

TOWNSHIP OF SPRINGFIELD

ORDINANCE NO. 2024-04

AN ORDINANCE AMENDING CHAPTER 91 OF THE TOWNSHIP CODE TO ADJUST PERMIT FEES FOR CERTAIN PERMITS UNDER THE UNIFORM CONSTRUCTION CODE AND UNIFORM FIRE CODE

WHEREAS, the Township Construction Code Official annually reviews permitting fees to ensure that the fees are consistent with the cost to operate the department; and

WHEREAS, the Construction Code Official recommends changes to certain fees consistent with the review;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Township Council of the Township of Springfield, County of Burlington, State of New Jersey that Chapter 91-6 of the Code of the Township of Springfield are amended to read as follows:

(Amendments in bold and underline); deletions in ~~strikethrough~~.

“§ 91-6 Uniform Construction Code.

A. General.

(1) The fee for plan review, computed as a percentage of the fee for a construction permit, shall be paid before the time the plan is reviewed. The amount of this fee shall then be deducted from the amount of the fee due for a construction permit, when the permit is issued. Plan review fees are not refundable.

(2) The fee to be charged for a construction permit will be the sum of the basic construction fee plus all applicable special fees, such as elevator or sign fees. This fee shall be paid before a permit is issued.

(3) The fee to be charged for a certificate of occupancy shall be paid before a certificate is issued. This fee shall be in addition to the construction permit fee.

B. Enforcing fees shall be as follows:

(1) Plan review fee. The fee for plan review shall be 20% of the amount to be charged for a new construction permit, except that elevator devices plan review shall be as in Subsection B(6) and (7) below.

(2) The basic construction fee shall be the sum of the parts computed on the basis of the volume or cost of construction, the number of plumbing fixtures and pieces of 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.

(a) Building volume or cost. The fees for new construction or alteration are as follows:

[1] Fees for new construction shall be based upon the volume of the structure. Volume shall be computed in accordance with N.J.A.C. 5:23-2.28. The new construction fee shall be in the amount of \$0.040 per cubic foot of volume for buildings and structures of all groups and types of construction as classified and defined in articles 3 and 4 of the building subcode, except that the fee shall be \$0.030 per cubic foot of volume for use groups A-1, A-2, A-3, A-4, A-5; F-2, S-1 and S-2, and the fee shall be \$0.0010 per cubic foot per structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d).

[2] Fees for renovations, alterations and repairs or site construction associated with pre-engineered systems of commercial farm buildings and premanufactured construction shall be based upon the estimated cost of work. The fee shall be in the amount of \$36 per \$1,000. From \$50,001 to and including \$100,000, the additional fee shall be in the amount of \$28 per \$1,000 of estimated cost above \$50,000; above \$100,000, the additional fee shall be in the amount of \$23 per \$1,000 of estimated cost above \$100,000.

[3] Fees for additions shall be computed on the same basis as for new construction for the added portion.

[4] Fees for combination renovations and additions shall be computed as the sum of the fees computed separately in accordance with Subsection B(2)(a)[2] and [3] above.

[5] (Reserved)[1]

[1] Editor's Note: Former Subsection B(2)(a)[5], as amended, regarding tent fees, was repealed 8-14-2013 by Ord. No. 2013-05.

[6] (Reserved)[2] **Roofing and Siding. The fee for a roof permit or shall be \$150.00. The fee for a siding permit shall be \$150.00.**

~~[2] Editor's Note: Former Subsection B(2)(a)[6], setting a fee for roofing and siding work in use groups R-3 and R-4, was repealed 12-8-2010 by Ord. No. 2010-10.~~

[7] Minimum building permit fee is \$75.

(b) Plumbing fixtures and equipment. The fees shall be as follows:

[1] The fee shall be in the amount of \$25 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 Subsection B(2)(b)[2] below. There shall be a minimum fee of \$75. **For each appliance connected to a gas piping or oil piping system, the permit fee shall be \$75.**

[2] The fee shall be \$90 per special device for the following: grease traps, oil separators, refrigeration units, utility service connections, backflow preventers equipped with test ports (double-check valve assembly, reduced-pressure-zone and pressure-vacuum-breaker backflow preventers), steam boilers, hot water boilers (excluding those for domestic water heating), active solar systems, sewer pumps and interceptors. There shall be no inspection fee charged for gas service entrances.

[3] There shall be flat fee of \$75 for residential lawn sprinklers and a flat fee of \$100 for commercial lawn sprinklers.

(c) Electrical fixtures and devices. The fees shall be as follows:

[1] For from one to 50 receptacles or fixtures, the fee shall be in the amount of \$75; for each 25 receptacles or fixtures in addition to this, the fee shall be in the amount of \$50. For the purpose of computing this fee, receptacles or fixtures shall include lighting outlets, wall switches, fluorescent fixtures, convenience receptacles, smoke and heat detectors, similar fixtures and motors or devices of less than or equal to one horsepower or one kilowatt. **The permit fee for pool with lights shall be \$95.00 and for storage for pool/spa shall be \$95.00.**

[2] For each motor or electrical device greater than one horsepower, and less than or equal to 10 horsepower, and for transformers and generators greater than one kilowatt and less than or equal to 10 kilowatts, the fee shall be ~~\$20~~**\$55.00.**

[3] For each motor or electrical device greater than 10 horsepower and less than or equal to 50 horsepower, or for each transformer and generator greater than 10 kilowatts and less than or equal to 45 kilowatts, and for each utility load management device, the fee shall be ~~\$70~~**\$80.**

[4] For each motor or electrical device greater than 50 horsepower and less than or equal to 100 horsepower, and for transformers and generators greater than 45 kilowatts and less than or equal to 112.5 kilowatts, the fee shall be \$150.

[5] For each motor or electrical device greater than 100 horsepower, and for each transformer and generator greater than 112.5 kilowatts, the fee shall be \$625.

[6] For each service panel, service entrance or subpanel less than or equal to ~~200~~ **100** amperes, the fee shall be \$75. **For each service panel, service entrance or subpanel 101 amperes to 200, the fee shall be \$80.**

[7] For each service panel, service entrance or subpanel greater than 200 amperes and less than or equal to 1,000 amperes, the fee shall be \$200.

[8] For each service panel, service entrance or subpanel greater than 1,000 amperes, the fee shall be \$625.

[9] 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.

[10] The minimum fee shall be \$75.

[11] Solar/photovoltaic systems. The fee shall be based on the designated kilowatt rating of the solar/photovoltaic system as follows:

[a] 1 to 50 kilowatts: ~~\$100~~**\$125**.

[b] 51 to 100 kilowatts: ~~\$200~~**\$300**.

[c] Greater than 100 kilowatts: ~~\$576~~**\$1000**.

(d) Fire protection and other hazardous equipment: Sprinklers, standpipes, detectors (smoke and heat), carbon monoxide detectors, audio/visual devices, pre-engineered suppression systems, gas- and oil-fired appliances not connected to the plumbing system, kitchen exhaust systems, incinerators and crematoriums:

[1] Sprinklers.

Number of Heads	Fee
20 or fewer	\$100
21 to and including 100	\$162
101 to and including 200	\$300
201 to and including 400	\$780
401 to and including 1,000	\$1,105
Over 1,000	\$1,420

[2] Audio/visual devices and combination smoke/carbon monoxide detectors shall be considered one unit.

Number of Detectors	Fee
1 to 12	\$100
12 up to 200	\$305
201 to 400	\$800
401 to 1,000	\$1,600

Over 1,000

\$1,600

[3] The fee for each standpipe shall be \$330.

[4] The fee for each independent pre-engineered system shall be \$130.

[5] The fee for each gas- or oil-fired appliance that is not connected to the plumbing system shall be \$75.

[6] The fee for each kitchen exhaust system shall be \$75.

[7] The fee for each incinerator shall be \$450.

[8] The fee for each crematorium shall be \$450.

[9] **The fee for a Supervisory device shall be \$69.00.**

[10] The fee for a Signaling device shall be \$69.00.

[11] The fee for a dry pipe alarm shall be \$69.00.

[12] The fee for smoke control shall be \$100.00

[13] The minimum fee is \$75.

(3) Fee for certificates and other permits are as follows:

(a) The fee for a 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 residences (use group R-3 of the Building Code) and structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d), and \$150 for all other use groups.

(b) The fee for a permit to construct a sign shall be in the amount of \$1.20 per square-foot surface area of this sign, computed on one side only for double-faced signs. The minimum fee shall be \$75.

(c) The fee for a certificate of occupancy shall be in the amount of 10% of the new construction fee. A minimum fee of \$150 shall be paid at the time the construction permit is issued.

(d) Exceptions: For one- and two-family residences less than 5,000 square feet in area and less than 30 feet in height, and farm structures and commercial farm buildings, the fee shall be \$100.

(e) The fee for a certificate of occupancy granted pursuant to a change of use group shall be ~~\$120~~ **\$150.**

(f) The fee for a certificate of continued occupancy issued under N.J.A.C. 5:23-2.23(c) shall be ~~\$150~~ **\$250.**

(g) The fee for plan review of a building for compliance under the alternate systems and non-depletable energy source provisions of the energy subcode shall be \$274 for one- and two-family homes (use group R-3 of the building subcode), and for light commercial structures having the indoor temperature controlled from a single point, and \$1,369 for all other structures.

(h) The fee for an application for a variation in accordance with N.J.A.C. 5:23-2.10 shall be \$594 for Class I structures and \$120 for Class II and Class III structures. The fee for resubmission of an application for a variation shall be \$229 for Class I structures and \$75 for Class II and Class III structures.

(i) The fee for a permit for lead hazard abatement work shall be ~~\$150~~**\$176**. **The fee for asbestos removal shall be \$176.00. The fee for a Certificate of Occupancy for an Asbestos CO is \$50.00.**

(j) The fee for residential and agricultural fuel tanks is \$75. The fee for a commercial fuel tank up to 999 gallons is \$100; over 1,000 gallons is \$200.

(k) An escrow fee for the engineer's inspection of new construction for the issuance of a certificate of occupancy shall be \$500.

(4) For cross connections and backflow preventers that are subject to testing, requiring reinspection annually, the fee shall be \$75 for each device when it is tested.

(5) Annual permit fees shall be as set forth in N.J.A.C. 5:23-4.20(c)5.

(6) (Reserved)[3]

[3] Editor's Note: Former Subsection B(6), regarding the plan review fee for certain elevator devices, was repealed 2-8-2012 by Ord. No. 2012-01.

(7) ~~(Reserved)~~[4]

~~[4] Editor's Note: Former Subsection B(7), regarding the plan review fee for certain elevator devices, was repealed 2-8-2012 by Ord. No. 2012-01.~~

Elevator Mechanical Schedule

[1] Water heater: \$20.00

[2] Fuel oil piping: \$75.00

[3] Gas piping \$75.00

[4] Steam boiler: \$75.00

[5] Hot water boiler: \$75.00

[6] Hot air furnace: \$75.00

[7] Oil tank: \$69.00

[8] LPG tank: \$75.00

[9] Fireplace \$60.00

[10] Plan review credit/prototype deduction: 10%

(a) Minimum Fee \$75.00

(8) ~~The fees for elevator device inspections and tests shall be as set forth in N.J.A.C. 5:23-12. Reserved.~~

(9) The fee for a mechanical inspection in a use group R-3 or R-4 structure by a mechanical inspector shall be \$75 for the first device and \$12 for each additional device. No separate fee shall be charged for gas, fuel oil, or water piping connections associated with the mechanical equipment inspected.

(10) Pools. The fee for pools shall be in the amount of \$225 for in-ground pools and ~~\$100~~ **\$150** for all others.

(11) The fee for fences not part of a pool contract and over six feet high shall be in the amount of ~~\$50~~ **\$69** per \$1,000 of estimated cost of work.

(12) When the Township contracts with a private third party agency, the fees shall be as a percentage of the fees as listed in the Departmental Fees pursuant to N.J.A.C. 5:23-4.20.

(a) When the Township contracts with a third party agency an administrative fee in the amount of 15% shall be added to the fee.

(13) State training fees shall be collected pursuant to N.J.A.C. 5:23-4.19(b).

(14) Where the DCA is acting as the elevator subcode official for the Township of Springfield, elevator subcode fees shall be departmental fees as set forth in N.J.A.C. 5:23-4.20(c)6 and 7 for plan review and N.J.A.C. 5:23-12-1 et seq. for inspections.

(15) The fee for inspection of a construction trailer is \$200.

(16) The fee for inspection of a modular home is \$750.[5]

[5] Editor's Note: Former Subsection B(17), Exceptions for accessory apartments, added 7-14-2004 by Ord. No. 2004-14, as amended, which immediately followed this subsection, was repealed 2-8-2012 by Ord. No. 2012-01.

(17) The fee for signs shall be based on the square footage of the sign (price per square foot) as follows:

	<u>First 100'</u>	<u>Next 400'</u>	<u>Thereafter</u>
<u>Pylon</u>	<u>\$6.00</u>	<u>\$4.50</u>	<u>\$3.00</u>
<u>Ground/Wall</u>	<u>\$6.00</u>	<u>\$4.05</u>	<u>\$3.00</u>

1st Reading: April 10, 2024

Council	Motion	2 nd	Ayes	Nays	Abstain	Absent
Mr. Eaton		x	x			
Mr. Hermesmann						X
Mr. McDaniel			x			
Mr. Sobotka	X		x			
Mayor Frank			X			

2 Reading: Public Hearing: May 08, 2024

Council	Motion	2 nd	Ayes	Nays	Abstain	Absent
Mr. Eaton		x	x			
Mr. Hermesmann			x			
Mr. McDaniel			x			
Mr. Sobotka	X		x			
Mayor Frank			x			

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true copy of the ordinance that was introduced after first reading at a meeting of the Springfield Township Council held on April 10, 2024 and adopted after a public hearing at a meeting of the Springfield Township Council held on May 08, 2024.

Township Clerk