ORDINANCE NO. 12-15

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER AMENDING AND SUPPLEMENTING SECTION 125-5. ENTITLED "CODE ENFORCEMENT FEES" UNDER CHAPTER 125 OF THE CODE OF THE TOWNSHIP OF HANOVER ENTITLED FEES WITH THE INCLUSION OF AN ENTIRELY NEW FEE SCHEDULE FOR THE BUILDING DEPARTMENT

WHEREAS, in a memorandum dated March 24, 2015 to the Township

Committee, the Construction Official recommended that the Building Department Fee

Schedule as set forth under Section 125-5. under Chapter 125 of the Code of the

Township of Hanover entitled Fees be amended and supplemented with the inclusion of an entirely new Fee Schedule; and

WHEREAS, the Township Committee concurs with the recommendation of the Construction Official that the entire Fee Schedule for the Building Department be amended and supplemented.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Hanover in the County of Morris and State of New Jersey as follows:

Section 1. CODE ENFORCEMENT FEES: Section 125-5. entitled "Code Enforcement Fees" under Chapter 125 of the Code of the Township of Hanover entitled Fees is hereby amended and supplemented with the deletion of the existing permit fees and the inclusion of an entirely new fee schedule as set forth below: The Code Enforcement Fee shall be the sum of the following Subcode Fees: Building, Electrical, Plumbing, Fire and Elevator, and the Certificate of Occupancy, Zoning, Certificate of Habitability, Certificate of Approval, Certificate of Continued Occupancy, Zoning Permit, Certificate of Compliance, and any fines imposed by the Construction Official.

A. CONSTRUCTION CODE FEES:

PLAN REVIEW FEE:

- (1) The fee for plan review shall be twenty-five percent (25%) of the amount to be charged for the construction permit. Plan review fees are not refundable and may be required to be paid upon application.
- (2) The basic construction permit fee shall be the sum of the parts computed on the basis of the volume or cost of construction, the number of plumbing fixtures and pieces of equipment, the number of electrical fixtures and devices, the number of sprinklers, standpipes, and detectors (smoke and heat), specialty equipment at the unit rate provided herein. The minimum fee for a basic construction permit covering any or all of the building, plumbing, electrical or fire protection work shall be \$ 50.
- (3) All construction permit fees and the State of New Jersey Training Surcharge Fees for the construction, reconstruction, alteration or improvements of any building owned and operated by the following government entities and agencies listed below and designed to solely promote accessibility shall be waived:
 - A. List of entities and agencies:
 - a. Township of Hanover
 - b. County of Morris
 - c. State of New Jersey
 - d. Federal Government
 - e. Hanover Township Board of Education
 - f. Hanover Park Regional High School District
 - g. Hanover Sewerage Authority
 - h. Hanover Township Fire District No. 2
 - i. Hanover Township Fire District No. 3
- B. Designs taken to solely promote accessibility by the disabled person, or a parent or sibling of a disabled person to an existing structure to which they own and live in.

B. BUILDING SUBCODE FEES:

(1) The fees for new construction shall be based upon volume of the structure. Volume shall be computed in accordance with N.J.A.C. 5:23–2.28. The new construction fee shall be in the amount of \$.035 per cubic foot of volume for buildings and structures of all use groups as

classified in the Building Subcode. The minimum for new construction shall be two hundred dollars (\$200.)

- a. Foundations for modular homes and relocated homes shall be one hundred dollars (\$100) per thousand of estimated cost of construction.
- (2) Fees for renovation, alterations and repairs, shall be based upon the cost of the work. The fee shall be in the amount of thirty five (\$35) dollars per thousand dollars (\$1,000) up to \$50,000. From \$50,001 and up, the fee shall be \$20 per thousand of the estimated cost. For the purpose of determining estimated cost, the applicant shall submit to the Construction Official such cost data as may be available produced the architect or engineer of record or by a recognized estimating firm or by the contractor. A contractor's bid or contract, if available shall be submitted. The construction official shall make the final decision regarding estimated cost. Minimum fee shall be one hundred dollars (\$150).
- (3) Fees for additions shall be computed on the same basis as for new construction for the added portion, except that the minimum fee shall be two hundred dollars (\$200).
- (4) Fees for combination renovation and additions shall be computed as the sum of the fees computed separately in accordance with Section B(1) and B(2) above.
- (5) Roofing and Siding:

1. Group R-5, Flat Fee

\$100.

2. Group R-2, R-3, R-4, Flat Fee

\$250.

3. All other groups,

Cost of Construction per \$1,000.

See Section B(2)

(6) Sheds:

1. O to 100 Square Feet

Zoning Permit Only

2. Over 100 Square Feet

\$ 75.

(7) Fences greater than six feet in Height (other than pool barriers):

1. Group R-5, Flat Fee

\$ 75.

2. All other groups

Cost of Construction per each \$ 1,000

See Section B(2)

Note: Fences less than 6' in height with no pool

Zoning Permit Only

Fences less than 6' in height with pool

See Pools. #17 Below

(8) Retaining walls less than 4' in height

Zoning Permit Only

Retaining walls greater than 4' in height as follows:

1.	Walls less	than 550 sc	uare feet. f	flat fee ((Group R-5)	
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\$ 85.

2. Walls more than 550 square feet, flat fee (Group R-5)

\$175.

\$150.

3. All other groups

Per Cost of Construction, per \$ 1,000

See Section B(2)

(9) Fees for Demolition of (per structure):

1. Group R-5, flat fee	\$200.
2. All Other Groups	\$500.
3. Group R-5, fuel tanks (per tank)	\$150.
4. All other Groups, fuel tanks (per tank)	\$400.
5. Accessory/Miscellaneous structures, pools, sheds, etc.	\$ 75.

(10) Fee for removal of a building or a structure from one lot to another or to a new location on the same lot shall be \$ 200 for demolition of original foundation.

New foundation and for placement in a completed condition in the new location shall be computed as in B(1)(a) above. Mechanical, plumbing electrical and fire subcode fees shall be computed separately.

(11) Fees for the installation of storage tanks are as follows:

Lead Abatement, flat fee (all groups)

1. 0 to 550 gallons	\$125.
2. 551 to 1,000 gallons	\$400.
3. 1,001 to 4,999 gallons	\$600.
4. Over 5,000 gallons	\$1,000.

(12) Signs (Ground & Wall):

(15)

Minimum fee is \$ 100. The fee shall be \$ 2.50 per square feet of the surface area of the sign. In the case of a double-faced sign, the area of the surface of only one side of the sign is used for purposed of the fee computation.

(13)	Radon Mitigation (exclusive of electric); flat fee (all groups)	\$100.
(14)	Asbestos Abatement, flat fee (all groups)	\$100.

(16)	Towers and Monopoles.	
	 Group R-5, flat fee All other Groups, flat fee Cellular, antenna, radio antennas, satellite dishes or similar devices, per device regardless of group, per device 	\$100. \$800. \$ 60.
(17)	Fees for installing swimming pools, hot tubs, spas (including the required barrier).	
	(1) Group R-5, Above ground pool, flat fee(2) Group R-5, Inground pool, flat fee(3) All other groups	\$100. \$250. \$500.
(18)	Flag poles, greater than 12' Feet in height.	
	(1) Group R-5, flat fee(2) All other groups, flat fee	\$ 50. \$100.
(19)	Fireplace, stove & furnaces and other specific appliances:	
	(1) Group R-5 (2) All other Groups Per Cost of Construction p See S	\$ 50. er \$ 1,000 ection B(2)
(20)	Temporary Structures, tents, trailers, air supported structures, etc	
	(1) Group R-5, flat fee(2) All other groups	\$100. \$250.
(21)	Permits based on approved PROTOTYPE shall have the fee reduced by 20%. Permits based on an approved state-wide PROTOTYPE shall have the fee reduced by 15%.	
(22)	Fees not listed. Any fee not mentioned herein shall be changed in accordance with N. 5.23-4.18 through 4.20.	J.A.C.
(23)	Application for variation, fees per structure:	
	 (1) R.C.S. Structures (2) I.C.S. Structures (3) H.H.S Structures 	\$250. \$700. \$1,000.

(24) Fee for certifications and other miscellaneous items:

(1) Certificate of Occupancy:

a. Group R-5	\$ 50.
b. All other groups	\$150.

(2) Certification of Continued Occupancy

a. Grou	ip R-5	\$100.
b. All of	ther groups	\$200.

(3) Temporary Certificate of Occupancy and for each renewal ("R"):

a. (Group R-5	\$ 50.	R/25.
b	All other groups	\$150.	R/50.

(4)	Certificate of Approval	No Charge
(5)	Certificate of Compliance	No Charge
(6)	Certificate of occupancy at completion of asbestos abatement	\$ 39.
(7)	Certificate of occupancy at completion of lead abatement	\$ 39.
(8)	Change of Contractor, per subcode	\$ 30.

C. STATE PERMIT SURCHARGE

In order to provide for the training, certification and technical support programs required by the State Uniform Construction Code Act N.J.S.A. 52;27D–119 et seq. an enforcing agency, including the Department when acting as the local agency, shall collect a Surcharge Fee to be based upon the volume of new construction with the municipality. Said fee shall be accounted for and forwarded to the Bureau of Regulatory Affairs. This fee shall be in conformance with N.J.A.C. 5:23–4.19.

D. THIRD PARTY ADMINISTRATIVE FEE

In the event the Township is required to call upon a third party agency, the Township shall have the authority to add 15% to the appropriate subcode fee to cover administrative costs.

E. ELEVATORS

Inspections for elevators, escalators and dumbwaiters shall be in compliance with N.J.A.C. 5:23–12.6. The fees for witnessing acceptance tests and performing inspections shall be as follows:

(1) The basic fees for elevator devices in structures not in Use Group R-3 or R-4, or in an exempted R-2 structure, shall be as follows:

(a) Traction and winding drum elevators:

[1] One to 10 floors:	\$330.
[2] Over 10 floors:	\$550.
(b) Hydraulic elevators:	\$ 95.
(c) Roped hydraulic elevators:	\$ 30.
(d) Escalators, moving walks:	\$295.
(e) Dumbwaiters:	\$ 75.
(f) Stairway chairlifts, inclined and vertical wheelchair lifts/manlifts.	\$ 75.

(2) Additional charges for devices equipped with the following features shall be as follows:

(a) Oil buffers (charge per oil buffer).	\$ 60.
(b) Counterweight governor and safeties:	\$150.
(c) Auxiliary power generator:	\$110.

(3) Elevator devices:

- (a) The fee for elevator devices in structures in Use Group R-3 or R-4, or otherwise exempt devices in R-2 structures, shall be \$220. This fee 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 N.J.A.C. 5:23-2.19 and 5:23-2.20.
- (b) The fee for plan review for elevator devices in structures in Use Group R-3 and R-4 and for elevator devices wholly within dwelling units in R-2 structures shall be \$60.
- (c) The fee for plan review in structures in use groups other than R-3 and R-4, and devices in the R-2's exempted by N.J.A.C. 5:23-4.20©6, shall be, for each device, \$310.
- (4) The fee for witnessing acceptance tests of and performing inspections of minor work shall be \$75.
- (5) The fees for routine and periodic tests and inspections for elevator devices in structures not in Use Group R-3 or R-4, or otherwise exempt devices in R-2 structures, shall be as follows:
 - (a) The fee for six-month routine inspections are as follows:

[1] Traction and drum elevators:

[a] One to 10 floors:	\$205.
[b] Over 10 floors:	\$265.
[2] Hydraulic elevators:	\$150.
[3] Roped hydraulic:	\$205.
[4] Escalators, moving walks:	\$205.

(b) The fees for one-year periodic inspection and witnessing of tests of elevator devices, which shall include a six-month routine inspection, shall be as follows.

[1] Traction and drum elevators:	
[a] One to 10 floors.	\$295.
[b] Ten plus floors:	\$350.
[2] Hydraulic elevators:	\$220.
[3] Roped hydraulic elevators:	\$255.
[4] Escalators, moving walks:	\$470.
[5] Dumbwaiters:	\$120.
[6] Manlifts, stairway chairlifts, inclined and vertical wheelchair lifts:	\$180.
(c) Additional yearly periodic inspection charges for elevator devices equipped v	vith the
following features shall be as follows:	
[1] Oil buffers (charge per oil buffer):	\$ 60.
[2] Counterweight governor and safeties:	\$120.
[3] Auxiliary power generator:	\$ 75.
(d) The fee for the three-year or five-year inspection of elevator devices shall be	as follows:
[1] Traction and winding drum elevators:	
[a] One to 10 floors five-year inspection):	\$500.
[b] Over 10 floors five-year inspection):	\$555.
[2] Hydraulic and roped hydraulic elevators:	
[a] Three-year inspection:	\$375.
[b] Five-year inspection:	\$220.
F. ELECTRICAL SUBCODE FEES:	
Minimum Fee	\$ 50.
1. For all fixtures, receptacles, switches, fractional motors, air conditioners, dishwas	sher, water
heaters, communication points, detectors, alarm devices, FAC panels, bells, horns,	/strobes, water
flow or tamper switch, pull stations, security items such as security points for doc	or/window,
alarm points, card readers, magnetic locks, etc.	
a. 1 to 20 devices	\$ 50.
b. For each additional 20 devices	\$ 20.
p. Tel edell didillettal 20 devices	
2. Solar/Photovoltaic Systems (Number of Kilowatts)	
	\$ 60.
2. Solar/Photovoltaic Systems (Number of Kilowatts)	\$ 60. \$115.

d. Micro-inverters, 1-20	\$ 50.
For each additional 20 devices	\$ 20.
e. Inverters	\$ 75.
f. Meter	\$ 25.
3. Services, Subpanels & Disconnects	
a. Amperage	
i. Up to 200	\$ 75.
ii. 201 to 500	\$150.
iii. 501 to 1000	\$225.
iv. Over one thousand	\$650.
b. Replacement of services exceeding three meters	
i. Each additional meter	\$ 25.
4. Generator/Transformers/Vaults/Enclosures/Substations (Number of Kilowatts)	
a. One to 10	\$ 20.
b. 10.1 to 45	\$ 75.
c. 45.1 to 112.5	\$125.
d. Over 112.5	\$600 .
5. Heat Pumps	
a. For the first ten pumps	\$ 50.
b. Each additional pump	\$ 20.
6. Motors (Horsepower)	
a. 1 to 10	\$ 20.
b. 10.1 to 50	\$ 75.
c. 50.1 to 112.5	\$ 125.
d. Over 112.5	\$ 600.
7. Signs: Free standing or on a structure, flat fee of	\$ 75.
8. Inspection of Elevator (per)	\$ 100.

9. Light Poles

a. Under eight feet in height	Regular/Fixture/Device
b. Over eight feet in height, each	\$ 25.
10. Swimming Pools	
a. Residential Above Ground Pool	\$ 75.
b. Residential Inground Pool	\$100.
c. Residential Spa/Hot Tub*	\$ 50.
d. Public Spa/Hot Tub*	\$150.
e. Annual pool, spa, hot tub inspection*	\$150.
*Each additional pool, spa or hot tub on site	\$ 50.

G. FIRE SUBCODE FEES:

Minimum Fee \$ 50.

1. Sprinkler system, each new installation and/or relocation; relocation; fire alarm systems; (horns, strobes, bells, smoke/carbon monoxide, heat, pulls, duct smoke detectors, electronic door locks).

Note: In computing the fee for heads or devices, the number of each shall be counted separately and two fees, one for heads, and one for devices, shall be charged:

	a. One to 20 heads and devices	\$ 75.
	b. 21 to 100 heads and devices	\$175.
	c. 101 to 200 heads and devices	\$300.
	d. 201 to 400 heads and devices	\$800.
	e. 401 to 1000 heads and devices	\$1,400.
	f. Over 1000 heads and devices	\$1,800.
2.	Standpipe systems, each new installation, relocation and/or repair, each:	\$ 250.
3.	Pre-action valves, dry pipe valve each:	\$ 150.
4.	Yard hydrants or underground piping, per loop.	\$ 200.
5.	Central Control Station, per each station.	\$ 200.
6.	Central Fire Control Center, each:	\$1,000.

7.	Fire Pump, each.	\$ 500.
8.	Installation of hazardous or smoke exhaust systems:	
	a. Atriums exhaust system, each:	\$ 400.
	b. Commercial kitchen hood system, each:	\$ 200.
	c. Hazardous exhaust system, each:	\$ 200.
	d. Commercial kitchen hood suppression, each:	\$ 200.
9.	Pre-engineered system including carbon dioxide foam, dry or wet chemical,	
	inert gas, FM200 or other chemical or special systems (except commercial	
	kitchen hood systems), each:	\$ 200.
10.	Installation of emergency generator, each:	
	a. Group R-5:	\$ 75.
	b. All other groups:	\$200.
11.	Fire Water Storage Tank, each:	\$ 300.
12.	Crematorium Fee, each:	\$ 500.
13.	Incinerator Fee, each:	\$ 500.
14.	Heating and cooling equipment (furnaces, air handlers, dryers, ovens, space heaters, p	0001
	heaters, boilers, fuel-burning appliances, fireplaces, chimney liner and metal vents):	
	a. First device, each:	\$ 60.
	b. Additional device, each:	\$ 15.
15.	Flammable/Combustible storage tanks:	
	a. Each tank, 0 to 999 gallons	\$ 100.
	b. Each tank, 1000 to 4999 gallons	\$ 300.
	c. Each tank, 5000 gallons or more	\$ 400.
16.	Field Inspection/Location of sprinkler heads and/or fire extinguisher placement,	\$ 100.
Н. Р	LUMBING SUBCODE FEES:	

\$ 50.

Minimum Fee

- 1. For all fixtures or devices, except those listed in Subsection H2 hereafter, including but not limited to backflow preventers up to one inch, backwater valves, bathtubs, bidets, clothes washers, dishwashers, drinking fountains, floor drains, garbage disposals, floor sinks, hose bibs, soda dispensing equipment, ice cream or yogurt makers, ice making equipment, kitchen sinks, laundry tubs, lavatories, shower stalls, slop sinks, vent stacks, roof/overflow drains, urinals, utensil washers, vacuum breakers, water closets and whirlpools shall be (each): \$25.
- 2. For special devices, including backflow preventers, 1 1 /4 inches and up, condensate pumps, dental chairs and related dental equipment, eye washers, fixture ejector or pump, garbage can washers, grease traps, neutralizing devices, water softeners, humidifiers, oil recovery tanks, oil and sand interceptors, sewer ejectors, sump pumps, emergency showers, spas, hot tubs, tank less heater, drip or safe pans, hose reels and indirect waste receptors, pool drains, solar systems or other specialty device shall be (each):
- 3. Each oil or gas appliance, including but not limited to broilers, clothes dryers, coffee and tea urns, deep fryers, grills, ovens, radiant heater, steam tables or kettles, log lighters and/or fireplaces, each device or fixture shall be:

 \$ 20.
- 4. Water heater, furnace, rooftop units, steam/hot water boiler, heat pumps, pool heaters:
 - a. Group R-5: \$ 75.
 - b. All other groups: \$100.
- 5. Replacement, repair, removal or new installation of a building water service shall be: \$75.
- 6. Replacement, repair, removal or new installation of a building sewer service shall be: \$75.
- 7. Air conditioning, refrigeration and condensate systems, each unit shall be: \$75.
- 8. Required inspection and certificate of compliance for the annual backflow preventer, each device shall be:

 \$ 75.
- 9. Each abandoned septic tank and/or pit shall be: \$150.
- 10. Installation of each liquefied petroleum (propane) gas tank/cylinder shall be as follows:
 - a. Each tank 0 to 999 gallons \$100.

b.	. Each tank 1000 to 4999 gallons	\$500.
c.	. Each tank 5000 gallons or more	\$800.

(I) MECHANICAL INSPECTIONS:

Minimum fee \$ 75.

1. Performed by mechanical/plumbing inspector for the installation and replacement of mechanical equipment in existing buildings, group R-5, R-4, R-3.

a. First piece of equipment each:

\$ 75.

b. Additional equipment, each.

\$ 20.

No separate fee shall be charged for gas, fuel oil or water connections associated with the mechanical equipment.

(J) ANNUAL PERMIT FEES:

1. Fees to be charge for an annual construction permit shall be charged on an annual basis. This fee shall be per maintenance worker primarily employed in an appropriate subcode:

a. From 1 to 25 workers, each

\$ 933.

b. Over 25 workers, each additional worker

\$ 329.

1. Prior to the issuance of an annual permit, a training registration fee of \$196 per subcode and a list of not more than three individuals to be trained per subcode shall be submitted by the applicant to the Township's Construction Code Official who shall forward the fee to the Department of Community Affairs, Bureau of Construction Code Enforcement, Training Section, along with copies of the Construction Permit (form F-170). Checks shall be made payable to Treasurer, State of New Jersey.

Note: Annual permit fees are not refundable.

(K) MISCELLANIOUS FEES:

Miscellaneous Fees: Special inspections not enumerated above shall be performed by the appropriate subcode official at an hourly rate of \$ 100 with a minimum of four hours. (Example: inspections requested to be performed after hours)

(L) ZONING FEES:

Zoning fees enumerated as follows:

(1) The fee for an application to be processed through the		
	Site Plan Exemption Committee shall be	\$ 250.
(2)	Fee for temporary residential real estate sign shall be	\$ 25.
(3)	Fee for temporary commercial real estate sign shall be	\$ 50.
(4)	Fee for temporary construction/contractor sign shall be	\$ 25.
(5)	Certificate of Habitability for sale of a residential property	\$ 100.
(6)	Certificate of Habitability for rental of a residential property	\$ 100.
(7)	Zoning letter of compliance	\$ 50.
(8)	Zoning permit NOT requiring construction permit	\$ 50.

NOTE:

Except as numerated above, all checks shall be made payable to the Township of Hanover.

All fees collected pursuant to this ordinance are nonrefundable.

(M) SEARCH EXAMINATION:

Search, examination and reproduction of code enforcement records. The Construction Official is designated as the deputy custodian of all Building Department and building subcode records. Duplicating costs and special service charges related to the reproduction of any Building Department records and documents shall be in accordance with provisions of the Open Public Records Act as specified under § 125–9, entitled "Open Public Records Act," under Chapter 125 of the Code of the Township, entitled "Fees."

<u>Section 2.</u> In case for any reason, any license or permit fee, or any Section or provision of this ordinance shall be declared unconstitutional or invalid, the same shall not affect any other license or permit fee, or any section or provision of this ordinance except so are as the license or permit fee so declared unconstitutional or invalid shall be severed from the remainder of this ordinance or any portion thereof.

<u>Section 3</u>. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are, to the extent of such inconsistency, hereby released.

Section 4. This ordinance shall take effect in accordance with law.

TOWNSHIP COMMITTEE TOWNSHIP OF HANOVER COUNTY OF MORRIS STATE OF NEW JERSEY

DATE OF INTRODUCTION: April 9, 2015 DATE OF ADOPTION: April 23, 2015

NOTICE OF INTRODUCTION

NOTICE IS HEREBY GIVEN, That the foregoing Ordinance was

submitted in writing at a meeting of the Township Committee of the Township of

Hanover, in the County of Morris and State of New Jersey, held on the 9th day of April,

2015, introduced and read by title and passed on first reading and the Governing Body

will further consider the same for second reading and final passage thereof at a meeting

to be held on the 23rd day of April, 2015, at 8:30 o'clock in the evening prevailing time.

at the Municipal Building, 1000 Route 10, Whippany, in said Township of Hanover, at

which time and place a public hearing will be held thereon by the Governing Body and

all persons and citizens in interest shall have an opportunity to be heard concerning

same.

JOSEPH A. GIORGIO, TOWNSHIP CLERK

TOWNSHIP OF HANOVER **COUNTY OF MORRIS**

STATE OF NEW JERSEY

DATED: April 16, 2015