

ORDINANCE 2016-18

ORDINANCE OF THE TOWNSHIP OF BARNEGAT, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 39 OF THE TOWNSHIP CODE ENTITLED, "CONSTRUCTION CODES, UNIFORM"

NOW, THEREFORE, BE IT ORDAINED BY the Township Committee of the Township of Barnegat, County of Ocean, State of New Jersey, as follows:

SECTION 1. The Township on an annual basis reviews the fees charged for building Subcodes and construction permits. As a result of that review, in consultation with the Building Department, the Township finds that an increase in certain fees is appropriate and necessary.

SECTION 2. New Section 39-2 entitled, "Fees" is attached hereto and made a part hereof.

SECTION 3. Section 39-6, entitled "BOCA International Property Maintenance Code" is hereby amended and supplemented as follows:

D. Delete "Section 103.6". "Insert Current Agreement with the Ocean County Construction Inspection Department for inspection services".

Add Paragraph E. as follows:

All structures and land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

SECTION 4. The Township Committee authorizes the Mayor, Township Clerk and Township Administrator to execute any and all necessary documents in order to implement the intent of this Ordinance.

SECTION 5. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

SECTION 6. Any ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 7. This Ordinance shall take effect upon publication in an official newspaper of the Township, as required by and in conformance with law.

**DASTI, MURPHY
McGUCKIN, ULAKY,
KOUTSOURIS & CONNORS**

COUNSELLORS AT LAW

620 WEST LACEY ROAD
P.O. BOX 1057
FORKED RIVER, N.J. 08731

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced and passed on the first reading by the Township Committee of Barnegat, County of Ocean, State of New Jersey on **June 14, 2016 at 6:30 p.m.**, or as soon thereafter as the matter may be reached and considered, at the Barnegat Township Municipal Building located at 900 West Bay Avenue, Barnegat, New Jersey. The Ordinance will be considered for second and final reading at a meeting of the Township Committee on **July 5, 2016, at 6:30 p.m.**, or as soon thereafter as the matter may be reached and considered, at the Barnegat Township Municipal Building located at 900 West Bay Avenue, Barnegat, New Jersey. At that time the public is invited to ask questions, raise objections or provide public comment with regard to the proposed adoption of this Ordinance.

**Michele Rivers, RMC
Township Clerk**

CERTIFICATION

I, Michele Rivers, Municipal Clerk of the Township of Barnegat, County of Ocean State of New Jersey do hereby certify that the foregoing Ordinance was duly adopted on second reading by the Barnegat Township Committee at their meeting held on the 5th day of July 2016.

**Michele Rivers, RMC
Township Clerk**

**DASTI, MURPHY
McGUCKIN, ULAKY,
KOUTSOURIS & CONNORS**

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Prepared by:

**DASTI, MURPHY, McGUCKIN, ULAKY,
KOUTSOURIS & CONNORS**
Forked River, New Jersey 08731

- A. The fee for a construction permit shall be the sum of the subcode fees as listed hereof and shall be paid before the permit is issued.

1. BUILDING SUBCODE FEES

- a. Minimum fee.....\$75.00

- b. New Construction: 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. Use groups and types of construction are as classified and defined in N.J.A.C. 5:23-Subchapter 3 Subcodes and Subchapter 4 Enforcing Agencies; Duties; Powers; Procedures.

Minimum fee for new construction shall be\$150.00

NEW CONSTRUCTION (except as listed in other use groups, below)

Per cubic foot of volume.....\$.040

OTHER USE GROUPS

A-1, A-2, A-3, A-4 and A-5, F-1, F-2, S-1 and S-2.....

Per cubic foot of volume\$.030

All Farm Buildings for shelter of livestock and food storage ...

Per cubic foot of volume.....\$.0020

- c. **RENOVATIONS, ALTERATIONS, REPAIRS, AND MINOR REPAIRS**

Fee based on the estimated cost of work. To determine the estimated cost, the applicant shall submit to the Construction Code Official such cost data as may be available produced by the architect or engineer of record, or by a recognized estimating firm, or by bona fide contractor's bid if available shall be submitted. The Construction Code Official shall make final decision regarding the estimated cost.

- i. \$1.00-\$50,000.00.....\$40.00 per \$1,000.00
- ii. \$50,001.00-\$100,000.00.....add \$35.00 per \$1,000.00
- iii. Over \$100,000.00.....add \$25.00 per \$1,000.00

ADDITIONS; Fees shall be computed on the same basis as for new construction for the added portion. Minimum fee is\$150.00

- d. **COMBINATION RENOVATIONS AND ADDITIONS:** Fees shall be the sum of the fees computed separately as renovation, addition.

- e. **DEMOLITION:** The fee shall be as follows:

- i. R-5 buildings or structures.....\$125.00
- ii. All other use groups.....\$200.00

- f. **RELOCATION OF BUILDINGS OR STRUCTURES:** For the relocation of buildings and structures to a new location (including premanufactured construction, assembly or components transported to a construction site) the fee shall be based on the following estimated cost:

- 1. Transportation and moving
- 2. New foundation
- 3. Placement of structure in a completed condition at the new site.
- 4. External utility connections

- i. \$1.00-\$50,000.00.....\$40.00 per \$1,000.00
- ii. \$50,001.00-\$100,000.00.....\$35.00 per \$1,000.00
- iii. Over \$100,000.00.....\$25.00 per \$1,000.00
- iv. Temporary Construction Trailer.....\$100.00

The applicant shall submit a copy of the Contract Proposal Cost Data by the architect or engineer of record, a recognized estimating firm or by contract bid. The Building Sub Code Official shall make the final decision regarding the estimated cost.

- g. **SWIMMING POOLS:** The fee shall be as follows:

- i. R-5 above ground.....\$140.00
- ii. Residential in ground.....\$200.00
- iii. All other use groups.....\$300.00
- iiii pool demo\$75.00

- h. **STORAGE SHEDS AND SIMILAR STRUCTURES:**

- i. 1-100 square feet, (Zoning Only) if in a SFHA, same as new construction
- ii. 101 square feet or larger....Same as New Construction(A.I.a.)

- i. **TENTS** in excess of 900 sq. ft. or more than 30 feet in any dimension the fee shall be.....\$120.00

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- j. ROOFING: The fee shall be as follows:
 - i. R-5 Use groups.....\$75.00
 - ii. All other use groups use A1b
- k. SIDING: The fee shall be as follows:
 - i. R-5 Use groups.....\$75.00
 - ii. All other use groups use A1b
- l. DECKS: The fees shall be based on the estimated cost as A.1.b. Renovations, Alterations. The estimated cost shall be calculated as 1 square foot equals \$15.00.
- m. PRE_MANUFACTURED FIREPLACES, free standing stoves, etc.\$75.00
- n. SIGNS: The fee shall be \$2.00 per square feet surface area of the sign computed on one side only on double faced signs. Minimum fee\$75.00
- o. SUNROOMS AND SCREEN ROOMS:.....\$100.00
- p. SOLAR ATTACHMENTS
 - i R-5 Use groups\$100.00
 - ii All other use groups\$200.00
- q. RETAINING WALLS
 - R-5\$150.00
 - All other use groups use A.1.b.
- r. Platform for generators or a/c compressors.....\$75.00

2. PLUMBING SUBCODE

- a. MINIMUM FEE.....\$75.00
- b. FIXTURES AND APPLIANCES: The installation of plumbing per fixture or stack shall include but not limited to water closets, bathtubs, shower stalls, sinks, laundry tubs, floor drains, vtr, drinking fountains, dishwashers, clothes washers, dryers (new construction), water heaters (new construction), fireplaces (new construction), stoves/range (new construction), generators (new construction), and any gas appliance not listed in this fee schedule, roof drains, hose bibs, icemakers, or similar devices or appliances the fee shall be as follows:
 - i. Per fixture, device or appliance.....\$20.00
- c. MODULAR & PRE-MANUFACTURED STRUCTURES
 - installed on site shall be as follows:.....\$175.00
- d. SPECIAL DEVICE:
 - i. R-5 - the installation of a boiler (hot water or steam)(new construction), Pool Heaters, Generators, Backflow Preventors, grease traps, interceptors, sewage pump, sump pumps, furnaces (new construction), ac units(new construction) or similar devices\$75.00
 - ii. All Other Use Groups.....\$100.00
- e. GAS AND/OR OIL PIPING shall be as follows:
 - i. R-5.....\$75.00
 - ii. All other use groups.....\$100.00
- f. LAWN IRRIGATION.....\$75.00
- g. SEWER CONNECTION
 - i. R-5.....\$75.00
 - ii. All other use groups.....\$100.00
- h. WATER CONNECTION
 - i. R5.....\$75.00
 - ii. All other use groups.....\$100.00
- i. NEW or REPLACEMENT GAS or OIL FIRED EQUIPMENT IN EXISTING R-3, R-4 AND R-5 HOMES\$75.00
- j. NEW or REPLACEMENT A/C SYSTEMS IN EXISTING R-3, R-4 AND R-5 HOMES\$75.00
- k. Testable BFP \$75.00

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- l. Pool Drains R-5 –\$75.00
Pool Drains/SVRS – All other use groups.....\$100.00
- m. Furnace - New or Replacement not subject to 2.i.....\$200.00
- n. A/C system New or Replacement not subject to 2.i.....\$200.00
- o. HVAC system New or Replacement not subject to 2.i.....\$200.00
- p. rooftop package units (hvac)\$100.00
- q. Septic abandonment\$ 75.00
- r. Water Heater, new or replacement, not subject to 2(i).....\$200.00

3. FIRE SUBCODE

- a. Minimum Fee.....\$75.00
- b. GAS or OIL FIRED APPLIANCES - NEW CONSTRUCTION OR REPLACEMENT UNITS IN ALL USE GROUPS EXCEPT R-3, R-4 AND R-5
1st Unit.....\$60.00each
2nd and up.....\$40.00each
R-3, R-4 AND R-5COVERED IN PLUMBING FEE 2i
- c. FIRE SUPPRESSION SYSTEMS
 - i. 1-20 heads.....\$100.00
 - ii. 21-100 heads.....\$200.00
 - iii. 101-200 heads.....\$400.00
 - iv. 201-400 heads.....\$1000.00
 - v. 401-1,000 heads.....\$1400.00
 - vi. Over 1,000 heads.....\$1800.00
- d. FIRE ALARMS, DETECTORS fees to be computed as fire suppression systems. In computing fees for heads and detectors, the number of each to be computed separately.
- e. FIRE PUMPS the fee shall be.....\$100.00
- f. STANDPIPE SYSTEMS each.....\$300.00
- g. ENGINEERED SUPPRESSION SYSTEM the fee shall be.....\$150.00
- h. INDEPENDENT PRE_ENGINEERED SYSTEM
the fee shall be.....\$150.00
- i. INCINERATORS the fee shall be.....\$500.00
- j. CREMATORIUMS the fee shall be.....\$500.00
- k. SPRAY BOOTHS AND DIPPING OPERATIONS.....\$150.00
- l. FUEL DISPENSING UNITS in the case of service stations the fee shall be per island.....\$225.00
- m. INSTALLATION AND REMOVAL OF STORAGE TANKS
 - i. R-5.....\$100.00
 - ii. All other use groups.....\$200.00
- n. Generator installation.....\$75.00
- o. LOW VOLTAGE ALARMS (SUPPLEMENTAL)\$75.00

4. ELECTRIC SUBCODE

- a. MINIMUM FEE.....\$75.00
- b. FIXTURES OR RECEPTACLES (receptacles and fixtures shall include lighting outlets, wall switches, electrical discharge fixtures, convenience receptacles, light standards 8ft or less, exit signs/lights or similar fixtures, motors or devices of less than 20 amps, less than one horsepower or less than one kilowatt, burglar, fire and communication devices etc.), the fee shall be as follows:

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- i. 1-25.....\$60.00
- ii. each additional 25.....\$10.00
- iii Light standards 9 ft or taller (per light standard).....\$25.00
- iv. Replacement wiring – 1 branch circuit\$25.00
- v. Household electrical cooking equipment up to 16 KW\$25.00
- vi. Receptacles – 20 to 50 amps (each).....\$25.00
- vii. Receptacles – 60-100 amps(each).....\$58.00
- viii.. Utility load management devices (each).....\$58.00
- iv. Burglar, security or fire alarm control device - up to 6 devices.....\$50.00
7 or more devices.....\$75.00
- x. Motor control center or disconnect means –up to 200 amps\$58.00
- xi. Motor control center or disconnect means –201 to 1000 amps\$125.00
- xii. Motor control center or disconnect means –1001 amps or higher ..\$576.00
- xiii Dishwasher; Furnaces; a/c system.....\$35.00
- xiv. Disposal\$40.00

c. MOTORS OR ELECTRICAL DEVICES (each)

- 1-9 horsepower.....\$40.00
- 10-50 horsepower.....\$60.00
- 51-100 horsepower.....\$125.00
- OVER 100 horsepower.....\$500.00

d. TRANSFORMERS AND GENERATORS Kilowatt or Kilovolt (each):

- 1-10.....\$35.00
- 11-50.....\$60.00
- 51-112.5.....\$125.00
- OVER 112.5.....\$500.00

e. SERVICE ENTRANCE with 1 PANEL & GROUNDING ELECTRODE SYSTEM

- 0-200 amps.....\$60.00
- 201-800 amps.....\$175.00
- OVER 800 amps.....\$500.00

EACH ADDITIONAL PANEL\$50.00

Below does not include cost of service panel

- (1)Service cable/feeder replacement (up to 200 amps)..... \$50.00
- (2) Service cable/feeder replacement (201–800 amps).....\$125.00
- (3) Service cable/feeder replacement over 800 amp\$250.00
- (4) Underground service lateral .1-200 amp.....\$50.00
- (5) Underground service lateral . 201-800 amp\$125.00
- (6) Underground service lateral . over 800 amp\$250.00

f. For the purpose of computing fees above, all motors and plug-in appliances shall be counted including control equipment, generators, transformers and heating, cooking or other devices consuming or generating electrical current.

g. SOLAR – INCLUDES PANELS, RACKING, MICRO INVERTERS AND GROUNDING

- 1-5 kilowatts\$ 75.00
- 6-10 kilowatts.....\$125.00
- 10 – 20 kilowatts.....\$200.00
- 21-50 kilowatts\$300.00
- 51- 100\$575.00

h. IRRIGATION SYSTEM (includes pump and controller) .\$60.00

i. POOLS / Hot Tub /Hydro massage tubs / Spa's

- A) ABOVE-GROUND R-5.....\$75.00
- B) INGROUND R-5\$100.00
- C) All other use groups.....\$250.00
- D) E/Q Bond inspection R-5.....\$60.00
- E) E/Q bond inspection All other uses\$150.00
- F) Pool heater - electric with bond\$40.00
- G) Pool Heater - gas with bond\$25.00

*Note-Pool includes 1 light, (light niche, ladder cups, diving board, etc)
1 receptacle, 1 (up to 1hp) filter, motor and required bonding.

Additional pool lights\$15.00

i (1) Pool demo.....\$60.00

j. Generator hookup/transfer switch up to 12 kw.....\$100.00

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13 to 22 kw\$200.00
 23 and over kw\$500.00

k.. SATELLITE DISH / COMMERCIAL ANTENNA'S

Residential.....\$50.00
 Commercial (ON BUILDINGS/TOWERS).....\$100.00

l.. SIGNS 1-5 Kilowatts\$35.00
 6-10 Kilowatts\$60.00

m. CSST Bond.....\$60.00

n. Meter reset/inspection of electrical system, panel and grounding . \$100..00

5. ELEVATOR SUBCODE FEES - shall be in accordance with N.J.A.C. 5:23-12.6.

6. CERTIFICATE OF OCCUPANCY FEES AND OTHER PERMITS

a. CERTIFICATE OF OCCUPANCY (10% of new construction fee or minimum.....\$100.00

b. CERTIFICATE OF OCCUPANCY for CHANGE OF USE.\$150.00

c. CERTIFICATE OF CONTINUED OCCUPANCY\$150.00
 (1): Tenant Fit out.....\$150.00

d. TEMPORARY CERTIFICATE OF OCCUPANCY EXTENSION not due to prior Approvals.....\$40.00

e. CERTIFICATE OF APPROVAL for equipment having been determined a hazard by N.J.A.C. 5:23-2.23.(i).....\$50.00

f. CERTIFICATE OF COMPLETION FOR ASBESTOS ABATEMENT.....\$100.00

g. CERTIFICATE OF LEAD ABATEMENT.....\$100.00

h. ANNUAL ELECTRICAL and PLUMBING CERTIFICATE OF COMPLIANCE (pools / backflow preventers, etc)..... \$100.00

i. REINSTATE A LAPSED CONSTRUCTION PERMIT for each subcode.....\$60.00

j. FEES MISCELLANEOUS for an item for which a fee has not been established.....\$75.00

k. PLAN REVIEW: the fee shall be 20% of the new construction fee.

l. VARIATIONS APPLICATIONS

i. Class I buildings.....\$600.00
 ii. Class II & III buildings.....\$75.00

m. RESUBMITTED VARIATION FEE

i. Class I buildings.....\$250.00
 ii. Class II & III buildings.....\$40.00

n. ANNUAL PERMITS issued for all Subcodes based on the number of maintenance workers

i. 1-15 workers.....\$800.00
 ii. Over 25 workers, each additional worker.....\$250.00

o. TRAINING REGISTRATION fee per subcode for annual permits paid to State of NJ.....\$175.00

p. TRAINING CERTIFICATION AND TECHNICAL support shall be a surcharge paid to the State of NJ

i. New construction cubic feet times.....\$.00371
 ii. Alterations except demolitions, \$1,000.00 per estimated cost.....\$1.90

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iii. Minimum surcharge\$1.00
q. Change of Contractor.....\$25.00

7. WAIVER OF CONSTRUCTION PERMIT FEE

a. As per N.J.A.C. 52:27D-126e, no person shall be charged a construction permit fee for the construction, reconstruction, alteration or improvement designed or under taken solely to promote accessibility such as a ramp or entrance doorway only, for a disabled persons to an existing residential private structure. A disabled person, or a parent or sibling of a disabled person, shall not be required to pay a fee in order to secure a construction permit for a ramp or entrance doorway.

b. For the purpose of this section, “disabled person” means a person who has the total and permanent inability to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment, including blindness, and shall include, but not be limited to, any resident of this State who is disabled pursuant to the Federal Social Security Act of 1974 (42 U.S.C.231 et seq.), or is rated as having 60% disability or highest pursuant to any federal law administered by the United States Veterans’ Act. For purposes of this paragraph “blindness” means central visual acuity of 20/20 or less in the better eye with the use of a correcting lens. An eye which is accompanied by a limitation in the field vision such that the widest diameter of the visual field subtends an angle no greater than 20 degrees shall be considered as having a central visual acuity of 20/20 or less.

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