

ORDINANCE NO. 2024 - 14

**ORDINANCE OF THE TOWNSHIP OF LACEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 159 ENTITLED CONSTRUCTION CODES, SECTION 4 ENTITLED "ADOPTION OF FEE SCHEDULE" TO INCREASE THE CONSTRUCTION DEPARTMENT FEES EFFECTIVE JULY 1, 2024**

**BE IT ORDAINED**, by the Mayor and Township Committee of the Township of Lacey, County of Ocean, State of New Jersey, as follows:

**SECTION 1. Effective July 1, 2024** Chapter 159, Section 4 of the Township Code of the Township of Lacey, entitled "Adoption of Fee Schedule" is hereby amended and supplemented to read as follows:

**§159-4 Adoption of Fee Schedule:**

A. The following fee schedule is hereby adopted and established for the following construction and subcode fees:

(1) Building subcode fees.

(a) New construction. Fees for new construction shall be based upon the volume of structure. Volume shall be computed in accordance with N.J.A.C. 5:23-2.28. Use groups and types of construction are as classified and defined in Articles 3 and 4 of the building subcode.

[1] New residential construction.

[a] Per cubic foot of volume: \$0.40.

[b] Footing/Foundation only (residential) \$120.00

[2] Other use groups.

[a] Use Groups A-1, A-2, A-3, A-4, F-1, F-2, S-1, S-2, B and M: \$0.32.

[b] Structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d): \$0.25.

[c] Minimum fee: \$90.00.

(b) Renovations, alterations and repairs. Fee based on estimated cost of the work. To determine estimated cost, the applicant shall submit to the Construction Official such

cost data as may be available, produced by the homeowner, 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.

**Estimated**

**Cost of**

**Work      Fee**

\$1 to            \$40.00  
\$50,000      per  
                     \$1,000

\$50,001 to Add  
\$100,000    \$32.00  
                     per  
                     \$1,000

Over            Add  
\$100,000    \$25.00  
                     per  
                     \$1,000

Minimum    \$90  
fee

(c)          Additions. Fees shall be computed on the same basis as for new construction for the added portion.

(d)          Combination renovations and additions. Fees shall be computed separately in accordance with § 159-4A(1)(a) and (b).

(e)          Temporary structures. The fee for temporary structures, towers, fences greater than six feet in height, open decks not attached to a principal or accessory structure and similar structures for which volume cannot be computed shall be \$75.

(f) Pools.

[1]          Aboveground: \$125.00.

[2]          In-ground: \$200.00.

[3]          Commercial: \$300.00.

(g)          Outside decks: \$220.00.

(h) Storage Sheds & Similar Structures

[1] 201 Sq. ft and over \$90.00

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- (i) Relocation of Buildings & Structures: est. cost of work
- (j) Premanufactured fireplaces, free standing stoves: \$90.00
- (k) Sunrooms & Screen Rooms: \$120.00
- (l) Solar Attachments

- (1) Residential: Estimate cost of work, minimum fee \$90.00
- (2) all others: Estimate cost of work, minimum fee \$200.00

(m) Retaining Walls

- (1) Residential \$150.00
- (2) All others: Estimate cost of work

(n) Platform for generator or AC: \$50.00

(o) Ductwork \$50.00

(p) Certificate of Continuing Occupancy or Change of Use (no work): \$50.00

(2) Plumbing subcode fees.

(a) Fixtures and appliances. The fee per fixture for fixtures and appliances shall be \$20.00, except as provided for in § 159-4A(2)(b) and (c).

(b) Water heaters, generators, pool heaters, fireplaces and furnaces.

- [1] Residential: \$45.00.
- [2] Commercial: \$60.

(c) Special devices. The fee per device for grease traps, oil separators, water-cooled air-conditioning units, refrigeration units, steam boilers, hot-water boilers (excluding those for domestic water heating), gas service entrances, active solar systems, sewer pumps, interceptors, suction relief vacuum systems, auxiliary water meters, rooftop units, bottom drains in pools and fuel oil piping shall be as follows:

- [1] Residential: \$70.
- [2] All others: \$85.

(d) Sewer service connections.

- [1] Residential: \$75.00.
- [2] All others: \$85.00.

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(e) Water service connections.

[1] Residential: \$75.00.

[2] All others: \$85.00.

(f) Backflow preventers.

[1] Residential: \$75.00.

[2] All others: \$85.00.

(g) Gas piping.

[1] Residential: \$70.00.

[2] All others: \$85.00.

(h) Minimum fee: \$90.

(i) Certificate of Continuing Occupancy or Change of Use (no work): \$50.00

(3) Fire protection subcode fees.

(a) The fee for sprinklers, standpipes, detectors (smoke and heat), preengineered suppression systems, gas- and oil-fired appliances not connected to the plumbing system, kitchen exhaust systems, incinerators and crematoriums shall be as follows:

[1] One to 20 heads: \$100.00.

[2] Twenty-one to 100 heads: \$200.00.

[3] One hundred one to 200 heads: \$300.

[4] Two hundred one to 400 heads: \$850.00.

[5] Four hundred one to 1,000 heads: \$1,200.00.

[6] Over 1,000 heads: \$1500.00.

[7] R-2, R-3, R-5 13D & 13R System: \$300.00.

(b) Standpipe, each: \$300.00.

(c) Fire pump, each: \$100.00.

(d) Independent pre-engineered systems:

[1] Local application system: \$150.00.

[2] Total flooding system: \$150.00.

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- (e) Gas- or oil-fired appliance not connected to the plumbing system, each: \$50.00.
- (f) Commercial kitchen exhaust system, each: \$90.00.
- (g) Incinerator, each: \$450.00.
- (h) Crematorium, each: \$450.00.
- (i) Rooftop HVAC units, each: \$52.00.
- (j) Spray booth and dipping operations, each: \$150.00.
- (k) Fuel-dispensing units, each: \$150.00.
- (l) Fuel storage tank abandonment or removal, each: \$100.00 residential  
\$200.00 all others
- (m) Fuel tank installation, each:
  - [1] Residential: \$100.00.
  - [2] Commercial: \$200.00.
- (n) Propane tank installation, each:
  - [1] Zero to 500 gallons: \$90.00.
  - [2] Five hundred one to 1,000 gallons: \$90.00.
  - [3] Over 1,000 gallons: \$90.00.
  - [4] All other use groups: \$120.00.
- (o) Wood-burning stoves and fireplaces: \$90.00.
- (p) Generator (new construction): \$90.00.
- (q) Low-Voltage Alarms: \$90.00
- (r) Minimum fee: \$90.00.
- (s) Certificate of Continuing Occupancy or Change of Use (no work): \$50.00

(4) Electrical subcode fees.

- (a) Fixtures or receptacles. The fee for receptacles and fixtures which shall include lighting outlets, wall switches, electric discharge fixtures, convenience receptacle or similar fixture, and motors or devices of less than one horsepower or one kilowatt, burglar, fire and communication devices, etc., shall be as follows:

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- [1] One to 25: \$60.00.
- [2] For each 25 additional: add \$15.00.

(b) Motors or electrical devices, each:

- [1] Greater than one horsepower to 10 horsepower: \$40.00.
- [2] Greater than 10 horsepower to 50 horsepower: \$50.00.
- [3] Greater than 50 horsepower to 100 horsepower: \$125.00.
- [4] Greater than 100 horsepower: \$450.00.

(c) Furnace

- [1] Replacement \$40.00
- [2] New \$35.00

(d) AC Unit

- [1] Replacement \$40.00.
- [2] New \$35.00

(e) Commercial Cooking head: \$50.00

(f) Transformers and generators, each:

- [1] Greater than one kilowatt to five kilowatts: \$35.00.
- [2] Greater than six kilowatts to 20 kilowatts: \$60.00.
- [3] Greater than 20 kilowatts to 112.5 kilowatts: \$125.
- [4] Greater than 112.5 kilowatts: \$425.00.

(g) Service panels, service entrance or subpanel, each:

- [1] One ampere to 200 amperes: \$60.00.
- [2] Greater than 200 amperes to 1,000 amperes: \$200.
- [3] Greater than 1,000 amperes: \$375.

(h) For the purpose of computing these fees, all motors, except those in plug-in appliances, shall be counted, including control equipment, generators, transformers and all heating, cooking or other devices consuming or generating electrical current.

(i) Rain sensor: \$35.

(j) Solar: \$50.

[1] Subpanel: \$58.

[2] Inverters:

[a] One to 10 kilowatts: \$60.00.

[b] Eleven to 20 kilowatts: \$100.00.

[c] Greater than 21 kilowatts: \$175.00.

[3] Panels

[a] 1 to 25: \$60.00

[b] Panels 25 and up \$80.00

(k) Microinverters.

[1] One to 25: \$58.00.

[2] Each additional: \$10.

(l) Pools/hot tub/hydro massage/spas

[1] Above ground: \$75.00.

[2] In-ground: \$100.00

[3] Pool Demo: \$85.00

[4] additional pool lights \$15.00

(m) Minimum fee: \$90.

(o) Certificate of Continuing Occupancy or Change of Use (no work): \$50.00

(5) Mechanical subcode fees.

(a) Minimum fee: \$90.00.

(b) A/C condenser and coil: \$70.00.

(c) Furnace/AHU: \$70.00.

(d) Gas piping/fuel oil piping: \$70.00.

(e) Boiler: \$70.00.

(f) Water heater: \$70.00.

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- (g) Gas fireplace (inside and outside): \$70.00.
- (h) New duct for forced hot/cold air: \$35.00.
- (i) Generator: \$90.00.
- (6) Fees applicable to § 159-4A(1) through (5) above.
  - (a) Plan review fee. 20% of the amount to be charged for a new construction permit.
  - (b) Basic construction fee. The sum of the parts computed on the basis of the volume or cost of construction, the number of plumbing fixtures and equipment, the number of electrical fixtures and devices and the number of sprinklers, standpipes and detectors (smoke and heat) at the unit rates provided herein, plus any special fees.
  - (c) Certificates and other permits.
    - [1] Demolition or removal permit
      - [a] Structures less than 5,000 square feet in area and less than 30 feet in height (Use Group R-3 or R-5), and for structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d): \$125.00.
      - [b] All other use groups: \$200.00
    - [2] Sign permit.
      - [a] Permit fee to construct a ground- or wall-mounted sign shall be in the amount of \$2.00 per square foot surface area of the sign for the first 100 square feet and \$2.00 per square foot above 100 square feet; computed on one side only for double-faced signs. Fees are based on construction, not re-facing of signs. Minimum fee: \$85.00.
      - [b] Permit fee to construct pylon signs shall be in the amount of \$4 per square foot surface area of the sign for the first 100 square feet and \$3 per square feet above 100 square feet, computed on one side only for double-faced signs. Fees are based on construction, not re-facing of signs. Minimum fee: \$85.00.
    - [3] Certificate of occupancy. 10% of the new construction permit fee which would be charged pursuant to these regulations. Minimum fee: \$90.00.
    - [4] Certificate of Occupancy Change of Use: \$75.00
    - [5] Continuing Certificate of Occupancy: \$75.00
    - [6] Temporary certificate of occupancy: \$50. [7] Annual permits.
      - [a] Construction permit. The fee for a construction permit shall be a flat fee based upon the number of maintenance workers who are employed by

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the facility, and who are primarily engaged in work that is governed by a subcode. Managers, engineers and clericals shall not be considered maintenance workers for the purpose of establishing the annual construction permit fee.

[b] Annual permits may be issued for building, fire protection, electrical and plumbing.

[8] Reinstatement of any lapsed permit referenced in any portion of § 159-4: \$85.00.

[9] Letter of no interest: \$50 per letter.

[10] Annual Electrical and PL Certificate of Compliance

[a] Pools/Backflow preventers: \$90.00

[11] Change of Contractor: \$90.00;

[12] Application for variation: \$35.00.

B. A schedule of the instruction and subcode fees established by this chapter shall be posted in the office of the Construction Official and shall be made available to the public.

**SECTION 2.** That should any section, paragraph, sentence, clause, or phase of this ordinance be declared unconstitutional or invalid for any reason, the remaining portion of this ordinance shall not be affected thereby and shall remain in full force and effect, and to that end the provisions of this ordinance are hereby declared to be severable.

**SECTION 3.** That all ordinances or parts of ordinances inconsistent with this amending ordinance are hereby repealed to the extent of their inconsistencies only.

**SECTION 4.** That this ordinance shall be in full force and take effect twenty (20) days after final passage and publication, as required by law

### NOTICE


**NOTICE IS HEREBY GIVEN** that the foregoing Ordinance was introduced and passed by the Township Committee of the Township of Lacey on first reading at a meeting held on the 23 day of May, 2024. The Ordinance will be considered for second and final reading at a meeting of the Township Committee which is scheduled for the 13 day of June, 2024 at 6:00 p.m., or as soon thereafter as the matter may be reached, at the Municipal Building located at 818 Lacey Road, Forked River, New Jersey, at which time the public is invited to ask questions, raise objections, or provide public comment

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with regard to the proposed adoption of this Ordinance.

  
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AMY MCGUCKIN,  
Municipal Clerk, Township of Lacey

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