

INTRO & PASSED 1st READING 7/27/15
 ADVERTISED ACCORDING TO LAW 7/31/15
 ADOPTED ON 2nd & FINAL READING 8/10/15
 ADVERTISED ACCORDING TO LAW 8/14/15
 Theresa P. Parbonica
 BOROUGH CLERK

ORDINANCE #300-15

**AN ORDINANCE AMENDING AND SUPPLEMENTING
 CHAPTER XII OF THE REVISED GENERAL ORDINANCES
 OF THE BOROUGH OF SAYREVILLE TO AMEND
 SECTION 12-1.3 CONSTRUCTION FEES**

BE IT AND IT IS HEREBY ORDAINED by the Mayor and Borough Council of the Borough of Sayreville, in the county of Middlesex, that the Revised General Ordinances of the Borough of Sayreville are hereby amended as follows:

12-1.3 Construction Fees.

A. The Building Subcode fees shall be as follows:

1. New Construction: Up to one hundred thousand (100,000) cubic feet. The fee shall be computed by volume multiplied by **0.0348**.
2. New Construction: Over one hundred thousand (100,000) cubic feet. The fee shall be computed by volume multiplied by 0.0270.
3. New Construction: Commercial Farm Buildings and Structures on Farms. The fee shall be computed by volume multiplied by **0.0011** to a maximum of one thousand one hundred forty-five (\$1,145.00) dollars.
4. Alterations, Renovations and Repairs.
 - (a) R5 residential, multiplied by estimated cost of construction.

\$25.00 per \$1,000	Up to \$50,000
\$15.00 per \$1,000	\$50,001 -- \$100,000
\$12.00 per \$1,000	Over \$100,000

(b) All other uses, multiplied by estimated cost of construction. Minimum fee; seventy-five (\$75.00) dollars.

\$34.00 per \$1,000	Up to the first \$50,000 (<i>prorated</i>)
\$26.00 per \$1,000	Amount exceeding \$50,001 -- \$100,000 (<i>prorated</i>)
\$22.00 per \$1,000	Amount exceeding over \$100,000 (<i>prorated</i>)

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**** (c)** Surcharge fee—State of New Jersey: 0.00334/cf or one dollar and thirty-five (\$1.35) cents per one thousand (\$1,000.00) dollars estimated cost of construction.

B. Flat fees shall be as follows:

1. Swimming pools:	
Above-ground <i>less than 550 sq. ft.</i>	75.00
Above-ground <i>greater than 550 sq. ft.</i>	140.00
In-ground <i>less than 550 sq. ft.</i>	160.00
In-ground <i>greater than 550 sq. ft.</i>	210.00
2. Fences—Over 6 feet high	75.00
3. Antenna, mast, satellite dish (R3 and R5)	75.00
4. Radon	100.00
5. Structural towers	500.00
6. Underground (UST) storage tank	
Installation (R3 and R5) or demolition	75.00
7. Aboveground (AST) storage tank	
Installation (R3 and R5) or demolition	75.00
8. Asbestos removal	150.00
9. Temporary structures, tents, temporary trailers (180 days)	75.00
NOTE: Tents in excess of 900 sq. feet or more than 30 ft. in any dimension	129.00
10. Demolition:	100.00
(a) Residential <i>R3 and R5</i> and farm buildings under 5,000 sq. ft. and less than 30 feet in height.	92.00
(b) All other use groups/per story ea. For 10,000 sq. ft. or less of floor space	168.00
11. Retaining Walls –	
(a) <i>Class 3 Residential – less than 550 square feet</i>	160.00
(b) <i>Class 3 Residential – greater than 550 square feet</i>	210.00
(c) <i>All other use groups – cost of construction as tabled sections 4B</i>	
12. Minimum Fee	75.00

C. Signs.

Fees for pylon signs shall be:	\$6.00 per square foot for the first 100 square feet, \$4.75 per square foot for the next square feet, and \$3.50 per square foot thereafter.
Fees for ground signs or Wall signs shall be:	\$3.00 per square foot for the first 100 square feet, \$2.10 per square foot for the next 400 square feet, and \$14.0 per square foot thereafter.

D. State permit fees shall be in accordance with N.J.A.C. 5:23-2 as same may be amended from time to time.

E. *Plumbing Fees and Definitions.* Definitions for the following items shall apply herein.

Plumbing Appliance means and includes, but shall not be limited to, hot water heaters, tankless heater units, water conditioners and similar equipment.

Plumbing appurtenance means and includes but shall not be limited to devices, be the device a manufactured device or an on-the-job assembly of component parts, which device is an adjunct to the basic piping system and plumbing fixtures. Plumbing appurtenances shall include but not be limited to pressure-reducing waives, back flow prevention devices, back water valves, vacuum breakers, grease traps, interceptors, and similar devices.

Plumbing fixture means and includes but shall not be limited to, stacks, lavatories, kitchen sinks, stop sinks, urinals, water closets, toilets, bathtubs, shower stalls, laundry tubs, floor drains, washing machine connections, hose bibs, and similar devices.

Plumbing fees shall be as follows:

(1) Fees for each plumbing fixture, backflow preventor (nontestable type)	15.00
(2) Water heater appliance	35.00
(3) Fuel oil piping	60.00
(4) Gas piping	60.00
(5) Steam boiler	91.00
(6) Hot water boiler	91.00
(7) Sewer pump	91.00
(8) Interceptor/separator and plumbing appurtenances	91.00
(9) Grease trap/oil trap	91.00
(10) Water-cooled A/C or refrigeration unit	60.00
(11) Sewer connection:	
Up to 6"	91.00
7" to 11"	150.00
12" to 23"	250.00
24" and up	300.00
(12) Water service connection	91.00
(13) Active solar system	91.00
(14) Other min fee and testable back flow preventor	91.00
for cross connections and backflow preventors that are subject to testing, requiring reinspection annually, the fee shall be \$58.00 for each device when they are tested.	
(15) Each stack	15.00
(16) Each tie-in process	15.00

(17) Lawn sprinklers	45.00
(18) Roof drain (each)/floor drain (each)	35.00
(19) Plumbing appurtenances (each)	75.00
(20) Building sewer/drain system	91.00
(21) Fees are to be based on per \$1,000 of estimated cost (i.e. hydronic piping, geothermal wells, etc.) For the purpose of determining estimated cost, the applicant shall submit to the department cost data produced by the architect or engineer of record, or by a recognized estimating firm or by the contractor.	\$26.00 per \$1,000

F. Plan review fees: a non-refundable fee of **twenty (20%)** percent of total fees for plan review and prototype plans.

G. Electrical Subcode fees shall be as follows:

1. For the purpose of computing these fees, devices, outlets, fixtures and switches shall include but not be limited to burglar alarms, intercom panels, smoke detectors, thermostats, motors, photocells, level probes, temperature sensors and similar items:	
(a) For the first 75 devices	75.00
(b) Each additional 25 devices or fraction thereof	25.00
2. For the purpose of computing these fees, the term service, service panel, sub-panels, feeders, switches, switchboards, motor control centers, alarm panels, signs, disconnects, reinspection or reintroduction of service;	
(a) Up to 100 amps	75.00
(b) 101 amps up to 200 amps	125.00
(c) 201 amps up to 1,000 amps	225.00
(d) 1,000 amps and above	640.00
3. For the purpose of computing these fees, all motors including ranges, ovens, surface units, dryers, air conditioning units, water heater, central heat, (oil, gas, electric) baseboard heat units, generators, transformers or other devices consuming, generating or altering electricity:	
(a) Motors and electrical devices	15.00
(b) Fractional hp:	
(i.) Over 1 hp, up to 10 hp	20.00
(ii.) 11 hp up to 50 hp	65.00
(iii.) 51 hp up to 100 hp	150.00
(iv.) 101 hp up to 500 hp greater than 100 hp	640.00
(v.) Each increment of 50 hp or part thereof, add \$10.00	
(c) Transformers and generators:	
(i.) Fractional kw	15.00
(ii.) Over 1 kw up to 10 kw	20.00
(iii.) 11 kw up to 50 kw	75.00
(iv.) 51 kw up to 100 kw	150.00

(v.) 101 kw up to 500 kw	
4. Pools, fountains and similar installations: Includes bonding, motor, 2 outlets and a switch	
Above-ground	126.00
In-ground	189.00
5. Lights standards (each)	15.00
6. Trailers	75.00
7. Solar Panels, grounding grids, disconnect switch, etc., per unit (module)	25.00
8. Branch circuits	35.00
9. Minimum Fee	75.00
10. All other work requiring review and inspections	
Fees are to be based on \$75.00 per hour with a one hour minimum	

H. Fire Subcode fees (fire protection and other hazardous equipment) shall be as follows:

1. Automatic and manual fire alarm systems:	
(a) R3 and R5 smoke detectors	75.00
(b) Alarm System R3 and R5	50.00
All other use groups:	
(1) Modify existing system:	
1-12 devices	50.00
Over 12 devices	15.00 each
Devices shall include smoke detectors, heat detectors, manual pull stations, bells, horns, strobes and other peripheral devices not itemized in this section.	
(2) Install new system:	
Automatic/manual alarm system up to 10,000 sq. ft. coverage	
Minimum fee	100.00
Additional per 10,000 sq. ft.	150.00
Central Station alarm	75.00
Duct smoke detector	75.00
Flame or beam smoke detector	25.00
2. Automatic sprinkler systems:	50.00
1 -- 20 heads	91.00
21 -- 100 heads	168.00
101 -- 200 heads	321.00
201 -- 400 heads	831.00
401 -- 1,000 heads	1,150.00
1,000 heads and over	1,469.00
Each additional riser	50.00
Foam suppression (not pre-engineered)	150.00

Fire pump	150.00
Hydraulic calculation review	50.00
3. Standpipes	321.00
Each additional reset	100.00
4. Commercial kitchen hood and hazardous exhaust system	175.00
5. Kitchen suppression systems (pre-engineered)	129.00
6. Pre-engineered systems	
CO 2 suppression	129.00
Halon suppression	129.00
Foam suppression	129.00
Dry chemical suppression	129.00
Wet chemical suppression	129.00
7. Gas or oil-fired vented appliance	
(a) Commercial	75.00
Additional devices	30.00
(b) Residential (<i>New Construction Only</i>)	50.00
Additional devices	20.00
8. Water tank and underground fire main	150.00
9. Flammable – Combustible storage tanks – Above/below-ground	
(a) Residential: Installation/removal and LPG	75.00
(b) Commercial: Installation/removal and LPG (includes manifold systems up to qty.) and LNG	
Up to and including:	
1,000 gallons	100.00
2,000 gallons	400.00
Over 2,000 gallons	500.00
(c) Liquid or gaseous product dispensing system (<i>per pump</i>)	92.00
(d) Tank monitoring system (per tank)	50.00
10. Smoke removal system (includes smoke detectors (up to 6) not otherwise covered)	250.00
11. Elevator recall	150.00
12. Automatic smoke-fire control doors or shutters (pair) (Security locking devices integrated with alarm systems)	75.00
13. Emergency and voice com systems	100.00
14. Incinerators and crematoriums	511.00
15. Minimum (residential)	50.00
(commercial)	75.00

For miscellaneous required permits not itemized above, ***twenty-six dollars (\$26.00) per one thousand*** (\$1,000) dollars or project and/or work cost.

I. Mechanical inspector fees shall be as follows:

Heating/conversion/replacement	
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First Unit	75.00
Each additional unit	30.00

J. The fee for elevator plan review and elevator installation shall comply with the standards listed in N.J.A.C. 5:23-12, by the D.C.A. Fees for permits and/or inspections for elevator plan review and elevator installation not covered hereunder shall be governed by the State Uniform Construction Code adopted and set forth under the General Ordinances of the Borough of Sayreville, Chapter XII, Building and Housing.

K. Variation fees shall be as follows:

Class I	821.00; resubmittal 32.00
Class II	168.00; resubmittal 91.00
Class III	168.00; resubmittal 91.00

L. Administrative Fees as follows:

(a) For review of any amendment or change to a plan that has already been released, there shall be an additional fee of \$75.00 per hour, minimum fee one hour.

(b) Change of contractor on an issued permit there will be an administrative fee of \$35.00

M. Occupancy permit fee shall be as follows:

(a) Certificate of Occupancy	
(1) R3 and R4 residential single family	100.00
(2) All other use groups per occupancy	150.00
(b) Continued certificate of occupancy	Min. fee per subcode
(c) Change of use	200.00
(d) Certificate of approval	No Fee
(e) Temporary Certificate of Occupancy – first issuance and renewal (No fee for first issuance, if CO fee has already been paid)	39.00

Notwithstanding any provisions of this Chapter to the contrary, residents of the Borough who are active members of any Sayreville Auxiliary Police Unit, Sayreville Volunteer Fire Company or Sayreville Volunteer First Aid Squad, shall not be required to pay any municipal construction fees established in this chapter, subject to the following general restrictions and conditions:

(a) The waiver shall apply only to those fees, or portions thereof, that are retained by the Borough, and shall not apply to such fees, or portions thereof, that are due to the State of New Jersey or entities other than the Borough of Sayreville;

(b) The waiver shall not apply to any fee or fine imposed in connection with a penalty enforcement or judicial proceeding; and

(c) The waiver shall not apply to any commercial or business activity.

2. On January 1st of each year, or as soon thereafter as practicable, the Sayreville Auxiliary Police Units, Volunteer Fire Companies and Volunteer First Aid Squads shall provide the Sayreville Construction Official with a certified list of their respective active members for the Construction Official's use in validating any member's claimed right to a waiver under this section.

BE IT FURTHER ORDAINED by the Mayor and Borough Council of the Borough of Sayreville, in the County of Middlesex, that **Chapter Twelve - Building and Housing**, of the Revised General Ordinances of the Borough of Sayreville, shall also be amended to reflect said change.

All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed and this Ordinance shall take effect immediately upon final passage and publication in accordance with law.


Daniel Buchanan, Councilman
(Planning & Zoning Committee)


Theresa A. Farbaniec, RMC
Municipal Clerk


Kennedy O'Brien
Mayor

APPROVED AS TO FORM:


Michael DuPont, Esq.