

**\*\*\*ADOPTED SEPTEMBER 23, 2019\*\*\***

**DELANCO TOWNSHIP**

**ORDINANCE NO. 2019-22**

**AN ORDINANCE TO AMEND SECTION 150-3 ENTITLED  
“CONSTRUCTION CODE, UNIFORM – FEES” AND SECTION 60-2A  
ENTITLED “FEE AND ESCROW SCHEDULE” AND SECTION 110-19  
ENTITLED “UTILITY SHEDS, PRIVATE GARAGES, AND OTHER LIKE  
ACCESSORY STRUCTURES”**

**WHEREAS**, the Township of Delanco regulates and provides for fees for various permits required under the State Uniform Construction Code, as provided under Section 150-3 of the existing code of the Township of Delanco; and

**WHEREAS**, the Township of Delanco currently contracts with the Township of Mt. Holly for Construction Code Services which requires that Delanco’s fees match Mt. Holly’s fees, which now includes separate fees for the State provided Mechanical subcode; and

**WHEREAS**, Mt. Holly has amended its fee schedule necessitating Delanco to follow suit;

**WHEREAS**, it is also recommended that a fee for Zoning Permits be provided for and listed with other Zoning fees rather than with Construction Code fees; and

**WHEREAS**, it is also recommended that the fee for Zoning Permits for utility sheds, private garages, and other like accessory structures which are 200 square feet or less, and therefore not covered by the State Uniform Construction Code, be provided for and listed with the code section covering these structures, rather than with Construction Code fees.

**NOW, THEREFORE, BE IT HEREBY ORDAINED** by the Township Committee of the Township of Delanco, County of Burlington and State of New Jersey that Section 150-3 of the Township of Delanco governing “Fees”, Section 60-2 governing Zoning Fees and Section 110-19 governing certain accessory structures, is hereby amended as follows:

**Section 1.** Delete Section 150-3 Fees, and replace it with the following:

**150-3 Fees.**

- A.** The fee for a construction permit shall be the sum of the subcode fees listed in Subsections A(1) through A(6) hereof, plus all applicable special fees and other lawful charges, and shall be paid in full before a permit is issued. All permit fees will be rounded off to the nearest dollar amount, including DCA state training fees. In addition, there shall be a record maintenance fee of \$10 on each permit.

**(1) Building subcode fees.**

(a) New construction. Fees for new construction shall be based upon the volume of the building or structure as computed in accordance with N.J.A.C. 5:23-2.28. The new construction fee shall be in the amount of \$0.046 (~~\$.040~~) per cubic foot of volume for buildings and structures of all use groups and types of construction as classified and defined in Articles 3 and 4 of the building subcode; except that the fee shall be \$0.036 (~~\$.030~~) per cubic foot of volume for Use Groups A-1, A-2, A-3, A-4, F-1, F-2, S-1 and S-2, and the fee shall be \$0.027 (~~\$.020~~) per cubic foot for structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d), The minimum fee shall be \$75. (~~\$69~~)

(b) Renovations, alterations and repairs. Fees for renovations, alterations and repairs shall be based upon the estimated cost of the work. The fee shall be \$46 (~~\$36~~) per \$1,000, or a fraction thereof, for the first \$50,000 of estimated cost of construction; from \$50,001 to and including \$100,000, the fee shall be \$37 (~~\$27~~) per \$1,000 of the estimated cost of construction; and above \$100,000, the additional fee shall be in the amount of \$32 (~~\$22~~) per \$1,000 of estimated cost above \$100,000, provided that the minimum fee of \$75 (~~\$69~~) shall be paid. For the purpose of determining estimated cost the applicant shall submit to the Department cost data produced either by the architect or engineer of record, or by a recognized estimating firm, or by the actual contract signed by the owner and the contractor. A bona fide contractor's bid, if available, shall be submitted. Where any material or labor is furnished or provided at no cost, its normal or usual cost shall be included in the estimated cost. The Department shall make the final decision regarding the estimated cost.

(c) Minor construction. Fees for minor construction work shall be based upon the estimated cost of construction. The fee shall be as listed in the renovations, alterations and repairs Subsection A(1)(b), above. Minor work shall be as described in the State Uniform Construction Code, N.J.A.C. 5:23-2.17A.

(d) Exterior additions. For exterior additions the fee shall be \$0.046 (~~\$.040~~) per cubic foot of building or structure volume for the added portion, with a minimum fee of \$75. (~~\$69~~)

(e) Renovations and additions combination. For combinations of renovations and additions the fee shall be computed separately as renovations and additions.

(f) Demolition. The fee for a demolition or removal permit shall be \$150 (~~\$100~~) for a structure of less than 5,000 square feet in area and less than 30 feet in height, for a one- or two-family dwelling (Use Group R-3 or R-5 of the building subcode), and structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d), and \$151 for all other groups.

(g) Signs. Fees for new building-mount, ground-mount or monument signs shall be \$10 (~~\$3~~) per square foot for the first 100 square feet, \$4.50 per square foot for the next 400 square feet and \$3.00 per square foot thereafter. In the case of a double faced sign, only one side of the sign shall be used for the purpose of fee computation. The minimum fee shall be \$75.00. (~~\$69~~)

(h) Roofs. The fee for a roof permit for a single-family dwelling (Use Groups R-3, R-4 and R-5, only) shall be calculated as outlined in S.S. A(1)(b)above.

- (i) Siding. The fee for a siding permit for a single-family dwelling (Use Groups R-3, R-4 and R-5 only) shall be calculated as outlined in S.S. A(1)(b)above.
- (j) Asbestos abatement. The administrative fee for an asbestos abatement permit shall be \$176.
- (k) Tents. The fee shall be \$138 for tents greater than 16,800 square feet or more than 140 feet in any dimension.
- (l) Swimming pools. The fee for an aboveground swimming pool shall be \$175.~~(\$150)~~  
The fee for an in-ground swimming pool shall be \$250. ~~(\$225)~~

**(2) Plumbing subcode fees.**

- (a) The fee shall be in the amount of \$20 ~~(\$15)~~ per fixture or stack for all fixtures as listed in the following Subsection A(2)(b).
- (b) The fee shall be \$107 ~~(\$97)~~ per special device for the following: grease traps, oil separators, water-cooled air-conditioning units, refrigeration units, utility service connections, backflow preventers, steam boilers, hot-water boilers (excluding those for domestic water heating), active solar systems, sewer pumps, interceptors and fuel-oil piping.
- (c) The fee shall be \$20 ~~(\$15)~~per appliance connected to the gas piping.
- (d) For the purpose of computing this fee, fixtures or stacks shall include but not be limited to lavatories, kitchen sinks, slop sinks, urinals, water closets, bath tubs, floor drains, drinking fountains, dishwashers, garbage disposals, clothes washers, hot-water heaters or similar devices.
- (e) The minimum fee shall be \$75. ~~(\$69)~~

**(3) Electrical subcode fees.**

- (a) For one to 50 receptacles and fixtures, the fee shall be \$64 ~~(\$54)~~ for each 25 additional receptacles or fixtures, the fee shall be \$25.~~(\$15)~~ For the purpose of computing this fee, receptacles or fixtures shall include lighting, outlets, wall switches, fluorescent fixtures, convenience receptacles, alarm devices, smoke and heat detectors, communications outlets, light standards, carbon monoxide detectors, emergency lights, electric signs, exit lights, motors or similar devices less than one horsepower or one kilowatt.
- (b) For each motor or electrical device one horsepower and less than or equal to 10 horsepower and for transformers and generators greater than 1 kilowatt and less than or equal to 10 kilowatts, the fee shall be \$20.~~(\$15)~~
- (c) For each motor or electrical device greater than 10 horsepower and less than or equal to 50 horsepower; for each service panel, service entrance or subpanel less than or equal to 225 amps, and for all transformers and generators greater than 10 kilowatts and less than or equal to 45 kilowatts, the fee shall be \$75. ~~(\$69)~~
- (d) For each motor or electrical device greater than 50 horsepower and less than or equal to 100 horsepower; for each service panel, service entrances or subpanel greater than 225 amps 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 \$148. ~~(\$138)~~

- (e) For each motor or electrical device greater than 100 horsepower; for each service panel, service entrance or subpanel greater than 1,000 amperes, and for each transformer or generator greater than 112.5 kilowatts, the fee shall be \$685.
- (f) 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 heat cooking or other devices consuming or generating electrical current.
- (g) Solar/Photovoltaic Systems: The fee shall be based on the designated kilowatt rating of the Solar/Photovoltaic system as follows:
- [1] One to 50 kilowatts, the fee shall be \$85. (~~\$75~~)
  - [2] 51 to 100 kilowatts, the fee shall be \$200.
  - [3] Greater than 100 kilowatts, the fee shall be \$576.
- (h) Annual Bonding and Grounding Certification for pools, spas or hot tubs for other than one and two-family residential properties, the fee shall be \$200. (~~\$150~~)
- (i) The minimum fee shall be \$75. (~~\$69~~)

**(4) Fire subcode fees.**

Fire-protection and hazardous equipment shall include sprinklers, standpipes, smoke and heat detectors, pre-engineered fire suppression systems, gas- and oil-fired appliances not connected to the plumbing system, kitchen exhaust systems, incinerators and crematoriums.

- (a) Sprinkler and detection equipment. In computing fees for sprinkler heads and smoke/heat detectors, the number of each shall be counted separately and two fees, one for sprinkler heads and one for smoke/heat detectors, shall be charged.
- [1] The fee for 20 or fewer sprinkler heads or smoke/heat detectors shall be \$92. (~~\$82~~)
  - [2] The fee for 21 to and including 100 sprinkler heads or smoke/heat detectors shall be \$161. (~~\$151~~)
  - [3] The fee for 101 to and including 200 sprinkler heads or smoke/heat detectors shall be \$299. (~~\$289~~)
  - [4] The fee for 201 to and including 400 sprinkler heads or smoke/heat detectors shall be \$758. (~~\$748~~)
  - [5] The fee for 401 to and including 1,000 sprinkler heads or smoke/heat detectors shall be \$1,036.
  - [6] The fee for over 1,000 sprinkler heads or smoke/heat detectors shall be \$1,323.
- (b) The fee for each standpipe shall be \$289.
- (c) The fee for each independent pre-engineered system shall be \$138.
- (d) The fee for each gas- or oil-fired appliance which is not connected to the plumbing system shall be \$85. (~~\$75~~)
- (e) The fee for each kitchen exhaust system shall be \$150. (~~\$125~~)
- (f) The fee for each incinerator shall be \$460.
- (g) The fee for the installation or removal of flammable or combustible liquid tanks shall be \$100 per tank. (~~\$69~~)

**(5) Mechanical subcode fees.**

- (a) The fee shall be \$97 per special device for the following: water heater, fuel oil piping connections, gas piping connections, steam boiler, hot water boiler, hot air furnace, LPG tank, fireplace, generator.
- (b) The fee for oil tank replacements shall be \$100.
- (c) The minimum fee shall be \$75.

**(6) Elevator subcode fees:**

- (a) Plan review fees shall be pursuant to state fees, N.J.A.C. 5:23-4.20.
- (b) Registration fees shall be pursuant to state fees, N.J.A.C. 5:23-4.20.
- (c) Test and inspection fees. The fees for witnessing acceptance tests and performance inspections shall be pursuant to state fees, N.J.A.C. 5:23-4.20.
- (d) Routine and periodic testing. The fees for routine and periodic tests and inspections for elevator devices in structures not in Use Group R-3 or R-4 shall be pursuant to state fees, N.J.A.C. 5:23-4.20.
- (e) Administrative surcharge. An administrative fee will be levied at 15% on the sum of the fees above, with a minimum charge of \$5.
- (f) Certificate fees. A flat fee of \$18 will be charged for a certificate of compliance.

**B. Certificate of occupancy and/or approval fees.**

- (1) The fee for a certificate of occupancy shall be a flat \$150 (~~\$100~~) for Groups R3, R4 and R5. All other Use Groups shall be charged a flat fee of \$200.
- (2) The fee for a certificate of occupancy granted pursuant to a change of use group shall be \$200 (~~\$150~~)
- (3) The fee for a change of ownership/tenant or certificate of continued occupancy shall be \$200. (~~\$150~~)
- (4) The fee for a certificate of continued occupancy shall be \$200 (~~\$150~~)
- (5) The administrative fee for each certificate of occupancy issued following the successful completion of an asbestos abatement project shall be \$35.
- (6) In addition to the above, there shall be a record maintenance fee of \$20 per each certificate.

**C. DCA training fee.** In order to provide for the training, certification and technical support programs required by the Uniform Construction Code Act and the regulations, the enforcing agency shall collect, in addition to the fees specified above, a surcharge fee of \$0.00371 per cubic foot of volume of new construction. The fee for all other construction shall be \$1.90 per \$1,000 of value of construction.

**D. Prototype.** Where a design is used repeatedly at different locations, the plans attached to the first application for a construction permit may be designated as prototype or master plans

either by the Construction Official or the New Jersey Department of Community Affairs. Subsequent submittals shall consist of a plot plan, including utilities, floor plan, exterior elevations and a reference to the prototype plan by application or permit number [N.J.A.C. 5:23-2.15(e)3.i(4)]. The construction permit fee shall be reduced by 5%.

**E. Plan review fees.** 20% (~~25%~~) of the amount of the construction permit fee shall be deemed to be the plan review fee. The amount paid for this fee shall be credited toward the amount of the fee to be charged for the construction permit, but is not refundable if the permit is not issued.

**F. Private onsite inspection and plan review agencies.**

(1) When services are performed by private onsite and inspection companies, permits shall be charged pursuant to the state fees as mandated by N.J.A.C. 5:23-4.20.

(2) Administrative surcharge. The local enforcing agency shall charge an administrative surcharge which will be 15% of the sum of the permit fees on each subcode technical section, with a minimum charge of \$1.

**G. Special permits.**

(1) The permit fee to construct the following miscellaneous structures shall be:

(a) Use group U (temporary) in excess of 200 s.f., flat fee at \$75.

(b) Open structural towers, flat fee at \$175.

(c) Satellite antenna, flat fee at \$46.

**H. The fee for an application for a variation shall be:**

(1) Class I structures: \$748.

(2) Class II and Class III structures: \$151.

(3) The fee for resubmission of an application for a variation shall be:

(a) Class I structures: \$289.

(b) Class II and Class III structures: \$82.

**I. The fees for the periodic re-inspection of equipment and facilities granted a certificate of approval for a specified duration in accordance with N.J.A.C. 5:23-2.23 shall be as follows:**

(1) For hazardous uses and places of assembly requiring re-inspection every three months, the fee shall be \$46 for occupancies of up to 12,000 square feet, and \$10 for each additional 10,000 square feet.

(2) For cross connections and backflow preventers that are subject to testing, requiring re-inspection every three months, the fee shall be \$75 for each device when they are tested (thrice annually) and \$120 for each device when they are broken down and tested (once annually).

**J. Annual construction permits.**

(1) The fee to be charged for an annual construction permit shall be charged annually and based upon a flat fee multiplied by the number of maintenance workers employed by the facility and who are primarily engaged in work that is governed by a subcode.

Managers, engineers and clericals shall not be considered maintenance workers for the purpose of establishing the annual construction permit fee. Annual permits may be issued for building/fire protection, electrical and plumbing. Fees shall be as follows:

- (a) One to 25 workers (including a foreman): \$667 each worker.
- (b) Each additional worker over 25: \$232 each worker.

(2) Prior to the issuance of the annual permit, a training registration fee of \$140 per subcode shall be submitted by the applicant to the Department of Community Affairs, Bureau of Technical Assistance, Training Section, along with a copy of the construction permit (Form 170-A); checks shall be made payable to: "Treasurer, State of New Jersey."

**K. Minimum fee(s).** The minimum fee for a construction permit shall be \$75 (~~\$69~~).

**L. Refunds.** In the event that a building permit becomes null and void, or when monies are requested to be refunded for permits not used, the volume of the work actually completed shall be computed. Any excess for the uncompleted work shall be returned to the permit holder; except that all penalties that may have been imposed on the permit holder under the requirements of the regulations shall first be collected. Plan review fees are not refundable.

Section 2. **Add** to Section 60-2. Schedule of fees and escrow deposits, Miscellaneous, as follows:

**60-2 Fees. Schedule of fees and escrow deposits.**

<b>Application Type</b>	<b>Application Fee</b>	<b>Escrow Fee</b>
<b>Miscellaneous</b>	<b>(non-refundable)</b>	<b>(initial)</b>
Zoning Inquiry	NO CHARGE	None
Zoning Permit (per 110-7)	\$25	None

Section 3. **Add** a new paragraph D to Section 110-19. Utility sheds, private garages, and other like accessory structures, as follows:

**110-19. Utility sheds, private garages, and other like accessory structures.**

D. Fees: For structures covered by this section which are 200 square feet or less, a Zoning inspection fee of \$25 shall be paid upon approval for inspection to insure compliance. For larger structures covered by the State Uniform Construction Code, the fees in section 150-3 shall be paid.

Section 4. **Repealer.** Any Ordinances inconsistent with this ordinance is hereby repealed to the extent of its inconsistency.

Section 5. Severability. If any provision of this Ordinance is deemed unlawful by a Court is found to be contrary to law by a court of competent jurisdiction, such provision shall be of no force or effect; but the remainder of this Agreement shall continue in full force and effect.

Section 6. Effective date. This Ordinance shall take effect upon proper passage in accordance with the law.