

**BOROUGH OF MONTVALE  
ORDINANCE NO. 2024-1550**

**NOTICE IS HEREBY GIVEN** that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on January 30, 2024 and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on February 27, 2024 at 7:30pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Frances Scordo, Municipal Clerk  
Borough of Montvale

**AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING  
CHAPTER 170 OF THE BOROUGH CODE TO AMEND CERTAIN SUBCODE FEES**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Montvale, as follows:

**Section 1.** Chapter 170, "Construction Codes, Uniform," Section 10, "Construction permit," shall be amended to add the underlined text and delete the bracketed text, as follows:

**§170-10 Construction permit.**

The fee for a construction permit shall be the sum of the subcode fees listed hereinafter, plus all applicable special fees listed herein, and shall be paid before the permit is issued. All fees are to be rounded to the nearest dollar amount.

A. The building subcode fees shall be:

- (1) New construction: [\$0.055 per cubic foot of building or structure volume.]
  - (a) New construction for Residential Use Group R5: \$0.060 per cubic foot of building or structure volume.
  - (b) New construction for all other use groups: \$0.065 per cubic foot of building or structure volume.
- (2) Minimum fee for new construction: [\$250.]
  - (a) New construction for Residential Use Group R5: \$250.
  - (b) New construction for all other use groups: \$750.
- (3) Additions: [\$0.055 per cubic foot of building or structure volume.]
  - (a) Additions for Residential Use Group R5: \$0.060 per cubic foot of building or structure volume.
  - (b) Additions for all other use groups: \$0.065 per cubic foot of building or structure volume.
- (4) Minimum fee for additions: [\$150.]
  - (a) Additions for Residential Use Group R5: \$150.
  - (b) Additions for all other use groups: \$500.

(5) Alterations or renovations: \$20 per \$1,000 of the estimated cost of construction.

(6) Minimum fee for alterations or renovations: \$150.

(7) All other fees shall be as follows:

(a) Roofs:

[1] Residential: no fee.

[2] Commercial: \$200.

(b) Siding: no fee.

(c) Pools:

[1] Aboveground: \$100.

[2] In-ground: \$200 plus C.O. fee.

(d) Sheds (over 100 square feet): \$150.

(e) Tennis courts: \$250.

(f) Asbestos/lead abatement: \$75.

(g) Tank installation:

[1] Residential: \$100.

[2] Commercial: \$150.

(h) (Reserved)

(i) Stoves (fuel-burning): \$75.

(j) Fences: \$75.

(k) Demolition:

[1] Principal residential: \$400.

[2] Accessory residential: \$150.

[3] Commercial: \$750.

(l) Air conditioning:

[1] Residential: \$75.

[2] Commercial: \$20 per \$1,000.

(m) Radon: \$60.

(n) Certificate of occupancy:

[1] Residential (N S F D): \$150.

[2] Residential (addition): \$100.

[3] Others (less than 10,000 square feet): \$150.

[4] Others (10,000 square feet and above): \$300.

(o) Certificate of compliance for asbestos: \$20.

(p) Signs:

[1] Thirty square feet or less: \$50.

[2] Over 30 square feet: \$100.

(q) All accessory structures not specifically mentioned above: \$100.

B. Plumbing subcode fees shall be:

(1) Minimum fee:

- (a) Residential: [~~\$75.~~] \$100.
- (b) Commercial: \$150.
- (2) Residential (per fixture): \$20.
- (3) Commercial (per fixture): \$25.
- (4) Other fees shall be as follows:
  - (a) Piping (or fuel oil): \$70.
  - (b) Sewer connection: \$75.
  - (c) Water service connection: \$75.
  - (d) Water heater:
    - [1] Residential: \$100.
    - [2] Commercial: \$100.
  - (e) Boiler:
    - [1] Residential: [~~\$75.~~] \$100.
    - [2] Commercial: [~~\$100.~~] \$125.
  - (f) Sewer pump:
    - [1] Residential: \$75.
    - [2] Commercial: \$100.
  - (g) Air conditioning:
    - [1] Residential: [~~\$75.~~] \$100.
    - [2] Commercial: [~~\$100.~~] \$125.
  - (h) Swimming pools:
    - [1] Residential: [~~\$75.~~] \$100.
    - [2] Commercial: [~~\$100.~~] \$125.
  - (i) Interceptor/separator: \$75.
  - (j) Backflow preventer: \$75.
  - (k) Refrigeration unit: \$75.
  - (l) Chimney liner: \$75.
  - (m) Furnace: \$75.
  - (n) All other devices:
    - [1] Residential: [~~\$75.~~] \$100.
    - [2] Commercial: [~~\$100.~~] \$125.

C. The electrical subcode fees shall be:

- (1) Minimum fee:
  - (a) Residential: [~~\$75.~~] \$125.
  - (b) Commercial: \$150.
- (2) Fixtures and receptacles:
  - (a) One to 50: \$75.
  - (b) Each additional 25: \$30.
- (3) Motors:

- (a) One-eighth horsepower to one horsepower: \$30.
- (b) One horsepower to 10 horsepower: \$40.
- (c) Ten horsepower to 50 horsepower: \$50.
- (d) Fifty horsepower to 100 horsepower: \$100.
- (e) One hundred horsepower and over: \$400.

(4) Electrical devices:

- (a) One kilowatt to 10 kilowatt: \$75.
- (b) Ten kilowatt to 45 kilowatt: \$100.
- (c) Forty-five kilowatt to 112.5 kilowatt: \$200.
- (d) 112.5 kilowatt and over: \$400.

(5) Service:

- (a) Two hundred ampere: [\$100.] \$125.
- (b) Six hundred ampere: [\$125.] \$500.
- (c) One thousand ampere: [\$150.] \$600.
- (d) Over 1,000 ampere: [\$300.] \$650.
- (e) Temporary service: \$75.

(6) Generators/transformers:

- (a) One kilowatt to 7.5 kilowatt: \$75.
- (b) 7.5 kilowatt to 30 kilowatt: \$100.
- (c) Thirty kilowatt to 60 kilowatt: \$125.
- (d) Sixty kilowatt to 112.5 kilowatt: \$200.
- (e) Over 112.5 kilowatt: \$600.

(7) Other fees shall be as follows:

- (a) Heat, smoke, burglar detectors, data, telephone, intercoms:
  - [1] Residential: \$75.
  - [2] Commercial one to 25: \$150.
  - [3] Each additional 25: \$40.
- (b) Bonding: [\$50.] \$100 per pool.
- (c) Pools, whirlpools, spas with bonding: \$75.
- (d) Light standards:
  - [1] One to 10: \$75.
  - [2] Each additional: \$10.
- (e) Trench inspections: \$50.

D. Fire subcode fees shall be:

(1) Minimum fee:

- (a) Residential: \$75.
- (b) Commercial: \$150.

(2) Detectors and sprinkler heads:

- (a) One to 50: \$200.

- (b) 51 to 100: \$250.
- (c) 101 to 200: \$300.
- (d) 201 to 400: \$600.
- (e) Over 400: \$1,000.

(3) Suppression systems:

- (a) Fire pump: \$250.
- (b) Dry pipe, alarm valves, preaction valves, standpipes:
  - [1] 2.5-inch pipe: \$75.
  - [2] Four-inch pipe: \$125.
  - [3] Six-inch pipe: \$175.
  - [4] Eight-inch pipe: \$225.
  - [5] Over eight inches: \$275.

(4) Other fees shall be as follows:

- (a) Storage tanks, flammable, combustible, LPG:
  - [1] Residential: \$200.
  - [2] Commercial \$400.
- (b) Alarm devices, supervisory, signaling:
  - [1] Residential: \$75.
  - [2] Commercial:
    - [a] First 1 through 10: \$200.
    - [b] Eleven to 50: \$20 each.
    - [c] Over 50: \$25 each.
- (c) Kitchen hood exhaust systems:
  - [1] Residential: \$75.
  - [2] Commercial: \$200.
- (d) Gas/oil-fired appliance: \$75.
- (e) Wood stoves: \$75.
- (f) Preengineered systems: \$125.
- (g) Pool heater: \$75.
- (h) Solar panels:
  - [1] Residential: \$75.
  - [2] Commercial: \$200.
- (i) Tank removal:
  - [1] Residential: \$100.
  - [2] Commercial: \$150.

E. Elevator fees shall be as set forth in N.J.A.C. 5.23 Subchapter 12.

(1) Acceptance test. The fee for elevators in structures not in Use Groups R-3 and R-4 shall be as follows:

- (a) Traction and winding drum elevators:

- [1] One to 10 floors: \$340; administrative fee: \$68.
- [2] Over 10 floors: \$567; administrative fee: \$113.
- [3] Hydraulic elevators: \$302; administrative fee: \$60.
- [4] Rope hydraulic elevator: \$340; administrative fee: \$68.
- [5] Escalator and moving walks: \$302; administrative fee: \$60.
- [6] Dumbwaiter: \$76; administrative fee: \$15.
- [7] Stairway chair lift, incline and vertical wheelchair and man lift: \$76; administrative fee: \$15.

(2) Additional charges for device equipped with the following features shall be as follows:

- (a) Oil buffers: \$60; administrative fee: \$12.
- (b) Counterweight governor and safeties: \$151; administrative fee: \$30.
- (c) Auxiliary power generator: \$114; administrative fee: \$23.

(3) The fee for elevator devices in structures in Use Groups R-3 and R-4 shall be per N.J.A.C. 5:23-12.6(a)3: \$227; administrative fee: \$45.

(4) The fee for witnessing acceptance test of and performing inspections of alterations shall be per N.J.A.C. 5:23-12.6(a)4: \$100; administrative fee: \$25.

(5) The fee for routine six-month tests and inspections for elevator devices in structures not in Use Groups R-3 and R-4 shall be as follows:

(a) Traction and winding drum elevators:

- [1] One to 10 floors: \$190.
- [2] Over 10 floors: \$244.
- [3] Hydraulic elevators: \$136.
- [4] Rope hydraulic elevator: \$190.
- [5] Escalator and moving walks: \$190.

(6) The fee for one-year periodic inspection and witnessing of tests of elevator devices, which shall include six-month routine inspection, shall be as follows, per N.J.A.C. 5:23-12.6(b)2.i through iv:

(a) Traction and winding drum elevators:

- [1] One to 10 floors: \$302; administrative fee: \$60.
- [2] Over 10 floors: \$362; administrative fee: \$72.
- [3] Hydraulic elevators: \$227; administrative fee: \$45.
- [4] Rope hydraulic elevator: \$302; administrative fee: \$60.
- [5] Escalator and moving walks: \$484; administrative fee: \$97.
- [6] Dumbwaiter: \$120; administrative fee: \$24.
- [7] Stairway chair lift, incline and vertical wheelchair and man lift: \$183; administrative fee: \$37.

(7) Additional yearly periodic inspection charges for elevator devices equipped with the following features shall be as follows, per N.J.A.C. 5:23-12.6(b)3.i through iii:

- (a) Oil buffers: \$60; administrative fee: \$12.

- (b) Counterweight governor and safeties: \$120; administrative fee: \$24.
- (c) Auxiliary power generator: \$76; administrative fee: \$15.
- (8) The fee for three- or five-year inspection of elevator devices shall be as follows, per N.J.A.C. 5:23-12.6(b)4.i and ii:

- (a) Traction and winding drum elevators:

- [1] One to 10 floors (five-year inspection): \$513; administrative fee: \$103.

- [2] Over 10 floors (five-year inspection): \$646; administrative fee: \$129.

- (b) Hydraulic and roped hydraulic elevator:

- [1] Three-year inspection: \$387; administrative fee: \$77.

- [2] Five-year inspection: \$227; administrative fee: \$45.

F. New Jersey state permit surcharge fee shall be as set forth in N.J.A.C. 5:23-4.19.

## **Section 2. Repeal of Inconsistent Ordinances.**

All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

## **Section 3. Savings Clause.**

Nothing in this Ordinance shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed pursuant to this Ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

## **Section 4. Severability.**

The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

## **Section 5. Effective Date.**

This Ordinance shall become effective upon adoption and publication as required by law.