

Explanation: This Ordinance amends Subsection 8-2.1 entitled "Construction Fees" by repealing and replacing existing fee schedule.

**TOWNSHIP OF WARREN
ORDINANCE No. 11-16**

**AN ORDINANCE AMENDING SECTION 8-2 ENTITLED,
"FEES" BY REPEALING AND REPLACING EXISTING
FEE SCHEDULE IN SUBSECTION 8-2.1 ENTITLED,
"CONSTRUCTION PERMIT FEES".**

BE IT ORDAINED by the Township Committee of the Township of Warren, in the County of Somerset and State of New Jersey as follows:

SECTION 1. Section 8-2 entitled, "Fees" is hereby amended by repealing and replacing the existing fee schedule in subsection 8-2.1 entitled, "Construction Permit Fees". The new fee schedule shall read as follows:

8-2 Fees.

8-2.1 *Construction Permit Fee.* The fee for a construction permit shall be the sum of the subcode fees listed hereinafter and shall be paid before the permit is issued. The minimum permit fee for any subcode, excluding private on-site agencies, shall be \$75.00.

a. The building subcode fee shall be in accordance with the following schedule, but in no event shall the same be less than \$75.00.

1. For new construction, \$.035 per cubic foot of building or structure volume.
2. For renovations, alterations, repairs and residing where structural alterations are involved, and for structures and appurtenances for which specific volumes cannot be calculated, \$33.00 per \$1,000.00 of estimated cost of residential work and \$40.00 per \$1,000.00 of estimated cost of commercial work.

a. Plan review fees shall be assessed at ten percent (10%) of the permit fees.

- b. An additional charge of \$75.00 per hour or part thereof will be assessed for any amendment or change to already released plans.
3. For re-roofing and re-siding, the fee shall be \$100.00.
 4. For additions, \$.035 per cubic foot of building or structure volume for the added portion.
 5. For combinations of renovations, alterations and additions, the sum of the fees computed separately as renovations, alterations and additions shall be charged with a minimum of \$75.00.
 6. For the construction or installation of a deck, \$.035 per square foot of area.
 7. For the construction or installation of a masonry chimney, the fee is \$75.00.
 8. For the construction or installation of a retaining wall, the fee is \$100.00.
 9. For the construction or installation of an inground pool, the fee shall be \$200.00.
 10. For the construction or installation of an above-ground pool, the fee shall be \$100.00.
 11. For the construction or installation of a raised patio, the fee is \$.035 per square foot of area.
 12. The fee for a permit for the installation of an elevator shall be the fee established by the State Uniform Construction Code, Section 5:23-12.6. In addition to the said fee, the township will be paid twenty percent (20%) administration fee.
 13. The fee for the reinspection of an elevator shall be the fee established by the State Uniform Construction Code, Section 5:23-12.6. In addition to the said fee, the township will be paid twenty percent (20%) administration fee.
 14. In the event that there are no subcode fees for a specific subcode set forth herein and the township has contracted with a third party inspection agency to perform the said subcode functions or subcode fees are established for a subcode herein and the township has

contracted with a third party inspection agency, the subcode fees to be utilized shall be those established by the township's third party inspection agency and any subcode fees set forth herein for the subcode areas being performed by the third party inspection agency shall be superseded by the fee schedule of the third party inspection agency. In addition to the fee established by the third party inspection agency, the township shall be paid twenty percent (20%) of the third party fee.

15. The fee for a permit for demolition of accessory buildings shall be \$60.00; for a principal residential building or structure, the fee shall be \$150.00; for a principal commercial or industrial building or structure, the fee shall be \$300.00.
16. The fee for a permit for the removal of the principal building or structure from one lot to another or to a new location on the same lot shall be \$10.00 per \$1,000.00 of the sum of the estimated moving cost. The fee for an accessory building or structure movement shall be \$8.00 per \$1,000.00 of the aforesaid costs.
17. The fee for a permit to construct or erect a sign shall be in the amount of \$1.00 per square foot of surface area of the sign, computed on one side only for double-faced signs.

b. The fee for certificates of occupancy shall be as follows:

1. The fee for a certificate of occupancy shall be ten percent of the construction permit, provided the minimum shall be \$75.00 except as specifically provided for in paragraphs b.2 and b.3 below.
2. The fee for a certificate of continued occupancy shall be \$200.00.
3. The fee for a certificate of occupancy granted pursuant to a change of use shall be \$200.00.
4. The fee for reinstatement of a construction permit that has become invalid in accordance with the building subcode shall be \$200.00.

c. The fee for the issuance of a code research, informational or other requested letter, shall be \$75.00.

d. Temporary Certificates of Occupancy. No fee shall be charged for the issuance of the first Temporary Certificate. No fee shall be charged for the first extension of a Temporary Certificate. The fee for a second extension shall be \$100.00. The fee for a third extension, and any extension thereafter, shall be \$200.00.

e. As a result of practical difficulties encountered in complying with the requirements of a certain subcode and where an alternative to the subcode requirements exist which still protects the health, safety and welfare of the populace and, where the practical benefits of a variation of the subcode requirements outweigh any detriments in such variation, there may be granted a variation of the said subcode requirement to allow a practical solution to be utilized. The fee for such residential variation shall be seventy-five (\$75.00) dollars and for such commercial variation shall be one hundred fifty (\$150.00) dollars.

f. Electrical fixtures and devices inspection fees:

1. For from one to 50 receptacles or fixtures, the fee shall be in the amount of \$50.00; for each 25 receptacles or fixtures (or portion thereof) in addition to this, the fee shall be in amount of \$15.00; for the purpose of computing this fee, receptacles or fixtures shall include lighting outlets, wall switches, fluorescent fixtures, convenience receptacle, smoke and heat detectors, or similar fixture, and motors or devices less than or equal to one horsepower or one kilowatt.

2. For each motor or electrical device greater than one horsepower and less than or equal to ten horsepower; and for transformer and generators greater than one kilowatt and less than or equal to ten kilowatts, the fee shall be \$15.00.

3. For each motor or electrical device greater than ten horsepower and less than or equal to 50 horsepower; for each service panel, service entrance or sub-panel less than or equal to 200 amperes; for each transformer and generator greater than ten kilowatts and less than or equal to 45 kilowatts; and for each utility load management device, the fee shall be \$60.00.

4. For each motor or electrical device greater than 50 horsepower and less than or equal to 100 horsepower, for each service panel, service entrance or sub-panel greater than 200 amperes and less than or equal to 1,000 amperes; and for transformers and generators greater than 45 kilowatts and less than or equal to 112.5 kilowatts, the fee shall be \$140.00.

5. For each motor or electrical device greater than 100 horsepower; for each service panel, service entrance or sub-panel greater than 1,000 amperes; and for each transformer or generator greater than 112.5 kilowatts, the fee shall be \$600.00.

6. 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.

7. Minimum fee for any permit issued under this section shall be \$75.00.

8. The fee for single and multiple station smoke or heat detectors in a single family dwelling shall be \$23.00 in addition to other fees.

g. Senior Citizen fee exemption. Any senior citizen sixty-two (62) years of age or older shall be exempt from having to pay the following Township Construction Permit Fees: water heaters and re-roofing.

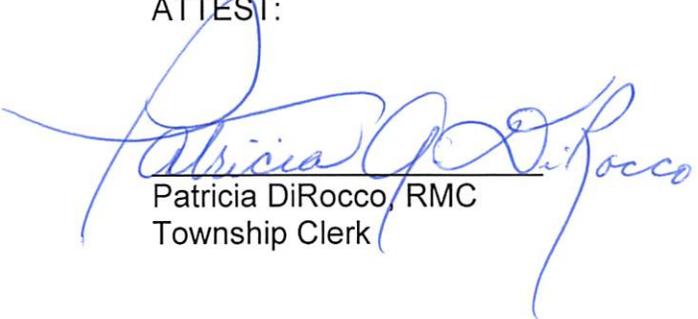
SECTION II. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

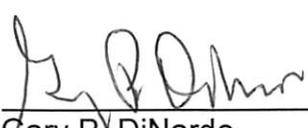
SECTION III. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Township of Warren, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the *Revised General Ordinance of the Township of Warren* are hereby ratified and confirmed, except where inconsistent with the terms hereof.

SECTION IV. This Ordinance shall take effect immediately upon final passage and publication according to law.

ATTEST:

TOWNSHIP OF WARREN


Patricia DiRocco, RMC
Township Clerk

By: 
Gary P. DiNardo
Mayor

INTRODUCED: JULY 21, 2011

ADOPTED: AUGUST 18, 2011

EFFECTIVE: AUGUST 25, 2011