

City of Lambertville
Ordinance 14-2011

An Ordinance to Amend Chapter 10, Fees for Construction Permits

Revised 05-16-11

10-1.3 Fees for a Construction Permit.

- a. *Fees.* The fee for a construction permit in Lambertville or any interlocal arrangement shall be the sum of the subcode fees listed in paragraphs 1(a) through 6(d) hereof and shall be paid prior to the issuance of a permit. Twenty (20%) percent of the construction permit fee shall be considered as the plan review fee, which will be paid at the enforcing agency's office at the time the permit application is submitted and is non-refundable.

1. *Building Subcode Fees.*

- (a) Fees for new construction shall be based upon the volume of the structure. This fee shall be in the amount of **\$0.050** per cubic foot, except that agricultural structures on farms shall be in the amount of \$0.010.
- (b) Fees for renovations, alterations, repairs, commercial roofing, commercial siding, and for foundations and on site work for pre-manufactured construction or relocated structures, the fee shall be based upon the estimated cost of work. The township reserves the right to adjust the cost of work based on actual contract prices or current market price evaluation based on common estimating practices, an architect or engineer's cost estimate, or actual third party estimates. The cost shall include all labor and material (including bartered, donated, free, etc. labor and/or materials)

This fee shall be as follows:

\$32.00 per \$1,000.00 of estimated cost of work up to \$50,000.00 of estimated cost of construction;

\$28.00 per \$1,000.00 for estimated cost of work from \$50,001.00 to \$100,000.00 estimated cost of construction; and

\$24.00 per \$1,000.00 for additional costs over \$100,000.00 estimated cost of construction.

- (c) **The fee for temporary structures shall be based on the volume of the structure. The building subcode fee shall be .020 per cubic foot. Electric, plumbing and fire subcode fees shall be based on the normal fee schedule. All structures for which volume cannot be computed shall be \$75.00.**
- (d) Fees for additions shall be computed on the same basis as for new construction (volume) for the added portion.
- (e) Fees for combination renovations and additions shall be computed as the sum of the fees computed separately in accordance with paragraphs (a) and (b) above.
- (f) The fee for construction or installation of a single family residential in-ground swimming pool shall be \$150.00. The fee for construction or installation of all other use group in-ground swimming pools shall be \$200.00. The fee for aboveground pools shall be \$40.00.

(g) (reserved)

(h) The fee for construction or installation of retaining walls shall be as follows:

- (1) The fee for a retaining wall with a surface area of 550 square feet or less that is associated with a single Class 3 residential structure shall be \$100.00.
- (2) The fee for a retaining wall with a surface area of more than 550 square feet that is associated with a single Class 3 residential structure shall be \$200.00.
- (3) The fee for all other retaining walls shall be based on the cost of work as follows:

\$18.00 per \$1,000.00 of estimated cost of work up to \$50,000.00.

\$14.00 per \$1,000.00 of estimated cost of work from \$50,001.00 to \$100,000.00.

\$10.00 per \$1,000.00 of estimated cost of work over \$100,000.00.

- (i) The fee for the construction of a new deck shall be \$0.80 per square foot with the minimum fee of \$120.00.
- (j) **The installation of sheds under 200 square feet shall be \$100.00. The installation of sheds over 200 square feet shall be a minimum of \$150.00**
- (k) The fee for a residential roof or siding replacement shall be \$65.00 and for commercial roof or siding replacement shall be based on the cost of work.
- (l) (reserved)
- (m) The minimum fee for the building technical section shall be \$50.00.

2. *Plumbing Subcode Fees.*

- (a) The fee shall be in the amount of **\$22.00** per fixture or stack such as sinks, water closets, urinals, bath tubs, showers, clothes washers, dishwashers, hose bibs, gas piping per outlet, etc., except as listed below in 2(b) and (c).
- (b) The fee for domestic hot water heater replacement fee shall be \$75.00.
- (c) The fee for special devices shall be **\$90.00** for the following: grease traps, oil separators, water-cooled air-conditioning units, refrigeration units, hot water boilers, fuel oil piping, **new gas service and underground gas lines**, interceptors, water and sewer connections, active solar systems, sewer pumps.
- (d) The minimum fee for the plumbing technical section shall be \$50.00.

3. *Electrical Subcode Fees.*

- (a) For from one to 25 devices, receptacles or fixtures, the fee shall be in the amount of **\$65.00**; for each additional device, receptacle or fixture in addition to this, the fee shall be in the amount of \$0.50 per device, receptacle or fixture. For the purpose of computing this fee, devices, receptacles or fixtures shall include but are not limited to the following: lighting outlets or fixtures, switches, fluorescent fixtures, receptacles, light standards less than 8 foot in height, communication points, alarm devices, and other panels or devices rated less than 20 amps, smoke and heat detectors, or similar fixtures, and motors or devices of less than or equal to one horsepower or one kilowatt.
- (b) For each motor or electrical device greater than one horsepower and less than or equal to 10 horsepower; and for **photovoltaic system arrays**, transformers and

generators greater than one kilowatt and less than or equal to 10 kilowatts, the fee shall be **\$18.00**.

- (c) For each motor or electrical device greater than 10 horsepower and less than or equal to 25 horsepower; for **photovoltaic system arrays**, transformers and generators greater than 10 kilowatts and less than or equal to 25 kilowatts or kva; the fee shall be **\$35.00**.
- (d) For each motor or electrical device greater than 26 horsepower and less than or equal to 50 horsepower; and for **photovoltaic system arrays**, transformers and generators greater than 26 kilowatts and less than or equal to 50 kilowatts or kva, the fee shall be **\$75.00**.
- (e) For each motor or electrical device greater than 51 horsepower and less than or equal to 100 horsepower; and for **photovoltaic system arrays**, transformers and generators greater than 51 kilowatts and less than or equal to 100 kilowatts or kva, the fee shall be **\$135.00**.
- (f) For each motor or electrical device greater than 100 horsepower; and for **photovoltaic system arrays**, transformers and generators greater than 100 kilowatts or kva, the fee shall be **\$600.00**.
- (g) Equipment, devices rated by kilowatt or kva include but are not limited to the following: electric ranges/receptacles, ovens, surface units, electric hot water heaters, electric dryers/receptacles, dishwashers, central AC units, baseboard heaters, transformers, generators, steam shower units or any other devices consuming or generating electrical current. Equipment or devices rated by horsepower include but are not limited to the following: garbage disposals, motors, etc. Space heaters or air handlers may be rated by HP, kW or kva.
- (h) For each service, panel or motor control **and for inverters, panels and disconnects for photovoltaic systems**, rated up to 100 amps the fee shall be \$50.00.
- (i) For each service, panel or motor control **and for inverters, panels and disconnects for photovoltaic systems**, rated 101 amps up to 200 amps the fee shall be \$100.00.
- (j) For each service, panel or motor control **and for inverters, panels and disconnects for photovoltaic systems**, rated 201 amps up to 400 amps the fee shall be \$250.00.
- (k) For each service, panel or motor control **and for inverters, panels and disconnects for photovoltaic systems**, rated over 400 amps the fee shall be **\$600.00**.
- (l) For all the following: signs; fire, security, burglar control stations; communication control units; smoke, heat, fire, burglar alarm systems in 1 and 2 family dwellings; utility load management devices; lighting standards over 8 foot the fee shall be \$50.00.
- (m) For inground pools the fee shall be \$200.00.
- (n) For spas, hot tubs, or fountains the fee shall be \$100.00.
- (o) For storable or portable pools the fee shall be \$50.00.
- (p) The minimum fee for the electrical technical section shall be \$50.00.

4. *Fire Subcode Fee.*

- (a) The fee for sprinkler systems shall be **\$85.00** for up to 12 heads;
For 13 to and including 40 heads the fee shall be **\$150.00**;
For 41 to and including 100 heads the fee shall be **\$250.00**; and
For **all heads over 100** the fee shall be \$2.00 per head.
 - (b) The fee for each standpipe shall be **\$325.00**.
 - (c) The fee for each independent pre-engineered suppression system shall be **\$175.00**.
 - (d) The fee for each gas or oil-fired appliance shall be **\$60.00**
 - (e) The fee for each kitchen exhaust system shall be **\$190.00**.
 - (f) The fee for spray booths exhaust system shall be **\$150.00**.
 - (g) The fee for a wood/coal burning stove, fire place inserts, pre-fab or masonry fireplace shall be **\$60.00**.
 - (h) **The fee for Dry pipe, Pre-action or sprinkler alarm valves and for smoke, heat detectors and manual fire alarms shall be \$95.00 for up to 12 alarms; Each device over 12 shall be \$7.00 each**
 - (i) The fee for R3, R4 and R5 fire alarm systems shall be \$75.00.
 - (j) The fee for fire pumps shall be \$300.00 each.
 - (k) The fee for incinerators shall be \$300.00 each.
 - (l) The fee for crematoriums shall be \$300.00 each.
 - (m) The fee for unit heaters shall be \$25.00 each.
 - (n) The fee for exit-egress lighting shall be \$5.00 each.
 - (o) The fee for chimney relining shall be **\$65.00**.
 - (p) **The minimum fee for any work requiring plan review which is not listed or itemized above, i.e., fire separation, emergency lighting, flame spread and smoke ratings, etc., shall be \$65.00**
 - (q) The fee for a fire sprinkler water storage tank shall be \$200.00.
 - (r) **The minimum fee for plan review for residential shall be \$50.00 and for commercial shall be \$75.00**
 - (r) The minimum fee for the fire technical section shall be \$50.00.
5. *Certificates and Other Special Fees.*
- (a) The fees for certificates shall be as follows:
 - (1) Certificate of occupancy, residential (single family) is \$120.00, except the fee for a certificate of occupancy for pools, decks and small additions (under 400 square feet) is \$35.00.
 - (2) Certificate of occupancy, other than single family is \$180.00.
 - (3) Certificate of occupancy for changes in use group is \$180.00.
 - (4) Certificate of approval, no fee.
 - (5) Continued certificate of occupancy is \$180.00 per unit or tenant space.
 - (6) Temporary certificate of occupancy, renewal fee is half of the certificate fee.

- (7) **Certificate of Compliance for equipment listed in NJAC 5:23-2.23(1) such as, but not limited to, backflow preventers, high pressure boilers, pool bonding, etc is \$85.00 for the first device and \$25.00 for each additional related device in the same building or structure.**
- (b) The fee for a demolition and/or removal permit of a building or structure shall be \$95.00 for Class 3 residential and \$180.00 for all other use groups, provided that the fee shall be \$50.00 for structures under 400 square feet in area.
- (c) The fee for removal or abandonment of underground storage tanks shall be **\$85.00** each for tanks up to 1,000 gallons and **\$150.00** each for tanks over 1,001 gallons.
- (d) The fee to construct or erect a sign shall be \$2.50 per square foot surface area of the sign, computed on one side only for double-faced signs. The minimum fee shall be \$50.00.
- (e) The fee for the installation of under or above ground fuel storage tanks up to 550 gallons shall be \$60.00. For tanks 551 to 1,000 gallons shall be \$125.00. For tanks over 1,001 gallons, the fee shall be \$250.00.
- (f) The fee for asbestos or lead abatement projects shall be as follows:
- (1) The administrative fee for each construction permit issued for an asbestos hazard abatement project shall be **as specified at NJAC 5:23-8.9**
 - (2) The administrative fee for each certificate of occupancy issued following the successful completion of an asbestos hazard abatement project shall be **as specified at NJAC 5:23-8.9**
 - (3) The fee for a permit for lead hazard abatement projects shall be \$190.00.
 - (4) The fee for a lead abatement clearance certificate shall be \$35.00.
- (g) The fee for a variation request application shall be \$75.00 for Class 3 residential and; **\$200.00** for Class 3 other than residential and Class 2 and; **\$750.00** for Class 1 buildings. The fee for resubmission of an application for a variation shall be one half (1/2) of the original fee if required by the Construction Official.
- (h) The fee for an application for the construction board of appeals shall be \$100.00.
- (i) **A fee of \$110.00 per hour may be charged for review of any amendment or change to a plan that has already been released.**
- (j) The fee for a zoning permit is \$35.00.
- (k) **The fee for a Flood Development Permit shall be \$125.00 plus any applicable City engineering review costs, if required by the City Engineer.**
- (l) The fee to reinstate a lapsed permit shall be fifty (50%) percent of the initial permit fee provided such application is made within one (1) year from the date the initial permit lapsed. Thereafter, the fee to reinstate a lapsed permit shall be one hundred (100%) percent.
- (m) The fee for an annual permit shall be charged annually, and shall be a flat fee based on the number of maintenance workers (excluding managers, engineers and clerks) who are primarily engaged in work governed by a subcode (building/fire, electrical and plumbing).

Fees shall be as follows:

- (1) One (1) through twenty-five (25) workers (including foreman or forewoman), **\$1000.00** per worker; each additional worker over twenty-five (25), **\$350.00** per worker.
- (2) Prior to the issuance of the annual permit a training registration fee of **\$176.00** per subcode shall be submitted by the applicant and shall be forwarded by the Construction Official to the Department of Community Affairs, Construction Code Element, Training Section along with a copy of the construction permit (Form F-170). Checks shall be made payable to "Treasurer, State of New Jersey." The Department shall register these individuals and notify them of the courses being offered.

6. *Exempt Fees.*

- (a) **No fees other than those charged by a third party on-site agency to perform its subcode official responsibilities, shall be charged for construction of any permitted building or structure owned by the City of Lambertville or any of its respective agencies.**
- (b) **Newly constructed and rehabilitated residential units that are to be legally restricted to occupancy by households of low income may qualify for reduce fees or be exempt from construction permit fees as authorized by City Counsel on an individual basis, except for the State Training Fee.**
- (c) **Pursuant to N.J.S.A. 52:27D-126e and N.J.S.A. 40:55D-8, no person shall be charged a construction permit surcharge fee or enforcing agency fee for any construction, reconstruction, alteration or improvement designed and undertaken solely to promote accessibility by disabled persons to an existing public or private structure for any of the facilities contained therein. A disabled person, or a parent or sibling of a disabled person, shall not be required to pay any municipal fee or charge in order to secure a construction permit for any construction, reconstruction, alteration or improvement which promotes accessibility to his or her own living unit. For purposes of this subsection, the term "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 Federal Social Security Act (42 U.S.C. §416), or the Federal Railroad Retirement Act of 1974 (45 U.S.C. §231, et seq.), or is rated as having a sixty (60%) percent disability or higher pursuant to any federal law administered by the United States Veterans Act. For purposes of this paragraph, the term "blindness" means central visual acuity of 20/200 or less in the better eye with the use of a correcting lens. An eye which is accompanied by a limitation in the field of vision such that the widest diameter of the visual field subtends an angle no greater than twenty (20) degrees shall be considered as having a central visual acuity of 20/200 or less.**
- (d) **Outside agency fees. Notwithstanding any other fee hereinafter set forth, when the township has retained a private on-site inspection or plan review agency to carry out subcode official responsibility no fee charged shall exceed the amount paid by the Township to that private agency plus thirty (30%) percent.**

Introduced: May 16, 2011

Public Hearing: June 20, 2011