

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.

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| \$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.

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| \$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:

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| 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) NOTE: Tents in excess of 900 sq. feet or more than 30 ft. in any dimension | 75.00 129.00 |
| 10. Demolition: | 100.00 |
| (a) Residential R3 and R5 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) Class 3 Residential – less than 550 square feet | 160.00 |
| (b) Class 3 Residential – greater than 550 square feet | 210.00 |
| (c) All other use groups – cost of construction as tabled sections 4B | |
| 12. Minimum Fee | 75.00 |

C. Signs.

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| 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:

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| (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 |

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| (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:

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| 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 |

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

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| 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 |

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| 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:

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| 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:

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| 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:

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| (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.