

**ORDINANCE 2-2015**

**AN ORDINANCE OF THE BOROUGH OF WOODBURY HEIGHTS  
COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY  
AMENDING CHAPTER 101  
ENTITLED CONSTRUCTION PERMIT FEES**

WHEREAS, the Borough of Woodbury Heights has reviewed the current construction permit fees as set forth in Chapter 101 of the Code of the Borough of Woodbury Heights; and

WHEREAS, Borough Council has determined that the current construction fees are inadequate and in need of revision;

WHEREAS, the current fee schedules have not been amended since 2011;

NOW THEREFORE BE IT ORDAINED, by the Borough Council of the Borough of Woodbury Heights, in the County of Gloucester and State of New Jersey that Chapter 101 of the Code of the Borough of Woodbury Heights is hereby amended to read as follows:

**11-2 Construction Fees**

- A. The fee for a construction permit shall be the sum of the subcode fees hereinafter enumerated and shall be paid before the permit is issued. The fee for new construction shall be calculated by using the volume of structure and, in addition, any related subcode fees. Where the physical value of a building, structure or improvement must be determined as hereinafter specified the fee charged shall be based on replacement cost by using the value established by the building valuation data report as published by ICC

(International Code Council). All such fees shall be rounded to the nearest dollar amount as referenced in N.J.A.C. 5:23-4.17(a) 1.

**(1) Building Subcode Fees**

**(a)** For new construction, the fee shall be computed as follows:

**1.)** Use Groups: B, E, H, I-1, I-2, I-3, I-4, M, R-1, R-2, R-3, R-4, R-5 and U,

*.038 per cubic foot of building or structure volume* provided that a minimum charge of two hundred dollars (\$200.00).

**a.)** Garden Type Sheds and similar uses, accessory to a 1 or 2 family dwellings:

**1.)** 100 square feet - 200 square feet ..... \$65.00 minimum fee

**2.)** 201 square feet and over.....\$100.00 minimum fee

be assessed for each permit.

**b.)** Open deck structures

**1.)** Under 100 sq. ft. .... \$65.00 min. fee.

**2.)** 100 sq. ft. to 200 sq. ft. .... \$100.00 min. fee.

**3.)** 201 sq. ft. to 400 sq. ft. .... \$150.00 min. fee.

**4.)** 401 square feet and over ..... \$200.00 min. fee.

**2.)** Use Groups: A-1, A-2, A-3, A-4, A-5, F-1, F-2, S-1 and S-2:

*.021 per cubic foot of building or structure volume*

**3.)** Commercial Farm Buildings as defined under N.J.A.C. 5:23-3.2(d)

*.012 per cubic foot of building or structure volume.*

**(b)** For renovations, alterations and repairs, thirty dollars (\$30.00)

per one-thousand dollars (\$1000.00) of estimated cost of work inclusive of labor. The minimum fee shall be sixty-five (\$65.00).

For additions, the amount charged per cubic foot of building volume for the added portion shall be in accordance with the schedule of fees as previously set forth in subsection A(1)(a) provided that the minimum charge of two-hundred dollars (\$200.00) be assessed for each permit.

**(c)** For combinations of renovations and additions, the sum of the fees shall be computed separately as renovations and additions. The minimum fee shall be two-hundred dollars (\$200.00).

**(d)** Notwithstanding the provisions of Subsection A(1)(a) through (d), the following construction fees, when not computed as part of new construction, additions or renovations shall be as follows:

**1.)** Aluminum siding and all other siding for other than a single family dwelling shall be thirty dollars (\$30.00) per one-thousand dollars (\$1000.00) of estimated cost, provided the minimum shall be sixty-five dollars (\$65.00) Siding for a single family dwelling shall be a flat fee of seventy-five dollars (\$75.00)

**2.)** Roofing for other than a single family dwelling shall be thirty dollars (\$30.00) per one thousand dollars (\$1000.00) of estimated cost, provided that the minimum shall be sixty-five dollars (\$65.00) Roofing for a single family dwelling shall be a flat fee of seventy-five dollars (\$75.00)

3.) Signs, five dollars (\$5.00) per square foot of surface area of the sign, provided that the minimum fee shall be sixty-five (\$65.00).

In the case of double faced signs, the area of the surface of one (1) side only shall be used for the purpose of fee computation.

(e) Heating, air conditioning and ventilation, fifteen dollars (\$15.00) per one thousand dollars (\$1000.00) of estimated cost of work, provided that a minimum fee shall be sixty-five dollars (\$65.00)

(f) Fees for retaining walls, bulkheads and docks shall be as follows:

1.) The fee for a retaining wall, bulkhead or dock with a surface area greater than 550 square feet that is associated with a Class 3 residential structure shall be one hundred and eighty-nine dollars (\$189.00).

2.) The fee for a retaining wall, bulkhead or dock with a surface area of 550 square feet or less that is associated with a Class 3 residential structure shall be ninety-five dollars (\$95.00).

3.) The fee for a newly constructed retaining wall, bulkhead or dock of any size at other than a Class 3 residential structure shall be based on the cost of construction.

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(g) The fee for radon piping and radon mitigation shall be \$65.00

(h.)The fee for the installation of a residential solar photovoltaic system shall be a flat fee of two hundred dollars (\$200).

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(2) Plumbing Subcode Fees

- (a) Fifteen dollars (\$15.00) per plumbing fixture or devices except where specified to the contrary herein. For the purposes of this subsection, fixtures shall include, but not limited to: lavatories, sinks, urinals, water closets, bathtubs, shower stalls, laundry tubs, floor drains, drinking fountains, dishwashers, garbage disposals, clothes washers, hot water heaters, roof drains, hose bibbs, vent stacks or similar devices.
  - (b) **Ninety-one dollars (\$91.00)** for the following special devices: soda dispensers, coffee makers, acid neutralizing devices, grease interceptors, oil and/or sand interceptors, backflow preventers, water-cooled air conditioning or refrigeration units, gas piping sewer ejectors, hot water, steam boilers, low water cutoffs, mixing valves and oil piping. This list is not exhaustive and the fee shall also apply to special fixtures or equipment delineated in the plumbing code.
  - (c) Sixty-five dollars (\$65.00) for each water and sewer connection, flammable/ combustible liquid and gas piping systems.
  - (d) Sixty-five dollars (\$65.00) for the following: baseboard radiation.
  - (e) Unless specified herein to the contrary, a minimum plumbing fee shall be sixty-five dollars (\$65.00).
  - (f) All plumbing inspections include the area from the curb line or right of way to the structure or structures.
- (3) **Electrical Subcode Fees** shall be computed as follows:
- (a) Electrical subcode fees shall be computed as follows:
    - 1.) Fixtures (outlets, switches, receptacles). For one (1) to fifty (50) fixtures: fifty dollars (\$50.00). For each additional twenty-five (25)

fixtures or fraction thereof in excess of fifty (50) fixtures the fee shall be: ten dollars (\$10.00).

- 2.) Light Standards (mogul base, mercury base or fixtures other than those specified in the previous subsection): For (1) to five (5) fixtures: sixty-five dollars (\$65.00). For each additional lamp: ten dollars (\$10.00).
- 3.) Swimming Pools: New installation including bonding, wiring of one (1) receptacle and motor. The fee shall be seventy dollars (\$70.00) for above-ground, and one-hundred dollars (\$100.00) for in-ground pools.
- 4.) Motors: For one (1) to ten (10) horsepower: forty dollars (\$40.00). From eleven (11) to (50) horsepower: **sixty-five dollars (\$65.00)**. From fifty-one (51) to one-hundred (100) horsepower: one-hundred twenty dollars (\$120.00) and for over one-hundred (100) horsepower: **six hundred forty dollars (\$640.00)**.
- 5.) Service meter equipment and feeders: For up to two-hundred (200) amperes service, **sixty-five dollars (\$65.00)**; For two-hundred one (201) amperes to one-thousand (1000) amperes: **one-hundred thirty dollars (\$130.00)**; For one-thousand one (1001) amperes and over: **six hundred forty dollars (\$640.00)**.
- 6.) Residential heating, cooling, cooking and similar appliances. Single outlet of twenty (20) kilowatts or less, forty dollars (\$40.00), including but not limited to: dishwasher, garbage disposal, dryer, water heaters, range, a/c unit, furnace and air handler.

- 7.) Generators, transformers, electrical device or appliance (vaults, enclosure-substations): For one (1) to ten (10) kilowatts, forty dollars (\$40.00). For eleven (11) to fifty (50) kilowatts, **sixty-five dollars (\$65.00)**. For fifty-one (51) to one-hundred (100) kilowatts, **one-hundred thirty dollars (\$130.00)**. For over one-hundred kilowatts (100) kilowatts, **six-hundred forty dollars (\$640.00)**.
- 8.) Electrical signs: For one (1) to five (5) signs fifty dollars (\$50.00). For each additional sign: ten dollars (\$10.00).
- 9.) Re-introduction of Service: For re-introduction of service the fee shall be sixty dollars (\$60.00).
- 10.) Unless specified herein to the contrary, minimum electrical fees shall be sixty-five dollars (\$65.00).
- 11.) For any item not specifically listed or included above, a special fee shall be determined by the Construction Official and Electrical Subcode Official subject to review of the Township Council upon request.
- 12.) **The installation of a residential solar photovoltaic shall be a flat fee of two hundred dollars (\$200).**

**(4) Fire Protection Subcode Fees**

- (a) Sprinkler heads:** For one (1) to twenty (20): eighty-two dollars (\$82.00). From twenty one (21) to one hundred (100): two-hundred fifty dollars (\$250.00). From one-hundred one (101) to two-hundred (200): four-hundred dollars (\$400.00). From two-hundred one (201) to four-

hundred (400): seven-hundred forty eight dollars (\$748.00). From four hundred one (401) to one-thousand (1000): one thousand thirty-six dollars (\$1036.00). Over one-thousand (1000): two-thousand two-hundred dollars (\$2200.00).

**(b) Detectors and signal devices:** For one (1) to twelve (12): forty-five dollars (\$45.00). For each additional 25 **devices**, the fee shall be fifteen dollars (\$15.00).

**(c) Special suppression and hood exhaust:** The fee shall be one-hundred twenty dollars (\$120.00) each.

**(d) Standpipes:** The fee shall be two-hundred eighty-nine dollars (\$289.00) per riser.

**(e) Heating systems:** The fee shall be fifty-eight dollars (\$58.00) per appliance not connected to the plumbing system for residential properties and sixty-five dollars (\$65.00) per appliance for commercial properties. The minimum fee shall for all properties: sixty-five dollars (\$65.00).

**(d) Fireplaces and wood stoves:** the fee shall be sixty-five dollars (\$65.00) for each.

**(f) Flammable/ Combustible liquid storage tanks, installation/removal** for each.

1. Installation: 500 gallons or less: \$ 65.00
2. Installation: 501 to 1,000 gallons: \$ 150.00
3. Installation: 1,001 to 2,500 gallons: \$ 250.00
4. Installation: 2,501 gallons and over: \$ 500.00
5. Removal Residential \$ 65.00



6. Removal Commercial \$ 100.00

(g) Installation of private fire suppression water mains, hydrants and control valves:

1. Private fire service mains per lineal foot one dollar \$ 1.00
2. Fire hydrants (each): fifty dollars \$ 50.00
3. Control valves (each): fifty dollars \$ 50.00

**(h)** Unless specified herein to the contrary, minimum fire fees shall be sixty-five dollars (\$65.00).

**(i)** All private fire suppression water main, hydrant and control valve inspections include the area from the curb line or right of way to the structure or structures.

**(5)** Elevator Subcode Fees

**(a)** All fees related to plan review, device inspections and tests, periodic inspections, routine inspections and re-inspections for elevators, escalators and moving walks shall be charged a fee as noted in N.J.A.C. 5:23 Subchapter 12.

**(6)** In accordance with NJAC 5:23-4.18(b)1., the construction plan review fee shall twenty percent (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 fee to be charged for the construction permit.

In accordance with NJAC 5:23-4.18(b)4., when a permit application is received based on a released prototype plan, the permit shall be reduced by the amount of the pan review fee (20%).

(7) Demolition or removal of buildings or structures:

(a) The fee for a permit for demolition of a building or structure shall be eighty-two dollars (\$82.00.) for residential property and one hundred fifty dollars (\$150.) for commercial property.

(b) *This section intentionally left blank.*

(c) The fee for a permit for removal of a structure from one lot to another or to a new location on the same lot shall be twenty-five dollars (\$25.00) per one-thousand dollars (\$1000.00) of estimated costs of moving. The fee for a new foundation shall be as set forth in Subsection A (1)(a)(1). The fee for the removal of a commercial structure shall be fifty dollars (\$50.00) per one thousand dollars (\$1000.00) of estimated cost as set forth above. The minimum fee for all properties shall be sixty-five dollars (\$65.00).

(d) Cleanup shall be performed in accordance with N.J.A.C. 5:23-2.17(a)(b)(c). All debris and material resulting from the removal or demolition of buildings or structures as defined in Subsection A (5)(a) and (b) hereof shall be completed within thirty (30) days from the completion of removal or demolition, including the filling in of any open area created by the demolition or removal. Each holder of a permit shall notify the office of the Construction Official upon completion of cleanup within the thirty (30) day period. However, the demolition of any buildings or structures less than five thousand (5000) cubic feet shall be completed, and the Construction Official notified, within fifteen (15) days.

**(8)** The fee for a construction permit for the installation of a pool and/of a barrier shall be calculated at thirty dollars (\$30.00) per one thousand dollars (\$1000.00) estimated cost of work inclusive of labor in accordance with rates set forth in Subsection A (1)(b) hereof for alterations. Any fee charged hereunder shall be in addition to any fee that may be charged for an electrical subcode inspection.

**(a)** Maximum fee for above-ground pool shall be one-hundred fifty dollars (150.00).

**(b)** Maximum fee for in-ground pool shall be three-hundred forty dollars (\$340.00).

**(9)** Certificates

**(a)** The fee for a certificate of occupancy shall be ten percent (10%) of the total of the permit fee with a minimum charge of fifty dollars (\$50.00).

**(b)** The fee for a certificate of occupancy granted pursuant to a change of use shall be one hundred fifty dollars (\$150.).

**(c)** The fee for a multiple certificate of occupancy shall be fifty dollars (\$50.00) per unit.

**(d)** In the event a temporary certificate of occupancy has been issued, an additional fee of fifty dollars (\$50.00) is required for each extension.

**(e)** The fee for a permit for lead abatement work shall be \$176.00.

The fee for the lead abatement certificate shall be \$35.00 dollars.

**(10)** The fee for an application for a variation shall be seven-hundred

forty-eight dollars (\$748.00) for class I and class II structures and one-hundred fifty dollars (\$150.) for class III structures.

(11)The fee for plan review of a building for compliance under the alternate systems and nondepletable energy source provisions of the energy subcode shall be \$345.00 dollars for one & two family dwellings R-3 or R-5 of the building subcode and for light commercial structures having the indoor temperature controlled from a single point, and \$1,725.00 dollars for all other structures.

(12) There shall be an additional fee of \$57.00 per hour for review of any amendment or change to a plan that has already been released.

\*(13) For cross connections and backflow preventers that are subject to testing, requiring reinspection annually, the fee shall be \$65.00 for each device when they are tested.

Those construction permit fees not specifically designated by this

Ordinance or established by rules and regulations of the Construction Official in the manner hereinafter established for the adoption of other fee schedules are established in the regulations of the Department of Community

Affairs (Title 5, Chapter 23 specifically Subchapter 4 of the New Jersey Administrative Code, presently or as hereafter amended).

Those fees set forth within the regulations shall be applied in determining the construction permit fee.

BOROUGH OF WOODBURY HEIGHTS

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ROBBIE J. CONLEY, MAYOR

ATTEST:

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JANET PIZZI, BOROUGH CLERK

CERTIFICATION

The foregoing Ordinance was introduced at a Regular Meeting of the Borough of Woodbury Heights held on the **18<sup>th</sup> day February, 2015**, and will be considered for final passage and adoption at a meeting at which time any person interested therein will be given an opportunity to be heard, said meeting held on the **18<sup>th</sup> day of March, 2015** at the Borough Hall, 500 Elm Ave, Woodbury Heights, NJ 08097 at 7:30 p.m.

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JANET PIZZI, BOROUGH CLERK