

**TOWNSHIP OF WYCKOFF
340 FRANKLIN AVENUE
COUNTY OF BERGEN, STATE OF NEW JERSEY**

ORDINANCE #2005

AN ORDINANCE TO MODIFY AND SUPPLEMENT CHAPTER 108 OF THE CODE OF THE TOWNSHIP OF WYCKOFF "CONSTRUCTION CODES, UNIFORM" TO AMEND SECTION 108-3, "FEE SCHEDULE", TO INCREASE CERTAIN FEES FOR UNIFORM CONSTRUCTION CODE PERMITS.

BE IT ORDAINED, by the Township Committee of the Township of Wyckoff County of Bergen, State of New Jersey, Chapter 108 is amended as follows:

SECTION 1 Section 108-1, "Establishment of Enforcement Agency" remains unchanged.

SECTION 2 Section 108-2, "Establishment of Board of Appeals; procedure" remains unchanged.

SECTION 3 Section 108-3, "Fee Schedule" is amended as follows:

SS 108-3 Fee Schedule

- A. The fee for a construction permit shall be the sum of the subcode fees listed herein and shall be paid before the permit is issued:
- (1) Plan review fee
 - (a) New Construction. The non-refundable fee shall be 20% of the amount to be charged for the building subcode fee and is part of the total for the building subcode fee.
 - (b) Additions. The non-refundable fee shall be 20% of the amount to be charged for the building subcode fee and is part of the total for the building fee.
 - (c) Renovations, alterations, and repairs. The non-refundable fee shall be 20% of the amount to be charged for the building subcode fee and is part of the total for the building subcode fee. The Minimum fee shall be \$75.
 - (d) Roofing and siding. No plan review fee is required.
 - (2) Building subcode fees. The fee for work under the building subcode shall be as follows:
 - (a) New building and additions. Permit fees

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 building permit fee shall be in an amount and rate established by the New Jersey Department of Community Affairs (NJDCA) for the per cubic foot charge of volume for buildings and structures of all use groups and types of construction as classified and defined in Article 3 of the building subcode. State of New Jersey training fees shall be in an amount and rate established by the NJDCA for the per cubic foot charge of volume of new construction in accordance with N.J.A.C. 5:23-4.19(b). The following minimum fees shall be in effect:

- [1] Principal building: \$1,100
- [2] Additions: less than 120 square feet of floor area, \$175; 121 square feet of floor area and greater, \$375.
- [3] Accessory building: \$110
- [4] Sheds greater than 100 square feet: \$150.

- (b) Renovations, alterations, decks, and repairs. The fee shall be based upon the estimated cost* of the work. The fee shall be in the amount of \$25 per \$1,000 of estimated cost. The minimum fee shall be \$100. This fee scale shall also apply to roofing and siding.

*NOTE: For the purpose of determining estimated cost, the applicant shall submit to the enforcing agency, if available, cost data produced by the architect or engineer of record or by the contractor. A bona fide contractor's bid, if available, shall be submitted. The enforcing agency will make the final decision regarding estimated cost. Included in the building subcode permit is a non-refundable plan review fee which is 20% of the building subcode fee.

- (c) Swimming Pools. Permit fees for inground pools shall be \$410 in addition to electric, plumbing, fire (if pool heater installed) and fence permits, as well as a certificate of occupancy fee. Above ground pools shall require a permit fee of \$100 in addition to

electric, plumbing, and fence permits, as well as a certificate of occupancy fee. Inground pools require Stormwater Management review by the Township Engineer prior to submittal of inground pool permits.

- (d) Change of contractor fee ~~\$90~~ \$100
- (e) Asbestos hazard abatement permit shall be ~~\$90~~ \$100 in accordance with NJAC 5:23-8.10(a)1, and \$14 for a certificate of occupancy following successful completion of abatement in accordance with NJAC 5:23-8.10(a)2.

(3) Plumbing subcode fees.

- (a) The fees for installation or replacement under the plumbing subcode shall be as follows:

Fixture/Equipment	Fee
Water closets	\$30 <u>\$35</u>
Urinal/bidet	\$30 <u>\$35</u>
Bathtub	\$30 <u>\$35</u>
Lavatory	\$30 <u>\$35</u>
Shower	\$30 <u>\$35</u>
Floor drain	\$30 <u>\$35</u>
Sink	\$30 <u>\$35</u>
Dishwasher	\$30 <u>\$35</u>
Drinking fountain	\$30 <u>\$35</u>
Washing machine	\$30 <u>\$40</u>
Hose bib	\$30
Generator	\$125 <u>\$150</u>
Gas piping (each device)	\$60 <u>\$90 min</u> <u>\$40 each additional device</u>
Fuel oil piping (each device)	\$60
Water heater	\$90 <u>\$95</u>
Steam boiler (each)	\$125 <u>\$150</u>
Hot water boiler (each)	\$125 <u>\$150</u>
Sewer pump	\$90 <u>\$100</u>
Interceptor/separator	\$90
Backflow preventer	\$30 <u>\$35</u>
Inground pool	\$215 <u>\$250</u>
Grease trap	\$125
Water-cooled air-conditioning or refrigeration unit	\$55
Sewer connection	\$125
Water service connection	\$90
Gas service connection	\$90
Commercial dishwasher	\$45
Water cooler	\$20

Water softener	\$90
Sewer ejector	\$65 <u>\$90</u>
Reduced-pressure backflow device	\$90
Vent stack	\$20 <u>\$25</u>
Residential A/C Unit	\$125 <u>\$130</u>
Commercial A/C Unit	\$125 <u>\$150</u>
Condensate Line	\$35
Chimney Liner (each)	\$110 <u>\$125</u>
Gas Log Set	\$90 <u>\$105</u>
Make-up Air System	\$90
Rain Sensor	\$30
Gasoline Pump/Dispenser (each)	\$250
Stacks (each)	\$30 <u>\$35</u>
<u>Ice Maker</u>	<u>\$35</u>
<u>Pot Filler</u>	<u>\$35</u>
Minimum plumbing fee	\$90 <u>\$125</u>

- (b) A plan review fee of 20% is included in the plumbing subcode fees as listed in Subsection A(3)(a) above.
- (c) Change of contractor fee ~~\$90~~ \$100

(4) Demolition permits. The fee for demolition permits shall be as follows:

- (a) Principal building: \$300
- (b) Accessory building: \$100
- (c) Shed over 100 square feet: \$100
- (d) Shed 100 square feet or less: \$50

(5) Relocation of building. The fee for the removal of one building from one lot to another location on the same lot shall be in the amount of ~~\$25~~ \$35 per \$1,000 of the estimated cost of moving, plus the estimated cost of a new foundation and all work necessary to place the building, in its completed condition, in the new location.

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(6) Signs. The fee for a permit to construct a sign shall be in amount of \$30 for each side to be displayed and \$0.45 per square foot of surface area of the sign, computed on each of the sign to be displayed. This fee shall be in addition to Planning Board application fee which may be required by Chapter 186 Zoning.

(7) Fences. The fee for a permit to construct a fence up to six feet-in height shall be in the amount of ~~\$125~~ \$35 per \$1,000 of value, or a minimum fee of \$125, which shall include the plan review fee. This fee shall be in addition to any Planning

Board application fees which may be required by Chapter 186, Zoning. Pool fences required by the Uniform Construction Code to establish a safety barrier shall require a fee of \$150.

(8) Certification of occupancy.

(a) The fee for certificate of occupancy shall be as follows:

Unit	Fee
Each new business, industrial or residential structure	\$190
Each unit of condominiums or Townhouses	\$85
Each business establishment (all zones)	\$85
Each industrial establishment	\$85
Each change in commercial use pursuant to the Uniform Construction Code	\$85
Each adult condominium unit resale	\$85
Continued occupancy letter	\$85
Addition	\$140
Each detached garage, accessory structure	\$65
Renewal of temporary certificate of occupancy	\$270
Inground swimming pool	\$140

(b) A certificate of occupancy/approval shall only be issued if current property taxes, sewer service charges any outstanding building violation penalties are paid.

(9) Miscellaneous certifications. The fee for each request for written clarification of any sort shall be \$60. This shall include but not be limited to requests for floodplain information or the availability of sewers.

(10) Fire subcode fees.

(a) The fees under the fire subcode shall be as follows:

Description	Fee
Water supply source	\$35 <u>\$200</u>
Method of valve supervision	\$35 <u>\$50</u>
Local alarm supervision	\$35 <u>\$50</u>
Central supervision	\$35 <u>\$50</u>
Proprietary supervision	\$35 <u>\$50</u>
Flammable liquid storage tanks	\$270

Combustible liquid storage tanks	\$160
Liquefied petroleum gas (LPG) storage tanks	\$110
Liquefied natural gas (LNG) storage tanks	\$110
Wet sprinkler heads, up to 25 heads	\$85 <u>\$150</u>
Dry sprinkler heads, up to 25 heads	\$85 <u>\$150</u>
Sprinkler heads:	
26 to 75 heads	\$150 <u>\$300</u>
76 to 200 heads	\$175 <u>\$400</u>
Each additional head over 200	\$65
Smoke detectors	\$80 <u>\$150</u> minimum, and \$20 or each smoke detector over 8
Heat detectors, each	\$5
Kitchen hood exhaust systems, commercial (each)	\$250
Pre-engineered systems:	
CO ₂	\$55 <u>\$200</u>
Halon suppression	\$55 <u>\$200</u>
Foam suppression	\$55 <u>\$200</u>
Dry chemical	\$55 <u>\$200</u>
Wet chemical	\$55 <u>\$200</u>
Gas- or oil-fired appliance (each)	\$90
Generator	\$125 <u>\$150</u>
Pool Heater	\$125
Fireplace or wood burning stove	\$80
Gasoline pump	\$250
MPD (multiple product dispenser)	\$225
Underground storage tank removal or abandonment of tank	\$125
Standpipes:	
4-inch riser	\$100 <u>\$300</u>
6-inch riser	\$125 <u>\$300</u>
8-inch riser	\$175 <u>\$300</u>
Over 8-inch riser	\$225 <u>\$300</u>
Minimum fire subcode fee	\$90 <u>\$125</u>

(b) A plan review fee of 20% is included in the fire subcode fees as listed in Subsection A (10)(a) above

(c) Change of contractor fee ~~\$90~~ \$100

(11) Electrical subcode fees.

(a) The fees for installation or replacement under the electrical subcode shall be as follows:

Description	Fee
Fixtures, receptacles, switches 1 to 50 outlets	\$90

Each additional above 50	\$2 \$3
Range	\$30 \$45
Oven(s) <u>each</u>	\$30 \$45
Surface unit	\$30
Dishwasher	\$30
Garbage disposal	\$30
Dryer	\$30
Space heater/air handler	\$75
Air-conditioning unit	\$75
a. <u>Up to 75hp or kw</u>	<u>\$75</u>
b. <u>75 to 99hp or kw</u>	<u>\$125</u>
c. <u>Over 100hp or kw</u>	<u>\$450</u>
Intercom panels, each	\$30
Storable pools, spas/hot tubs	\$90
a. <u>Storable pools/spas/hot tubs</u>	<u>\$90</u>
b. <u>Above Ground Pool</u>	<u>\$195</u>
c. <u>Inground Pool</u>	<u>\$250</u>
Pool installation	\$215
Generator <u>(includes transfer switch)</u>	<u>\$125</u>
a. <u>Up to 99kw</u>	<u>\$150</u>
b. <u>Over 100kw</u>	<u>\$450</u>
Automatic Transfer Switch, <u>service disconnect switch</u>	<u>\$30</u>
a. <u>Up to 200A</u>	<u>\$55</u>
b. <u>Over 200A to 400A</u>	<u>\$125</u>
c. <u>Over 400A to 800A</u>	<u>\$199</u>
Water heater (each)	\$90
Central heat: oil, gas or electric	\$30
Baseboard heat units	\$30
Thermostats, each	\$15 \$25
Heat pump, each	\$30 \$45
Pump(s), each	\$30
Motor control center/ subpanels	\$55
Sign, each	\$30
Light standards, each	\$25
Motors, fractional horsepower, each	\$15
Motors, all others, each	\$30
Transformers, each	\$30
a. <u>Up to 75kva</u>	<u>\$75</u>
b. <u>Up to 100kva</u>	<u>\$125</u>
<u>Prime Transformers</u>	
a. <u>Up to 200 KW</u>	<u>\$450</u>
b. <u>200 to 500 KW</u>	<u>\$350</u>
c. <u>Over 500 KW</u>	<u>\$450</u>

Service entrance	\$100
Elevator	\$160
Low Voltage Landscape Lighting	\$90
Active solar system	\$695
Annual Pool Inspection (Visual)	\$75 <u>\$150</u>
RTU HVAC	\$85
Generator Inlet	\$45
EV Car Charger	\$45
Battery Backup (Solar)	\$30 <u>\$45</u>
Minimum electric subcode fee	\$90 <u>\$125</u>

(b) A plan review fee of 20% is included in the electrical subcode fee as listed in Subsection A(11)(a) above

(c) Change of Contractor fee ~~\$90~~ \$100.

(12) Smoke detector compliance certificate fees.

(a) Installation.

[1] Smoke detectors shall be installed in each dwelling unit, as defined in N.J.S.A. 55:13A-3 and N.J.S.A. 52:27D-196, upon the sale, rental, transfer, or lease of any dwelling unit in the Township of Wyckoff.

[2] Each dwelling unit sold, rented, leased, or transferred shall have a smoke-sensitive alarm device on each level of the structure and outside each separate sleeping area in the immediate vicinity of the bedrooms and located on or near the ceiling in accordance with National Fire Protection Association Standard No. 74-1984 for the installation, maintenance, and use of household fire-warning equipment. The installation of battery-operated smoke-sensitive alarm devices shall be accepted as meeting the requirements of this section. The smoke-sensitive device shall be tested and listed by a product certification agency recognized by the Bureau of Fire Safety.

(b) Maintenance responsibility.

[1] Sellers, transferors, lessors, buyers, transferees, and tenants of all dwelling units subject to this chapter shall be responsible for the correct installation and maintenance of smoke detectors as described herein.

[2] The owner of a rental unit shall, at the time of installation of the smoke detector and thereafter at the commencement of each tenancy, provide to the tenant at least one copy of written instructions on the operation, maintenance, and testing of the smoke detector, including the replacement of batteries in the battery-operated unit.

[3] The owner and tenant of each rental unit shall be responsible for the proper maintenance of the smoke detectors, including the replacing of batteries and repair or replacement of the unit, in accordance with the standards hereinabove set forth.

(c) Inspection and records. Upon the sale of a dwelling unit or the rental, lease or transfer of any dwelling unit, the seller, landlord, transferor, buyer, transferee, or tenant is required to obtain from the Township of Wyckoff a smoke detector certificate of compliance stating that the property is in compliance with the provisions of this chapter.

(d) Fee. Applications for smoke detector compliance certificates shall be submitted to the Chief of the Fire Prevention Bureau of the Township of Wyckoff with the application fee prepaid. Within 10 business days of the receipt of the application and fee, the designated official of the Township of Wyckoff shall inspect the premises to determine whether the same complies with the provisions of this chapter. The application fee for a certificate of smoke detector and carbon monoxide compliance (CSDCMAC), as required by N.J.A.C. 5:70-2.3, shall be based upon the amount of time remaining before the change of occupant is expected, as follows:

[1] Requests for a CSDCMAC received more than 10 business days prior to the change of occupant: \$90.

[2] Requests for a CSDCMAC received four to 10 business days prior to the change of occupant: \$145.

[3] Requests for a CSDCMAC received fewer than four business days prior to the change of occupant: \$205.

[4] There will be a reinspection fee of \$50 for each inspection visit thereafter.

(e) Penalty provision. Any person or corporation, including an officer, director or employee of a corporation, who violates any of the provisions of this subsection shall commit a violation of the Uniform Fire Safety Act and shall be subject to a fine of not more than \$500 for the first offense and not more than \$2,000 for a subsequent offense, and be enforceable by civil action in a summary manner under the Penalty Enforcement Law, N.J.S.A. 2A:58-1 et seq., with further provision that a violator who fails to pay may be imprisoned for up to six months. In case of continuing violations, each day that the violation persists shall be deemed a separate violation. In addition, the violator shall become liable to the Township of Wyckoff for the cost of suppressing any fire directly or indirectly resulting from the violation pursuant to the provisions of N.J.S.A. 52:27D-210.

(13) Elevator subcode fees. The fees for work under the elevator subcode shall be as follows:

(a) Plan review fee.

[1] Per elevator: \$280 each.

[2] Dumbwaiter: \$140 each.

[3] Stairway chair lift, inclined and vertical wheelchair lift and man lift: \$160.

(b) Construction inspection for Subsection **A(13)(a)**: \$240 each.

(c) Inspections.

[1] The fee for the six-month routine inspection of elevator devices shall be as follows:

[a] Traction and winding drum elevators (one to 10 floors): \$225

[b] Hydraulic elevators: \$165

[c] Roped hydraulic elevators: \$225

[2] The fee for the one-year periodic inspection and witnessing of tests of elevator devices, which shall include a six-month routine inspection, shall be as follows:

[a] Traction and winding drum elevators (one to 10 floors): \$325

[b] Hydraulic elevators: \$235

[c] Roped hydraulic elevators: \$325

[d] Dumbwaiters: \$195

[e] Man lifts, stairway chair lifts, inclined and vertical wheelchair lifts: \$195

[f] Other (each): \$110

[3] The fee for the three-year or five-year inspection of elevator devices shall be as follows:

[a] One to 10 floors (five-year inspection): \$550

(d) For renovation or alteration, per \$1,000 or fraction thereof of the estimated cost of work: \$20 each.

(14) Mechanical subcode fees.

(a) The fees for installation or replacement under the mechanical subcode shall be as follows:

Description	Fee
Water heater (new/replacement) each	\$90 \$95
Gas piping (each device)	\$60 \$90 min \$40 each additional device
Fuel oil piping (each device)	\$60
Steam Boiler	\$125 \$150
Hot Water Boiler	\$125 \$150
Furnace	\$125 \$150
HVAC (including RTU)	\$125 \$150
Generator	\$125 \$150
Fireplace	\$80
Tank Install	\$110
Minimum fee	\$90 \$125
<u>Change of Contractor fee \$100</u>	

B. The Construction Official shall, with the advice of the subcode officials, prepare and submit to the Township Committee biannually a report recommending a fee schedule based on the operating expenses of the agency and any other expenses of the municipality fairly attributable to the enforcement of the State Uniform Construction Code Act.

C. Surcharge fees.

(1) In order to provide for the training, certification and technical support programs required by the Uniform Construction Code Act and the regulations, [3] the enforcing agency shall collect, in addition to the fees specified above, a surcharge fee of \$0.0006 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 fiscal 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. In the fiscal year in which the regulations first become effective, said fee shall be collected and remitted for the third and fourth quarters only.

(2) The enforcing agency shall report annually at the end of each fiscal year to the Bureau of Housing Inspection, and not later than July 31, the total amount of the surcharge fee collected in the fiscal year. In the fiscal year in which the regulations first become effective, said report shall be for the third and fourth quarters only.

SECTION 4 – Section 108-4, “Violations and Penalties” remains unchanged.

SECTION 5 – Section 108-5, “Interpretations of Powers” remains unchanged.

SECTION 6 – Except as herein amended and supplemented, all other provisions of Chapter 108 of the Code of the Township of Wyckoff, “Construction Codes, Uniform”, remain in full force and effect.

SECTION 7 – This Ordinance shall take effect immediately upon final passage and publication as required by law.

NOTICE

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE RIDGEWOOD NEWS, A NEWSPAPER PUBLISHED IN THE COUNTY OF BERGEN AND CIRCULATED IN THE TOWNSHIP OF WYCKOFF, IN BOTH THE ISSUE OF FEBRUARY 9 AND FEBRUARY 23, 2024.

NANCY A. BROWN
MUNICIPAL CLERK

INTRODUCTION: February 6, 2024

PUBLIC HEARING: February 20, 2024

EFFECTIVE DATE: February 23, 2024