BOROUGH OF ALLENDALE
COUNTY OF BERGEN
STATE OF NEW JERSEY

ORDINANCE NO. 16-18

AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE CHAPTER 100 OF THE CODE OF THE BOROUGH OF ALLENDALE ENTITLED "BUILDING CONSTRUCTION", AND, MORE PARTICULARLY, SECTION 100.3 THEREOF, ENTITLED "FEES"

BE IT ORDAINED by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey that Chapter 100, be and hereby is amended, supplemented and revised to read and provide as follows:

Chapter 100. Building Construction

Article I. State Uniform Construction Code

§100.3. Fees.

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

(1) Plan review fee:

(a) New construction, additions or renovation. The fee shall be 20% of the permit fee for proposed improvement, with a minimum of $60, and is included in the building subcode fee.

(b) Roofing and siding. No plan review fee is required.

(2) **Building subcode fees.** The fee for work under the building subcode shall be as follows:

(a) New building and additions. Permit fees shall be based upon the volume of the structure. Volume shall be computed in accordance with N.J.A.C. 5:23-2.28. The building permit fee be in the amount of $0.028 per cubic foot of volume for buildings and structures of all use groups and types of construction as classified and defined in Article 3 of the building subcode. State of New Jersey training fees shall be in the amount of $0.0016 per cubic foot of volume of new construction in accordance with MN.J.A.C. 5.23-4.19(b).

(b) Renovations, alterations, decks, roofing, siding and repairs. The fees shall be based upon the estimated cost of the work. The fee shall be $22 per $1000 of the estimated cost, with a minimum fee of $75.

(c) Reinstatement of a lapsed construction permit shall be as follows:

[1] Recalculation of the construction permit shall be based upon the current fee schedule for all work to be performed.

[2] The reinstatement fee shall be 20% of the recalculated value of all work which is to be performed.

(d) Minimum building permit fees shall be $75.

[1] Principal buildings, additions and accessory buildings shall be charged in accordance with criteria under the Uniform Construction Code.

[2] (Reserved)

[3] (Reserved)

[4] Sheds 100 square feet or greater: $75.

[5] For the purpose of determining estimated cost, the applicant shall submit to the enforcing agency, if available, cost data produced by the architect or engineer of record or by the contractor. A bona fide contractor's bid, if available, shall be submitted. The enforcing agency will make the final decision regarding estimated cost. Included in the building subcode permit is a plan review fee which is 20% of the building subcode fee.

[6] Swimming pools. Permit fees for in-ground pools shall be $120, in addition to electric, plumbing, fence and certificate of approval permits. Aboveground pools shall require a permit fee of $35 in addition to electric, plumbing, fence and certificate of approval permits. Swimming pools which require subcode permits shall include plan review fees as part of the subcode permit, which is 20% of the subcode fee.

[7] Tennis Courts. Permit fees for tennis courts shall be $200.

[8] Asbestos hazard abatement permit shall be $150 in accordance with N.J.A.C. 5:23-8.10(a)1 and $200 for certificate of occupancy following successful completion of abatement in accordance with N.J.A.C. 5:23-8.10(a)2.

[9] Demolition permits. The fee for demolition permits shall be as follows:

[a] Principal building: $150.

[b] Accessory building: $40.

[c] Demolition of structures less than 5,000 square feet and less than 30 feet in height, including one- and two-family residences, structures on farms and commercial farms: $150. All other structures: $80.

[10] Signs. A sign shall be $0.085 per square foot of surface area of the sign, with a minimum fee of $50, computed on each side of the sign to be displayed. The fee shall be in addition to any Planning or Zoning Board application fees required.

[11] Fences. The fee for a permit to construct a fence around a pool shall be $75, which includes the plan review fee. This fee shall be in addition to any Planning or Zoning Board application fees which may be required.

[12] Certificate of occupancy.

[a] The fee for a certificate of occupancy shall be as follows: $200.

[b] A certificate of occupancy/approval shall only be issued if any outstanding building violation penalties have been paid.

[c] Temporary certificates of occupancy shall be $50, or each renewal thereof.

[d] A certificate of continued occupancy for business or commercial establishments shall be $250. A certificate of continued occupancy for business or commercial establishments with a change of use shall be $25.

[13] Change of Contractor: The fee shall be $20.

[14] Variation: The fee shall be $65.

(3) **Plumbing subcode fees.**

(a) The fees for installation or replacement under the plumbing subcode shall be as follows:

Fixture/Equipment	**Fee**
Water closet	$20
Urinal/bidet	$20
Bathtub	$20
Lavatory	$20
Shower	$20
Floor drain	$20

Sink	$20
Dishwasher	$20
Drinking Fountain	$25
Washing Machine	$25
Hose Bib	$15
Gas Pipe (install and replace)	$65
Water Heater (install and replace)	$75
Boiler (install and replace)	$125
Sewer pump or ejector	$85
Interceptor/separator	$85
Backflow preventer	$75
Grease trap	$100
Water-cooled air conditioning or refrigeration unit	$100
Sewer connection	$80
Water service connection (install and replace)	$80
Gas service connection	$50
Commercial Dishwasher	$50
Vent stack	$35
Minimum plumbing fee	$60
LP Gas Tank	$75
Steam Boiler	$125
Hot water Boiler	$125
Residential A/C Unit	$100
Active solar system	$65
Pool Heater	$65
Vacuum	$40
Generator	$100

(b) A plan review fee of 20% is included in the plumbing subcode fees as listed in Subsection 1(a) above.

(c) Minimum fee exemption. Only owner-occupied single-family residential dwellings shall be exempt from the minimum plumbing and fire subcode fees.

(4) (Reserved)

(5) (Reserved)

(6) (Reserved)

(7) (Reserved)

(8) (Reserved)

(9) (Reserved)

(10) **Fire subcode fees.**

(a) The fees under the fire subcode shall be as follows:

Description	**Fee**
Automatic fire alarm system	
1 to 10 detectors	$50
11 to 20 detectors	$100
21 to 100 detectors	$150
101 to 200 detectors	$300
201 to 400 detectors	$425
401 to 1,000 detectors	$550
Over maximum entry, each devise	$25
Fuel storage tank	$80
All storage tanks other than fuel	$150
Sprinkler systems	
1 to 20 heads	$50
21 to 100 heads	$100
101 to 200 heads	$150
201 to 400 hands	$315
401 to 1000 heads	$500
1001 or more	$650
Kitchen hood exhaust systems, commercial	$75
Kitchen hood protection systems	$150
Gas- or oil-fired appliance	$75
Fireplace or wood burning stove	$75
CO2 suppression	$180
Halon suppression	$200
Foam suppression	$200
Dry Chemical	$200
Wet chemical	$200
Underground storage tank removal or abandonment of tank	$100
Standpipes per riser	$100
Minimum fire subcode fee	$60
Incinerator	$260
Crematorium	$260
Signaling Device	$60
Supervisory device	$60

(b) A plan review fee of 20% is included in fire subcode fees as listed in Subsection **A(10)(a)** above.

(11) **Electrical subcode fees.**

(a) The permit fees for installation or replacement under the electrical subcode shall be as follows: See attached Electrical Fee Schedule.
[Amended 5-11-2006]
[1] *Editor's Note: Included as an attachment to this chapter.*

(12) **Mechanical subcode fees.**

(a) The fees under the mechanical subcode shall be as follows:

Description	**Fee**
Water heater	$75
Fuel oil pumping	$75
Gas piping	$65
Steam boiler	$125
Hot water boiler	$125
Hot air furnace	$125
Oil tank	$75
LPG tank	$150
Fireplace	$75
Surcharge Fee	$.0006 CF of volume
Chimney Liner	$75

B. The Construction Official shall, with the advice of the subcode officials, prepare and submit to the Borough Council, biannually, a report recommending a fee schedule based on the operating expenses of the Agency and any other expenses of the municipality fairly attributable to the enforcement of the State Uniform Construction Code Act.

C. **Surcharge fee.**

(1) 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 $0.0006 per cubic foot of volume of new construction. Said surcharge fee shall be remitted to the Bureau of Housing Inspection, Department of Community Affairs, on a quarterly basis for the fiscal quarters ending September 30, December 31, March 31 and June 30, and not later than one month next succeeding the end of the quarter for which it is due. In the fiscal year in which the regulations first become effective, said fee shall be collected and remitted for the third and fourth quarters only.

(2) The Enforcing Agency shall report annually at the end of each fiscal year to the Bureau of Housing Inspection, and not later than July 31, the total amount of the surcharge fee collected in the fiscal year. In the fiscal year in which the regulations first become effective, said report shall be for the third and fourth quarters only.

D. Additional moneys must be deposited as directed by the Borough Administrator to establish an escrow account, where appropriate, to cover legal and engineering costs, which amounts shall be estimated by the Borough Engineer and the Borough Attorney where applicable. Any such moneys so deposited which are not required for legal and engineering services shall be returned to the applicant upon completion of the improvement involved. If additional moneys for legal and engineering services are required, such moneys must be deposited by the applicant upon two weeks' notification by the Borough Administrator. Failure to comply with these regulations may, in the discretion of the Borough Council, result in suspension or revocation of all municipal permits.

In addition to the foregoing, the Electrical Fee Schedule referenced in § 100.3 A (11), and attached as part of § 100.3 is hereby amended, revised and supplemented as follows:

BUILDING CONSTRUCTION

100 Attachment 1

BOROUGH OF ALLENDALE
ELECTRICAL FEE SCHEDULE

A. Grouping: Fixtures and devices to be counted for these items include outlets, wall switches, fluorescent fixtures, convenience receptacles or similar fixtures and motors and devices of one horsepower or one kilowatt or less.

(1) First 25, fee is: $50.

(2) Increments of five, fee is: $20.

(3) Pool with U/lights: $100.

(4) Storage pool/spa: $120.

(5) Fire Alarm Panel: $100.

B. Calculating: For the purpose of calculating the following electrical 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.

(1) Motors/electrical devices.

(a) To 10 horsepower: $25.

(b) To 50 horsepower: $45.

(c) To 100 horsepower: $75.

(d) Above 100 horsepower: $100.

(2) Transformer/generator.

(a) To 10 kilowatts: $25.

(b) To 45 kilowatts: $45.

(c) To 112.5 kilowatts: $75.

(d) Above 112.5 kilowatts: $100.

(3) Service/panels/subpanels.

(a) To 100 amperes: $100.

(b) To 200 amperes: $150.

(c) To 300 amperes: $200.

(d) To 400 amperes: $300.

(e) To 800 amperes: $300.

(f) To 1,000 amperes: $300.

(g) To 1,200 amperes: $300.

(h) Above 1,200 amperes: $300.

C. Plan review credit/prototype deduction %: 20.

D. Minimum fee: $65.

E. Additional Electric:

AMP Motor Control Center	$50
KW Elec. Sign/Outline Light	$40
Swimming pools – in ground	$150
Swimming pools – above ground	$75
Storable pool, spa or hot tub	$75
Steam unit	$20
Light Pole – each	$25
Pool heater	$35
Exponential bonding/grounding	$75
Air Handler	$50
Radon	$50
Baseboard 1-10 KW	$20
10 – 45 KW	$50
Transfer switch	$25
Sub-Panel – Residential	$50
Sub-Panel – Non-Residential	$75
Annual inspection public swimming pools/ Spas/hot tubs	$145

Photovoltaic systems

To 2kw	$100
To 4kw	$150
Above 4kw	$200

Up to 50	$100
51 – 99	$150
Over 100	$500

Except as amended hereinabove, all other provisions of Chapter 100 shall remain in full force and effect.

	Motion	Second	Yea	Nay	Absent	Abstain
Bernstein			✓			
Homan			✓			
McSwiggan			✓			
Sasso	✓		✓			
Strauch			✓			
Wilczynski		✓	✓			
White						

I hereby certify the above to be a true copy of an Ordinance adopted by the Governing Body of the Borough of Allendale on May 26, 2016

Anne Dodd, RMC
Municipal Clerk

Mayor Elizabeth White