

RO-05-08

**AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON,
COUNTY OF MORRIS, AND STATE OF NEW JERSEY TO
AMEND CHAPTER 56, BUILDING CONSTRUCTION, OF THE
CODE OF THE TOWNSHIP OF WASHINGTON**

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

SECTION 1. Chapter 56, Building Construction, Section 56-7, Fees, is hereby amended to read as follows:

“56-7 Fees

- A. Construction permit fees.
 - (1) Building subcode fees. The building subcode fee shall be as follows:
 - (a) New construction. New construction permit fees shall be based upon the volume of the proposed structure, and the rate per cubic foot shall be determined by the proposed use pursuant to Section 302.0, Use Group Classification, of the International Building Code/2006, NJ Edition.
 - [1] Fees shall be in the amount of \$0.01 per cubic foot of volume for structures classified as “Use Group S” and “Use Group U”.
 - [2] Fees shall be in the amount of \$0.027 per cubic foot of volume for all remaining use group classifications, with a minimum fee of \$50.
 - (b) Renovations: alterations: repairs.
 - [1] Permit fees for renovations, alterations and repairs shall be based upon the estimated cost of the work as follows:

Estimated Cost	Fee
\$1,000 or part thereof to \$50,000	\$24 per \$1,000
\$50,001 to \$100,000	\$18 additional per \$1,000
Above \$100,000	\$15 additional per \$1,000
 - (c) The minimum fee shall be \$50.
 - (d) Permit fees for additions. Permit fees for additions shall be computed on the same basis as for new construction for the added portion.
 - (e) Combination renovations and additions. For combination renovations and additions, the fee shall be computed as the sum of the fees computed separately in accordance with Subsection A(1)(b) and (d) above.
 - (f) Temporary structures (i.e. tents, construction trailers and similar structures) \$25 each.
 - (g) Pools

Above ground - \$100
In ground - \$250

(h) Siding and roofing

Estimated Cost	Fee
Up to \$5,000	\$100
Over \$5,000	\$200

(2) Plumbing subcode fee. The plumbing subcode fee shall be as follows:

(a) A fee of \$15 for each fixture or stack for all fixtures, except as listed in Subsection A(2)(c). The minimum fee shall be \$50.

(b) For the purposes of computing this fee, fixtures or stacks shall include, but not be limited to, lavatories, kitchen units, slop sinks, urinals, water closets, bathtubs, shower stalls, laundry tubs, floor drains, drinking fountains, dishwashers, garbage disposals, clothes washers.

(c) The fee shall be \$60 per special device for grease traps, oil separators, air-conditioning units, water conditioners and building sewers, water service, hot water heaters, boilers or similar devices.

(3) Electrical subcode fee. The fees for the electrical subcode shall be established by the New Jersey Department of Community Affairs, subject to a minimum fee of \$50.00

(4) Mechanical systems and equipment fees. The mechanical fee shall be 10% of the building subcode fee for new structures. For the installation or replacement of mechanical systems or equipment in existing structures, the fee shall be based on the cost of work, utilizing the same schedule as used for the building subcode. The minimum fee shall be \$50.

(5) Fire protection subcode fees. The fire protection fee shall be 10% of the building subcode fee for new structures. For the installation or replacement of fire protection systems or equipment in existing structures, the fee shall be based on the cost of work, utilizing the same method as used for the building subcode. The minimum fee shall be \$50.

B. Plan review fee. The fee for plan review shall be 20% of the amount to be charged for a construction permit.

C. Demolition permit fee. The fee for a demolition permit shall be based upon the alleged use of the building or structure as heretofore existed, pursuant to Section 202.0, Use Group Classification of the International Building Code/2006 NJ Edition.

(1) The demolition permit fee for buildings or structures falling within the Use Group Classifications S or U shall be \$100 for demolition of structures being undertaken at one time on one lot.

(2) The demolition permit fee for buildings or structures falling within all remaining use group classifications shall be \$300 per building or structure.

(3) There shall be no fee for the demolition of buildings or structures which have been condemned and/or ordered to be demolished by the Township of Washington.

D. Removal of building fee. The fee for a permit for removal of one building from one lot to another or to another location on the same lot shall be \$10 per \$1,000 of the estimated cost of moving, plus the estimated cost of new foundations and all work necessary to place the building in its completed condition in the new location.

E. Sign construction fee. The fee for a permit to construct a sign shall be \$2 per square foot surface area of the sign, computed on one side only for double-faced signs. The minimum fee shall be \$50.

F. Gas piping \$60.

G. Tank installation \$60.

H. Certificate of occupancy fees.

(1) For a certificate of occupancy, the fee shall be 10% of the new construction permit fee. The minimum fee shall be \$40.

(2) The fee for a continued certificate of occupancy for all use group classifications shall be in the amount of \$100 per building or structure.

(3) For a temporary certificate of occupancy, there shall be a fee of \$100.

I. Elevator fees. Elevator fees shall be established by the New Jersey Department of Community Affairs.

J. Variation fees. The fee for an application for a variation shall be \$50 for Class II and Class III structures. For Class I structures, the fee shall be \$500.

K. Reinstatement of lapsed permit fee. The fee for the reinstatement/extension of a lapsed permit shall be \$10 for each six-month lapsed period starting at the date the permit was issued.

L. Extra inspection fee. There shall be a charge of \$15 for each extra inspection required due to the fault of the owner, builder or contractor, or their agents.

M. Surcharge fee. In order to provide for the training, certification and technical support programs required by the Uniform Construction Code Act and the regulations promulgated pursuant thereto, the enforcing agency shall collect, in addition to the fees specified above, a surcharge fee of \$0.0016 cubic foot of volume of new construction and \$.80 per \$1,000 of value for all other construction. Such surcharge fee shall be remitted to the Bureau of Housing Inspection, Department of Community Affairs, as provided for in the regulations. All fees may be rounded to the nearest dollar amount."

SECTION 2. All ordinances of the Township of Washington, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

SECTION 3. This ordinance may be renumbered for codification purposes.

SECTION 4. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon final passage, approval, and publication as required by law.

**TOWNSHIP OF WASHINGTON
COUNTY OF MORRIS
STATE OF NEW JERSEY**

ATTEST:

Judith L. Madden, Acting Municipal Clerk

By: _____
Tracy Tobin, Mayor