

ORDINANCE 24-02

**AN ORDINANCE AMENDING CHAPTER 120 OF THE CODE OF THE BOROUGH OF RUNNEMEDE ENTITLED
"CONSTRUCTION CODES"**

WHEREAS, the Borough of Runnemedede ("Borough") is a municipal entity organized and existing under the laws of the State of New Jersey and located in Camden County; and

WHEREAS, the Borough seeks to update its current Ordinance pertaining to construction codes

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Runnemedede, County of Camden, State of New Jersey, as follows:

Section 1: Chapter 120 of the Code of the Borough of Runnemedede, entitled "Construction Codes", shall be amended as follows:

§ 120-2 Fees

A. Construction permit fees. The minimum fee will be eighty dollars (\$80) for a construction permit shall be the sum of the subcode fees listed in subsections A.1 through A.5. The maximum fee for a construction permit shall be the sum of the subcode fees listed in subsections A.1 through A.5. The maximum fee for a construction permit shall be the sum of the subcode fees listed in subsections A.1 through A.5, and subsection C shall be paid before the permit is issued.

1. The building subcode fee shall be:

a. Use groups: B, E, H-1, H-2, H-3, H-4, I-1, I-2, I-3, M, R-1, R-2, R-3, R-5, and U, shall be \$0.045 per cubic foot of building or structure volume; minimum fee: \$250.

1. Garden type sheds- Over 201 square feet; minimum fee: \$250.

b. Use groups: A-1, A-2, A-3, A-4, A-5, F-1, F-2, S-1 and S-2, \$0.030 per cubic foot of building or structure volume; minimum fee; \$250.

c. New construction that cannot be computed by volume.

Estimated Cost of Work	Fee	Minimum
Up to and including \$50,000.	\$34 per \$1,000 estimated cost of work.	\$80
\$50,001 to \$100,000.	\$26 per \$1,000 estimated cost of work.	\$80
Over \$100,000	\$22 per \$1,000 estimated cost of work.	\$80

2. Renovations, alterations, repairs, and minor work: \$35 per \$1,000 of the estimated cost of the work; minimum fee: \$80.

a. Open deck structures:

Size (square feet)	Minimum Fee
Under 100 square feet	\$80
100 to 200 square feet	\$150
201 to 400 square feet	\$200
401 square feet and greater	\$250

- b. Handicapped fees. Pursuant to the authority under N.J.S.A. 52:27D-12e, no construction permit fee shall be required for the construction, reconstruction, alteration, improvement or repair of a structure and related devices installed or erected for the purpose of promoting accessibility by the handicapped, "handicapped" being defined under N.J.S.A. 51:27d-126e, and conforming to the current N.J.A.C. 5:23-7 Barrier Free Code, and any subsequent amendments or additions thereto. "Waiving of the fees" in no way "waives" the right of the enforcing agency to request plans for the purpose of reviewing plans for code compliance.
3. Additions: \$0.038 per cubic foot of building or structure volume for the added portion; minimum fee of \$250.
4. Carports: \$80.
5. Fees for combinations of renovations and additions shall be computed separately in accordance with Subsection A 1 c.
6. Demolition and removal permit fees.
 - a. The fee for demolition or removal permit shall be \$100, for a structure of less than \$5,000 square feet in area and less than 30 feet in height, for one or two-family dwellings, Use Group R-3 and R-5; the fee for all other use groups shall be \$170.
 - b. Removal of a building or structure from one lot to another or to a new location on the same lot: for the new foundations and for the placement in a completed condition in the new location: \$100.
7. Fee for tents, in excess of 900 square feet or more than 30 feet on any dimension, shall be \$150.
8. Fees for retaining walls shall be as follows:
 - a. The fee for a retaining wall with a surface area greater than 550 square feet that is associated with Class 3 Residential shall be \$275.

- b. The fee for a retaining wall with a surface area 550 square feet or less that is associated with a Class 3 Residential structure shall be \$150; and
 - c. The fee for a newly constructed retaining wall of any size at other than a Class 3 Residential structure shall be based on \$40 per \$1,000 of the cost of the construction with a minimum fee of \$75.
9. The fee for a permit to construct a sign shall be as follows:
- a. The amount of \$8. Per square feet of the surface area of the sign computed on one side only for double-faced signs. The minimum fee shall; be \$80.
10. Photovoltaic Systems, flat fee of \$200.
11. Certificates of Occupancy.
- a. The fee for a Certificate of Occupancy granted pursuant to a change of the use group shall be \$174.
 - b. The fee for a Certificate of Continued Occupancy shall be \$174.
 - c. The fee for a Certificate of Occupancy for new construction shall be in the amount of ten percent (10%) of the construction permit fee. Exception: one- and two-family residences less than 5,000 square feet in area and less than 30 feet in height.
 - 1. Minimum fee: \$100; reinspection fee: \$50.
 - 2. Fee for certificate of continued occupancy: \$120.
 - 3. Fee for certificate of occupancy granted pursuant to a change of use group: \$174.
 - d. The fee for the first issuance and renewal of a temporary certificate of occupancy shall be \$50.
- B. Elevator subcode fees. The fee for elevator device inspections and test shall be N.J.A.C. 5:23-12, the State Department of Community Affairs shall be the sole enforcing agency.
- C. Plumbing subcode fees. For fixtures and equipment, the fees shall be as follows:
- 1. The fee shall be in the amount of \$20, per fixture, piece of equipment, or appliance connected to the plumbing system, and for each appliance connected to the gas piping or oil piping system, except as indicated in 2 below for special devices.
 - 2. The fee shall be \$95 per special device for the following: grease traps, oil separators, refrigeration units, water-cooled air-conditioning units, pumps, water or sewer utility service connections, steam boilers, hot water boilers (excluding those for domestic water

heating), active solar systems sewer pumps and interceptors. There shall be no fee charged for gas service entrances.

3. For cross-connections and backflow preventers that are subject to testing requiring reinspection every three months: \$35 for each device when it is tested (thrice annually) and \$100 for each device when it is broken down and tested (once annually).
4. The fee for residential gas piping shall be \$70 and for commercial \$90.
5. In any case, minimum fee for any plumbing subcode permit, in part or total: \$80.
6. Plan review fee. 25% of the amount to be charged for a new construction plumbing permit as set forth above.

D. Electrical subcode fees.

1. Minimum fee: \$80.
2. Rough wiring (all switches, fixtures, devices, receptacles, sensors, dimmers, alarm devices, smoke and heat detectors, communication outlets, emergency lights, electric signs, exit lights or similar electric fixtures, and devices rated 20 amperes or less including motors and equipment rated at less than one horsepower (1 hp) or one kilowatt (1kW) and lighting outlets shall be counted as outlets):
 - a. One (1) to fifty (50) outlets: \$70.
 - b. For each additional 25 outlets or fraction: \$25.
3. For each motor or electrical device rated from one horsepower (1 hp) or one kilowatt (1kW) to ten horsepower (10 hp) or ten kilowatt (10kW); for each transformer or generator rated from one kilowatt (1kW) or one kilovolt-amperes (1 kva); for each replacement or wiring involving one branch circuit or part thereof; for each storable pool or hydro massage bath tub; for each underwater lighting fixture; for household electric cooking equipment rated up to sixteen kilowatts (16 kW); for each fire, security, or burglar alarm control unit; for each receptacle rated from thirty amperes (30 amps) to fifty amperes (50 amps); for each light standard greater than eight feet (8') in height including luminaries; and for each communications closet, the fee shall be \$40.
4. For each motor or electrical device rated from eleven horsepower (11 hp) to eleven kilowatts (11 kW) to fifty horsepower (50 hp) or fifty kilowatts (50 kW); for each service equipment, panel board, switch board, switch gear, motor-control center, or disconnecting means rated two-hundred twenty-five amperes (225 amps) or less; for each transformer or generator rated from eleven kilowatts (11 kW) or eleven kilovolt-amperes (11

kva) to fifty kilowatts (50 kW) or fifty kilovolt-amperes (50 kva); for each electric sign rated from greater than twenty amperes (20 amps) to two-hundred twenty five amperes (225 amps) including associated disconnecting means; for each receptacle rated greater than fifty amperes (50 amps); for each utility load management device, the fee shall be \$75.

5. For each motor or electrical device rated from greater than fifty-one horsepower (51 hp) or fifty-one kilowatts (51 kW) to one-hundred horsepower (100 hp) or one-hundred kilowatt (110 kW); for each service equipment, panel board, switch board, switch gear, motor-control-center, or disconnecting means rated from greater than two-hundred twenty-five amperes (225 amps) to one-thousand amperes (1000 amps); and for each transformer or generator rated from greater than forty-five kilowatts (45 kva) to one-hundred twelve and one-half kilowatts (112.5 kW) or one-hundred twelve and one-half kilovolt-amperes (112.5 kva), the fee shall be \$139.
6. For each motor electrical device rated at greater than one-hundred one horsepower (101 hp) or one-hundred one kilowatts (101 kW); for each service equipment, panel board, switch board, switch gear, motor-control-center, or disconnecting means rated at greater than one-thousand amperes (1,000 amps); for each transformer or generator rated at greater than one-hundred twelve and one-half kilowatts (112.5 kW) or one-hundred twelve and one-half kilovolt-amperes (112.5 kva) the fee shall be \$650.
7. Fee charged for electrical work for each permanently installed private swimming pool as defined in the building subcode, spa, hot tub. Or fountain shall be a flat fee of \$90, which shall include any required bonding, and associated equipment such as filter pumps, motors, disconnecting means, switches, required receptacles and heaters, etc., excepting panel board and underwater lighting fixtures. For public swimming pools, the fee shall be charged on the basis of the number of electrical fixtures and rating of each electrical device involved in accordance with D, 1-6 above of this section.
8. The fee charged for the installation of single and multiple station smoke or heat detectors and fire, burglar or security alarm systems in any one- or two-family dwelling shall be a flat fee of \$75 per dwelling unit. For fire, burglar, and security alarm systems and detectors in buildings other than one-or two-family dwellings, the fee shall be charged in accordance with A, B and C above.
9. The installation consisting of multi-meter stacks, the fee shall be based on the ampere rating of the main bus and not upon the number of meters or rating of disconnects on the

meter stack. Individual load side panel boards shall be charged in accordance with 4, 5, and 6 above. There shall be no additional fee charged for the concurrent installation of the individual feeder conductors.

10. For motors or similar devices requiring concurrent installation of individual controls, relays and switches, the fee shall be based only upon the rating of the motor or device. There shall be no additional fee charged for the concurrent installation of individual circuit components, for example, controllers, starters and disconnecting means.

11. For electrical work requiring replacement or service entrance conductors or feeder conductors only, or panels, sub-panels, service disconnects, the fee shall be based on the designated ampere rating of the overcurrent of the device of the service or feeder as follows:

- a. Two-hundred amperes (200 amps) or less, the fee shall be \$100.
- b. Two-hundred one amperes (201 amps) to one-thousand amperes (1,000 amps), the fee shall be \$150.
- c. Greater than one-thousand amperes (1,000 amps), the fee shall be \$660.

12. The fee charged for process equipment shall be based on the ampere rating of the overcurrent device protecting the conductor feeding the process equipment or the cut off device.

13. For the purpose of computing these fees, all electrical and communication devices, utilization equipment and motors which are part of the premises wiring, except those which are portable plug-in type shall be counted.

14. For photovoltaic systems, the fee shall be based on the designated kilowatt rating of the solar photovolataic system as follows:

- a. One kilowatt (1 kW) to one-hundred kilowatts (100 kW), fee is \$200.
- b. Greater than one-hundred kilowatts (100 kW), the fee is \$700.

15. Plan review fee. 25% of the amount to be charged for anew construction electrical permit as set forth above.

E. Fire protection subcode fees.

1. For fire protection and hazardous equipment, sprinklers, standpipes, detectors (smoke and heat), pre-engineered suppression systems, gas and oil-fired appliances not connected to the plumbing system, kitchen exhaust systems, incinerators, and crematoriums, the minimum permit fee shall be \$80.

2. The fee for sprinklers (wet or dry) or detector heads (smoke or heat) or pull stations shall be as follows:
 - a. For twenty (20) or fewer heads, the fee shall be \$100.
 - b. For twenty-one (21) heads to and including one-hundred (100) heads, the fee shall be \$225.
 - c. For one-hundred one (101) heads to and including two-hundred (200) heads, the fee shall be \$350.
 - d. For two-hundred one (201) heads to and including four-hundred (400) heads, the fee shall be \$900.
 - e. For four-hundred one (401) heads to and including one-thousand (1,000) heads, the fee shall be \$1,200.
 - f. For over one-thousand (1,000) heads the fee shall be \$1,600.
3. The fee for each standpipe shall be \$375.
4. The fee for each independent pre-engineered system shall be \$175. (Wet chemical, dry chemical, CO2 suppression, foam suppression, FM200 suppression, Ansul system, etc.)
5. The fee for each gas or oiled fired appliance that is not connected to the plumbing system shall be \$70.
6. The fee for the installation of an above-ground oil tank shall be \$70.
7. The fee for each commercial kitchen exhaust system shall be \$175.
8. The fee for each crematorium shall be \$550.
9. The fee for each incinerator shall be \$550.
10. The fee for fire pumps shall be \$200.
11. The fee for gasoline and propane tanks, in-ground and above-ground shall be \$95 each.
12. The fee for supervisory devices (i.e., tampers, high/low air, etc.) the fee shall be \$20 each.
13. The fee for signaling devices (i.e., horns/strobes, bells, etc.) shall be \$20 each.
14. The fee for dry pipe alarm and pre-action valves shall be \$70 each.
15. The fee for smoke control systems shall be \$85 each.
16. Permits for the installation of fireplaces, wood burning stoves and solid fuel burning appliances shall be \$40 per \$1,000 of estimated cost per unit. Minimum fee shall be \$80 per device or appliance.
17. Fireplace venting/metal chimney or chimney liner shall be \$80.
18. Fee for fire mains to the building shall be \$1.50 per linear foot.

19. Fee for fire hydrants shall be \$80 each.
20. The fee for fire extinguishers shall be a flat fee of \$50.
21. Photovoltaic systems, flat fee of \$80.
22. Plan review fee. 25% of the amount to be charged for a new construction fire protection permit as set forth above.

F. Mechanical Systems.

1. Oil/Electric heat to gas heat.

a. Permits Required:

Commercial

1. Building
2. Electric
3. Plumbing
4. Fire

Residential

1. Mechanical
2. Fire

2. Oil/Gas heat to heat pump.

a. Permits Required:

Commercial

1. Building
2. Electric
3. Fire (if gas back up)

Residential

1. Mechanical
2. Electric

3. Oil/Electric to propane

a. Permits Required:

Commercial

1. Building
2. Plumbing
3. Fire

Residential

1. Mechanical
2. Electric

b. For cross connections and back flow preventers that are subject to re-testing, requiring inspection annually, the fee shall be \$50 for each device.

4. The fee for a mechanical inspection in a Use Group R-3 and R-5 structure by a mechanical inspector shall be \$80 for the first device and \$20 for each additional device. No separate fee shall be charged for gas, fuel oil or water piping connections associated with the mechanical equipment inspected.

G. Annual permit requirements.

1. For charitable, philanthropic, fraternal and religious organizations holding exempt status, the fee shall be 25% of the regular fees to cover the cost of plan reviews, inspections and administration. This does not include the municipal government and public school district.
 2. Prototype- for plans already reviewed, those plans processed as Prototype, there will be a discount of twenty percent (20%) of the construction permit. Said prototype plan approvals shall be valid for the purpose of applying for the new construction permit. When submitting under the Prototype Plan Review, the Construction Code Official shall be notified.
 3. The fee for annual electrical inspection of swimming pools, spas or hot tubs shall be \$200. The fee for each additional swimming pool, spa or hot tub on a site shall be \$100.
- H. The Construction Official shall, with the advice of the subcode officials, prepare and submit to the Mayor and Council, as needed, a report recommending a fee schedule based on the operating expenses of the agency and any other expenses of the borough fairly attributable to the enforcement of the State Uniform Construction Code Act.
- I. State training fees.
1. The fee shall be computed based on the volume of new construction times the current rate set by N.J.A.C. 5:23-4.19 and as amended from time to time.
 2. The fee for alterations shall be based on the estimated cost of the alterations per thousand for each subcode involved times the fee set by N.J.A.C. and amended from time to time.
- J. All payments to private on-site agencies shall be calculated and paid in accordance with N.J.A.C. 5:23-4.18(k) or any amendments or subsequent enactments thereto.
- K. Reinstatement fee. Whenever a permit shall become void or lapse by definition of N.J.A.C. 5:23, the fee, upon request, and approval of the Construction Official, may be reinstated a rate not to exceed seventy-five (75%) of the original fee charged. The fee is to be calculated with the use of the current fee schedule, less twenty-five percent (25%) for reinstatement fees.
- M. Refunds. Pursuant to N.J.A.C. 5:23-2.27, in the case of discontinuance of a building project, the plan review fee and state training fees are not refundable.
- N. Variation fees. The fee for an application for a variation in accordance with N.J.A.C. 5:23-2.10 shall be \$820 for Class I structures and \$175 for Class II and Class III Structures. The fee for re-

submission of an application for a variation shall be \$320 for Class I structures and \$90 for Class II and Class III structures.

O. Pre-pour concrete inspection fee. Pre-pour inspection fee for all new concrete flat work, and for replacement of all existing sidewalks a pre-inspection is required prior to pouring the new concrete. The fee for such inspection is fifty dollars (\$50).

P. Fire limits.

1. The following fire limits are established pursuant to N.J.A.C. 5:23:

- a. Commercial 1;
- b. Commercial 2;
- c. Special economic development district.

2. The construction official shall prepare and submit to the Mayor and Council as needed, a report reevaluating the delineation of the fire limits. This report shall indicate the recommendations of the construction official, the building subcode official and the fire subcode official regarding those areas which should be designated as within fire limits, with reasons therefor.

Q. Swimming pools.

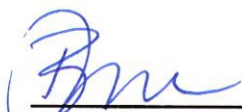
1. Above-ground swimming pools shall be \$175 with a surface area greater than 500sf; the fee in all other cases shall be \$100.
2. In-ground swimming pools shall be \$275 with a surface area greater than 500sf; the fee in all other cases shall be \$150.

Section 2: All other ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

Section 3: If any section, subsection, paragraph, sentence, clause or phrase of the Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance which shall continue in full force and effect, as to this end the provisions of the Ordinance are hereby declared to be severable.

Section 4: This ordinance shall take effect immediately upon passage and publication as required by law.

BOROUGH OF RUNNEMEDE



Beth Miller, Deputy Borough Clerk



Nick Kappatos, Mayor

NOTICE

The above ordinance was introduced and passed on first reading at a meeting of the Borough Council of the Borough of Runnemede held on the 6th day of February, 2024, and will be taken up for final consideration and passage at a meeting of the Borough Council of said Borough of Runnemede 24 N. Black Horse Pike, Runnemede, New Jersey on the 5th day of March, 2024, at which time and place all persons interested will be heard.



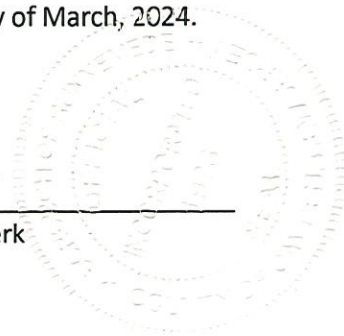
Beth Miller, Deputy Clerk
Upon First Reading

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of an ordinance, adopted by the Borough Council of the Borough of Runnemede at a meeting held on the 5th day of March, 2024.



Beth Miller, Deputy Clerk
Upon Final Passage



Name	Passed on First Reading				Adopted on Second Reading			
	Yes	No	Abstain	Absent	Yes	No	Abstain	Absent
Passio				✓	✓			
Kelly	✓				✓			
Farrell	✓							✓
Laubenstein	✓				✓			
Cepero	✓				✓			
Murray	✓				✓			

