	\$46.00 each
45.1 KW-112.5 KW	\$92.00 each
Over 112.5 KW	\$457.00 each

C. Motors

Over 1 HP-10 HP	\$10.00 each
Over 10 HP-50 HP	\$46.00 each
Over 50 HP-100 HP	\$92.00 each
Over 100 HP	\$457.00 each

D. Service Panels / Service Entrance / Sub Panels

0-200 amps	\$46.00 each
Over 200-1 000 amps	\$92.00 each
Over 1,000 amps	\$457.00 each

E. Line Item Fees (as per Technical Sections)

Ranges/ovens/surface units (over 1-10 (KW)	\$10.00 each
(over 10 KW)	\$46.00 each
Dishwasher	(By size as listed above)
Garbage Disposal	(By size as listed above)
Dryer	(By size as listed above)
NC Units	(By size as listed above)
Burglar Alarm / Intercom Systems	(Include in fixture total)
Smoke Detectors	(Include in fixture total)
Water Heater	(By size as listed above)
Central Heat	(By size as listed above)
Baseboard Heat	(By size as listed above)
Thermostats	(By size as listed above)
Heat Pumps	(By size as listed above)
Pumps	(By size as listed above)
Motor Control Center / Sub Panels	(By amp size)
Signs	(Include in fixture total)
Light Standards	(Include in fixture total)
Motors — Fractional HP	(Include in fixture total)
Motors — All Others	(By size as listed above)
Transformers/Generators	(By size as listed above)
Service/Service Entrance	(By size as listed above)

F. Private Pools / Spas

Bonding, Pumps, Motors	\$46.00 each
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PLUMBING SUBCODE FEES (, minimum fee \$40.00)

A. Fixtures / Appliances connected to the plumbing system	\$10.00 each
Water Closet / Bidet / Urinals	\$10.00 each
Bathtub	
Lavatory / Sink	
Shower / Floor Drain	
Washing Machine	
Dishwasher	
Commercial Dishwasher	
Water Heater	
Hose Bibs	
Water Cooler	
Garbage Disposal	
Indirect Connection	
Vent Stack	

B. Special Devices	\$65.00 each
Grease Traps	\$65.00 each
Oil Separators	
Water Cooled Air Conditioners	
Refrigeration Units	
Water Utility Connections	
Sewer Utility connections	
Backflow Preventers	
Steam Boilers	
Hot Water Boilers	
Active Solar Systems	
Sewer Pumps	
Interceptors	
LP Gas Tanks	
Fuel Oil Piping	\$10.00 each
Gas Piping	\$10.00 each

FIRE SUBCODE FEES (minimum fee \$40.00)

A. 1-20 Sprinkler Heads	\$65.00
21-100 Sprinkler Heads	120.00
101-200 Sprinkler Heads	\$229.00
201-400 Sprinkler Heads	\$594.00
401-1,000 Sprinkler Heads	\$822.00
Over 1,000 Sprinkler Heads.....	\$1,050.00
B. 1-12 Heat / Smoke Detectors	\$36.00
Each additional 25 detectors.....	\$12.00
C. Standpipe	\$229.00 each
D. Independent Pre-Engineered System	\$92.00 each
E. Gas / Oil Fired Appliance	\$46.00 each
F. Kitchen Exhaust System	\$46.00 each
G. Incinerator / Crematorium	\$365.00 each
H. Heat / Smoke Detectors for one & two family dwellings	\$23.00 per unit