

**ORDINANCE NO. 2024-3**

**AN ORDINANCE AMENDING CHAPTER 249, ENTITLED UNIFORM CONSTRUCTION CODES**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Wood-Ridge, County of Bergen, New Jersey, as follows:

**SECTION 1.** The following sections of Chapter 249, entitled Uniform Construction Codes, are hereby amended as follows:

1. Replace subsections A and C of § 249-1 in their entirety with the following:
  - A. There is hereby established in the Borough of Wood-Ridge a Uniform Construction Code enforcing agency to be known as the "Construction Code Office," consisting of a Construction Code Official, Building Subcode Official, Plumbing Subcode Official, Electrical Subcode Official, Fire Protection Subcode Official and such other subcode officials and inspectors for such other subcodes as provided for by State Uniform Construction Code, as may be determined by the Mayor and Borough Council. If determined by the Mayor and Borough Council, the office may also consist of a Deputy Construction Code Official, a Deputy Subcode Official for any subcode discipline, and any number of Assistant Subcode Officials and/or Inspectors. Every position authorized or created by this Chapter shall be filled by a person licensed and qualified for such position and the same person may hold more than one of any position so authorized or created. All provisions of this Chapter are adopted pursuant to N.J.S.A. 52:27D-119 et seq. and N.J.A.C. 5:23-1.1 et seq.
  - C. Pursuant to N.J.S.A. 52:27D-119 et seq. and N.J.A.C. 5:23-1.1 et seq., the Mayor and Borough Council reserve the right to contract with an on-site inspection agency to provide administration, inspection and enforcement services for any particular subcode either not filled by a subcode official or inspector employed by the Borough or to augment and assist the subcode officials and inspectors employed by the Borough.
2. Re-letter subsections D and E of § 249-1 as E and F, respectively.
3. Establish a new subsection, labeled D, in § 249-1 as follows:
  - D. The Borough hereby claims jurisdiction for administering, inspecting and enforcing the elevator subcode and shall contract with a qualified and licensed on-site inspection agency for such purpose pursuant to N.J.S.A. 52:27D-119 et seq. and N.J.A.C. 5:23-1.1 et seq.

4. Replace § 249-3 Fees in its entirety with the following:

§ 249-3 Fees established and authorized

- A. Fees are hereby established and authorized to be charged for all reviews, actions, permits, inspections, and administrative functions as required or permitted by the New Jersey State Uniform Construction Code Act.
  - B. The Construction Code Official, with the advice of the personnel of the Construction Code Office, shall regularly monitor said fees relative to the office's operating expenses, other municipal expenses fairly attributable to the office's operations, and any additional responsibilities imposed or expenses incurred by state law or regulation, and when appropriate, make recommendations to the Borough Administrator for any adjustments to said fees.
  - C. Said fees shall be known as "Schedule U" of this Chapter. Schedule U shall be adopted by resolution of the Mayor and Borough Council and shall remain in full force and effect until amended by resolution of the Mayor and Borough Council.
5. Re-number § 249-4, entitled Violations and penalties, as § 249-5.
  6. Establish new § 249-4 entitled Fee Schedule U as follows:

§ 249-4 Fee Schedule U

- A. The fee for a construction permit shall be the sum of all subcode fees listed in each Subsection **B** through **H** hereof and shall be paid before the permit is issued.
- B. Building Subcode Fees shall be:
  - (1) For new construction: \$0.06 per cubic foot for one- and two-family homes, provided that the minimum fee shall be \$500. Nine cents per cubic feet for any other new construction, provided that the minimum fee shall be \$750.
  - (2) For renovations, alterations, repairs, premanufactured construction (foundation/utility) and miscellaneous (walls, fences, stoves, etc.): \$16.50 per \$1,000 of estimated cost of work on one- and two-family houses, provided that the minimum fee shall be \$60. Eighteen dollars and fifty cents per \$1,000 of estimated cost of work on all others, provided that the minimum fee shall be \$125.

- (3) For additions: \$0.035 per cubic foot of building or structure for the added portion on one- and two-family homes, provided that the minimum fee shall be \$60. Four and one-half cents per cubic foot of building or structure for the added portion on all others, provided that the minimum fee shall be \$125.
- (4) For combinations of alterations and additions: the sum of the fees computed separately as alterations and additions.
- (5) To erect a tent in excess of 900 square feet or 30 feet in any dimension: \$100.
- (6) For the demolition of building or structure: \$300 for one- and two-family homes; \$600 for all other principal structures less than 10,000 square feet; \$1,200 for all other principal structures more than 10,000 square feet, and \$125 for all accessory structures.
- (7) Building removal from one lot to another or to a new location on the same lot: \$25 per \$1,000 of estimated costs for moving, for new foundations and for placement in a completed condition in the new location, provided that the minimum fee shall be \$250.
- (8) Erect a new sign or awning: \$100; \$50 for the repair of existing sign or awning and \$25 for the removal of an existing lighted sign.
- (9) The fee for a certificate of occupancy or certificate of continued occupancy shall be in accordance with the following:
  - a. New one-family dwelling: \$150.
  - b. New two-family dwelling: \$200.
  - c. Residential addition or alteration: \$50.
  - d. New multifamily dwelling: \$100 per dwelling unit; \$250 per common area.
  - e. Other alteration or addition: \$50 per unit, space or office, providing the minimum fee shall be \$150; \$200 per common area.
- (10) The fee for installation of an elevator, dumbwaiter, escalator: \$25 per \$1,000 of estimated value of work. Inspection fees as established by N.J.A.C. 5:23-12.6.
- (11) Swimming pools, health spas, hot tubs: \$200 for private aboveground (includes barrier); \$300 for private in-ground (includes required fence).
- (12) Fences: \$75 for first 150 feet of fence six feet or higher; \$25 for each additional 50 feet or part thereof.

C. Plumbing Subcode Fees shall be:

- (1) No permit shall be required in case of repairs of leaks or faucets; nor in case of removal of stoppage, when obstruction can be reached from existing cleanouts or readily accessible points without disturbing or altering any part of the drainage system. In the event it is necessary to expose any part of the drainage system or house sewer, a permit to uncover the same must be first obtained from the Plumbing Subcode Official, and a fee of \$75 shall be paid to cover the cost of inspection.
- (2) The fee for a permit to connect or reconnect each and every plumbing fixture shall be in accordance with the following schedule:
  - a. For each fixture, device, machine, equipment or plumbing stack to be connected or reconnected, except as specifically enumerated herein: \$25.
  - b. Disposal units: \$15.
  - c. Water softeners: \$10.
  - d. Grease traps:
    - i. Up to 60 pounds: \$75.
    - ii. Sixty-one pounds and over: \$125.
  - e. Oil separator or sand trap: \$125.
  - f. Drinking fountain: \$10.
  - g. Sewage ejector: \$100.
  - h. Swimming pool water supply: \$10.
    - i. New or replacement water service (in addition to applicable sidewalk opening fees, if any):
      - i. Two-inch: \$75.
      - ii. Over two inches: \$100.
  - j. New or replacement water heaters or tankless heaters: \$75.
  - k. Ventilation equipment: \$75.
  - l. Solar heaters or solar water heaters (each connection): \$75.
  - m. Any other apparatus requiring either waste or water connection (per connection): \$10.
  - n. Gas stove: \$10.
  - o. Space heaters: \$75.
  - p. Swimming pool water heater: \$75.
  - q. New or replacement oil or gas burner, boiler or furnace:
    - i. 200,000 BTUs or less: \$75.
    - ii. Over 200,000 BTUs: \$150.
    - iii. High pressure: \$400.
  - r. Any unspecified gas connection: \$15.
  - s. Gas or electric dryer: \$10.

- t. Water-cooled air-conditioning unit: \$100.
- u. Refrigerator unit: \$25.
- v. Minimum permit fee (minimum total of all items above): \$75.

(3) The fee for plan review and inspection for the repair or replacement of existing sewer connections on existing structures or replacement structures shall be:  
(also see § 435-7 for road opening permit for sewer connections)

- a. Four-inch: \$150.
- b. Five-inch: \$200.
- c. Six-inch: \$400.

(4) The fee for plan review and inspection for the installation of a new sewer connection on a new structure on a previously undeveloped lot is governed by Chapter 435 Sewers, See § 435-8.

D. Electrical Subcode Fees shall be:

(1) The fee for a permit to connect or reconnect each and every electric fixture shall be in accordance with the following schedule:

- a. Receptacles, switches and/or fixtures:
  - i. One to 50: \$100.
  - ii. Each additional 25 or part thereof: \$50.
- b. Swimming pool grounding: \$50.
- c. KW electric range/receptacle: \$25.
- d. KW oven/surface unit: \$25.
- e. KW electric dryer: \$25.
- f. KW dishwasher: \$25.
- g. HP garbage disposal: \$25.
- h. KW central air conditioning: \$50.
- i. HP/KW space heater/air handler: \$50.
- j. KW baseboard heat: \$50.
- k. HP motors:
  - i. Less than one horsepower: \$50.
  - ii. Over one horsepower to 10 horsepower: \$100.
  - iii. Over 10 horsepower to 30 horsepower: \$125.
  - iv. Over 30 horsepower to 50 horsepower: \$200.
  - v. Over 50 horsepower to 100 horsepower: \$250.
  - vi. Over 100 horsepower: \$500.
- l. KW transformers/generators:
  - i. 200 KVA or less: \$75.

- ii. Over 200 KVA to 500 KVA \$100.
- iii. Over 500 KVA: \$150.
- m. Services, meters, equipment.
  - i. Two hundred amps or less: \$100.
  - ii. Over 200 amps to 300 amps: \$125.
  - iii. Over 300 amps to 1,000 amps: \$200.
  - iv. Over 1,000 amps: \$500.
- n. KW electric sign/outline light: \$50.
- o. Minimum permit fee (minimum total of all items above): \$75.

E. Fire Subcode Fees shall be:

- (1) Installation of flammable/combustible liquid storage tanks (each):
  - a. Up to 550 gallons: \$75.
  - b. Over 550 gallons to 1,500 gallons: \$200.
  - c. Over 1,500 gallons to 5,000 gallons: \$250.
  - d. Over 5,000 gallons to 10,000 gallons: \$750.
  - e. Over 10,000 gallons: \$1,000.
- (2) Removal of flammable/combustible liquid storage tanks (each):
  - a. Up to 1,000 gallons: \$100.
  - b. Over 1,000 gallons: \$300.
- (3) Flammable/combustible liquid pump dispensers (each): \$50.
- (4) Alarm devices (i.e., smoke, heat, pull):
  - a. Up to 25 devices: \$100.
  - b. Each additional 25 or part thereof: \$75.
  - c. Control panels additional: \$100.
  - d. Auxiliary annunciator panel (each): \$50.
- (5) Supervisory/signaling devices (i.e., tamper, water flow/horn strobe): \$15 each.
- (6) Other devices: \$15 each.
- (7) Suppression system:
  - a. Residential one- and two-family: \$50.
  - b. Up to 25 heads: \$100.
  - c. Each additional 25 or part thereof: \$25.
  - d. Fire pump: \$200 each.
  - e. Dry pipe/alarm valve: \$75 each.
- (8) Standpipe system:
  - a. One to five outlets: \$200.
  - b. Each additional outlet: \$50.
- (9) Pre-engineered system:
  - a. Each commercial cooking hood system: \$150.
  - b. All others: \$200.

- (10) Fireworks display (includes Fire Department charges): \$2,500.
- (11) All other fire protection work: \$20 per \$1,000 of cost.

F. Mechanical Subcode Fees shall be:

- (1) Installation of water heater: \$75.
- (2) Installation of fuel oil piping: \$50.
- (3) Installation of gas piping: \$75.
- (4) Installation of a steam/hot water/hot air furnace: \$75.
- (5) Installation of oil tank less than 550 gallons: \$75.
- (6) Installation of a liquid propane tank: \$100.
- (7) Installation of a fireplace: \$75.
- (8) Minimum permit fee (minimum total of all items above): \$75.

G. Elevator Subcode Fees shall be:

- (1) An administrative fee shall be charged that is equal to 30% percent of the total fees calculated, charged, and due pursuant to this subsection as hereafter provided.
- (2) The total fee that shall be charged and due before any permit is issues or any service is performed shall be the sum of the fees charged pursuant to this subsection for any permit, test, inspection, or reinspection, the additional fees charged for devices with extra features, and the administrative fee.
- (3) Fees for witnessing acceptance tests and performing inspections on new and altered elevator devices in structures not of Group R-3, R-4, or R-5, or in an exempted structure of Group R-2, and for witnessing and/or performing required routine and one-year periodic inspections and tests for existing elevator devices in structures not of Group R-3, R-4, or R-5, or otherwise exempt devices in structures of Group R-2, shall be as follows:
  - a. Traction and winding drum elevators:
    - i. One to 10 floors: \$350.
    - ii. Over 10 floors: \$600.
  - b. Hydraulic elevators: \$300.
  - c. Roped hydraulic elevators: \$350.
  - d. Escalators, moving walks: \$300.
  - e. Dumbwaiters: \$100.
  - f. Stairway chairlifts, inclined and vertical wheelchair lifts, and manlifts: \$100.

- (4) Fees in addition to those listed in this subsection for devices equipped with the following extra features shall be as follows:
  - a. Oil buffers (charge per oil buffer): \$100.
  - b. Counterweight governor and safeties: \$150.
  - c. Auxiliary power generator: \$150.
- (5) The fee for elevator devices in structures of Group R-3, R-4, or R-5, or otherwise exempt devices in structures of Group R-2, shall be \$ 250.00, except the fee for dumbwaiters, stairway chairlifts, and inclined and vertical wheelchair lifts shall be \$100.00. These fees shall be waived when signed statements and supportive inspection and acceptance test reports are filed by an approved qualified agent or agency in accordance with 5:23-2.19 and 2.20.
- (6) Fees for the three-year or five-year inspection of elevator devices shall be as follows:
  - a. Traction and winding drum elevators:
    - i. One to 10 floors (five-year inspection): \$500.
    - ii. Over 10 floors (five-year inspection): \$650.
  - b. Hydraulic and roped hydraulic elevators:
    - i. Three-year inspection: \$400.
    - ii. Five-year inspection: \$250.
- (7) The fee for any reinspection of an elevator device shall be set at \$ 200.00 and shall be billed separately from the above fees upon the issuance of a Notice of Violation necessitating a reinspection.

#### H. Subcode Surcharge Fee:

- (1) In order to provide for the training, certification and technical support programs required by the Uniform Construction Code Act and the regulations promulgated thereunder, the enforcing agency shall collect, in addition to the fees specified above, a surcharge per cubic foot of volume of new construction. Said surcharge fee shall be remitted to the Bureau of Housing Inspection, Department of Community Affairs, on a quarterly basis, for the quarters ending September 30, December 31, March 31 and June 30, and not later than one month next succeeding the end of the quarter for which it is due.

#### I. Special Fees:

- (1) Plan Review Fee: The fee for plan review shall be 20% of the amount to be charged for the construction permit and shall be paid before the plans are reviewed. The amount paid for this fee shall be credited toward the amount of the



fee to be charged for the construction permit.


- (2) Special Inspection Schedule Fee: Any inspection required or requested to be conducted at a time other than normal inspection hours or on Saturday or Sunday shall be \$75 for each subcode. The said fee shall be paid to the Borough of Wood-Ridge not less than 24 hours in advance of the requested inspection.

**SECTION 2.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

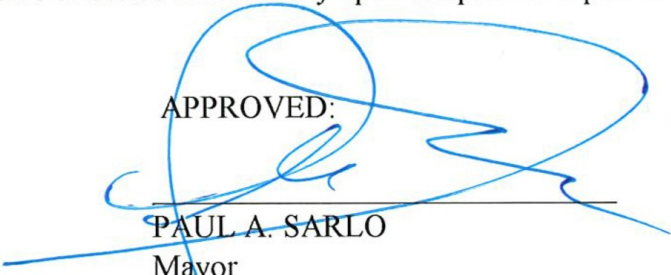
**SECTION 3.** If any part, sections, provisions, or the total of any of the abovementioned publications are held to be invalid or unenforceable by any court, the findings or judgments of which court are applicable in the State of New Jersey, that the balance and remainder of such publication shall remain in full force and effect as an Ordinance of the Borough of Wood-Ridge.

**SECTION 4.** This Ordinance shall become effective immediately upon adoption and publication according to law.

ATTEST:

  
GINA AFFUSO  
Borough Clerk

APPROVED:

  
PAUL A. SARLO  
Mayor

Introduced:	1-17-24
Published:	1-22-24
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