

TOWNSHIP OF SCOTCH PLAINS

ORDINANCE 2023-25

AN ORDINANCE TO AMEND CHAPTER XVII (FIRE PREVENTION) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF SCOTCH PLAINS TO UPDATE §17-1.9(b)2 (FEES) AND §17-1.9(e)1 (INSPECTION AND CERTIFICATION OF SMOKE AND CARBON MONOXIDE DETECTORS).

BE IT ORDAINED by the Township Council of the Township of Scotch Plains:

SECTION 1. Chapter XVII, "Fire Prevention" of the Code of the Township of Scotch Plains is hereby amended as follows:

17-1 FIRE PREVENTION

17-1.9 Locally required fees and inspections

- a. The following buildings, uses and premises contained in this section shall be subject to registration fees and periodic inspections:
 1. C-1 inspections:
 - i. Business use with less than 1,000 square feet.
 - ii. Mercantile use with less than 1,000 square feet.
 2. C-2 inspections:
 - i. Business use with more than 1,000 square feet but less than 2,500 square feet.
 - ii. Mercantile use with more than 1,000 square feet but less than 2,500 square feet.
 - iii. Eating establishments with a maximum occupancy load of fewer than 50.
 - iv. Factory use with less than 2,500 square feet.
 - v. Storage use with less than 2,500 square feet.
 3. C-3 inspections:
 - i. Business use with more than 2,500 square feet but less than 10,000 square feet.
 - ii. Mercantile use with more than 2,500 square feet but less than 7,500 square feet.
 - iii. Factory use with more than 2,500 square feet but less than 12,000 square feet and all occupancies in Use Group F-2.
 - iv. Storage use with more than 2,500 square feet but less than 12,000 square feet.
 - v. Common areas of multi-tenant buildings that are less than three stories.
 4. C-4 inspections:
 - i. Business use exceeding 10,000 square feet.
 - ii. Mercantile use with more than 7,500 square feet but less than 12,000 square feet.
 - iii. Common areas of multi-tenant buildings that are three stories or more.
 5. C-5 inspections:
 - i. Individual dwelling units in buildings housing three or more units. Dwelling units include apartments, condos and town homes.

6. C-6 inspections:
 - i. Single room business use offices less than 250- square feet and located within a multi-tenant building registered as C-3 or C-4 above.
- b. Required inspections.
 1. All C-type inspections shall be conducted for compliance with the provisions of this code periodically, but not less than specified herein:
 - i. Type C-1: once every 12 months.
 - ii. Type C-2: once every 12 months.
 - iii. Type C-3: once every 12 months.
 - iv. Type C-4: once every 12 months.
 - v. Type C-5: once every 30 months.
 - vi. Type C-6: once every 12 months.
 2. Annual registration fees shall be:
 - i. Type C-1: ~~\$75~~ **\$100.**
 - ii. Type C-2: ~~\$125~~ **\$150.**
 - iii. Type C-3: ~~\$200~~ **\$250.**
 - iv. Type C-4: ~~\$350~~ **\$400.**
 - v. Type C-5: \$30.
 - vi. Type C-6: \$25.
 3. Annual registration fees may be increased by resolution.
 4. An occupant shall be required to register with the Bureau of Fire Prevention prior to commencing occupancy except that a type C-6 registration shall not be required for occupancy of less than 90 days provided that the business is located within a building that has a current registration as a type C-3 or C-4 building.
- c. Occupancies registered as life hazard uses (LHUs), as per the rules and regulations of the New Jersey Uniform Fire Code, shall be exempt from all locally required registration fees.
- d. Periodic inspections shall be completed on other structures not mandated by the Uniform Fire Safety Act and the Uniform Fire Code, other than one- and two-family owner-occupied dwellings.
- e. Inspection and certification of smoke and carbon monoxide detectors.
 1. ~~Inspections and certificates regarding smoke detectors and carbon monoxide detectors required for the sale, lease or other occupancy of residential dwellings required by the New Jersey Uniform Fire Code, P.L. 1991, c. 92 (N.J.S.A. 57:27D-198.1), and its amendments, shall have a fee of \$100, which is included within the fee for the continuing certificate of occupancy certificate.~~
 1. **The application fee for an initial inspection for smoke alarms and carbon monoxide alarms in buildings containing one or two dwelling units as required by the state law known as the "Uniform Fire Safety Act" (N.J.S.A. 52:27D-192 et seq.), which is included in the fee for the continuing certificate of occupancy certificate, shall be based upon the amount of time remaining before the change of occupant is expected and conform to the following fee schedule:**
 - i. **\$150 if application for an inspection is made more than 10 business days prior to change of occupant.**
 - ii. **\$200 if application for an inspection is made less than 10 business days but more than four business days prior to change of occupant.**

iii. \$250 if application for inspection is made fewer than four business days prior to change of occupant.

2. Residential dwelling inspections performed by the Bureau of Fire Prevention may include a supplemental inspection of sump pumps, fire extinguishers, address identification, or compliance with other requirements as set forth by the Township's Fire Official or Building Official.
3. In the event that an inspection is not passed for the reason of non-compliance of requirements or missed appointment by the applicant or their designee, a new application and fee must be submitted.
4. The fee for inspections and certificates under this section may be increased by resolution.
5. Placement of detectors must comply with N.J.A.C. 5:70-4.19.

SECTION 2. All other terms and provisions of the Township Code shall remain unchanged.

SECTION 3. If any portion of this ordinance shall be determined to be invalid, such determination shall not affect the validity of the remaining portions of said ordinance.

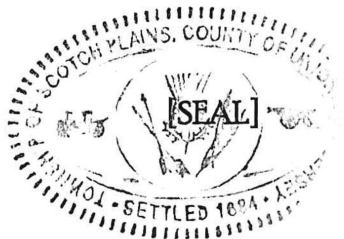
SECTION 4. This ordinance shall take effect January 1, 2024.

INTRODUCTION: October 17, 2023

ADOPTION: November 13, 2023

FINAL PUBLICATION: November 23, 2023

Certified copy of an ordinance adopted at a
regular meeting of the Township Council
of the Township of Scotch Plains, Union County,
New Jersey, on



____ 13 NOVEMBER ____ 2023

Bozena Lacina

Bozena Lacina, RMC
Municipal Clerk