

ORDINANCE No. RO-11-26

AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING CHAPTER 56 "BUILDING CONSTRUCTION", ARTICLE II "UNIFORM CONSTRUCTION CODES", SECTION 56-7 "FEES"

WHEREAS, the Township of Washington Code sets forth the fees associated with construction for all properties throughout the Township; and

WHEREAS, the Township Construction Official has reviewed the current fees and recommended that certain fees be updated; and

WHEREAS, the Township Committee has reviewed the recommendations and is in agreement with same.

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

SECTION ONE. Chapter 56 "Building Construction", Article II "Uniform Construction Code", Section 56-7 "Fees" shall be 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. Fees shall be as established in New Jersey Administrative Code 5:23-4.20(c)(2), as may be amended from time to time.

The minimum fee for new construction/additions shall be \$150.

- (b) Renovations; alterations; repairs. Permit fees for renovations, alterations and repairs shall be based upon the estimated cost of the work and be as established in New Jersey Administrative Code 5:23-4.20(c)(2), as may be amended from time to time. The fee for renovations, alterations and repairs shall be based on \$36 per \$1,000 of estimated cost of the work to be performed..
- (c) Permit fees for additions. Permit fees for additions shall be computed on the same basis as for new construction for the added portion.
- (d) 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.
- (e) Temporary structures (i.e., tents, construction trailers and similar structures):
 - [1] Group R-5: \$100.
 - [2] All other groups: \$250.
- (f) Pools:
 - [1] Aboveground: \$150.
 - [2] Inground: \$350.

- (g) Siding and roofing. Fees shall be based upon the estimated cost of work and shall be computed as a \$20 per \$1,000 of estimated cost.

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

- (a) A fee of \$30 for each fixture or stack for all fixtures, except as listed in Subsection A(2)(b) through (g). The minimum fee shall be \$80. 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, dishwashers, clothes washers, drinking fountain, roof drain.
- (b) A fee of \$80 for each sewer pump.
- (c) A fee of \$75 for each backflow preventer (lawn sprinkler), installation or demolition of liquid propane or oil tank, and commercial heating and equipment. A flat fee of \$75 for fuel oil/gas piping (up to three fixtures).
- (d) A fee of \$100 for each water heater, water service, and sewer connection.
- (e) A fee of \$100 per special device for grease traps, interceptor/separators, water conditioners, hot water boilers, steam boilers or similar devices.
- (f) A flat fee of \$100 for cross connections and backflow preventers subject to testing and requiring reinspection.
- (g) A fee of \$300 for each water-cooled air conditioning or refrigerant unit.
- (h) For all non-listed items, a fee of \$80 per item.

(3) Electrical subcode fee. The electrical subcode fee shall be as follows:

- (a) Devices. Includes total of lighting fixtures, receptacles, switches, detectors, light poles, fractional HP motors, emergency and exit lights, communication points and alarm devices/fire alarm control panel(s).
 - [1] First 15 items: \$60.
 - [2] Each additional 20 or portion of 20 items: \$25.
- (b) Pools.
 - [1] Pool permit: \$100 each.
 - [2] Pool permit w/underwater light(s): \$125 each.
 - [3] Storable pool, spa, hot tub: \$150 each.
 - [4] Annual inspection of commercial pools, spas, or hot tubs [per N.J.A.C. 5:23-4.18(1)]: \$100 each.
- (c) Motors and apparatus rated in/by horsepower. Includes, but is not limited to, garbage disposal, space heater/air handler, all other motors 1 HP and over, equal to or greater than:
 - [1] One HP up to five HP: \$75 each.
 - [2] Five HP up to 50 HP: \$100 each.
 - [3] Fifty HP up to 100 HP: \$200 each.
 - [4] Greater than 100 HP: \$600 each.
- (d) Transformers and apparatus rated in/by kilowatt. Includes, but is not limited to electric range/receptacle, oven/surface unit, electric water heater, electric dryer/receptacle, dishwasher, central A/C unit, space heater/air handler, baseboard heat, transformers/generators, electric sign lighting, equal to or greater than:
 - [1] One KW up to five KW: \$75 each.
 - [2] Five KW up to 50 KW: \$100 each.
 - [3] Fifty KW up to 100 KW: \$200 each.
 - [4] Greater than 100 KW: \$600 each.

- (e) Service panels and MCCs rated in amperes. Includes, but is not limited to, service, subpanels, motor control center, equal to or less than:
 - [1] 200 amperes: \$100 each.
 - [2] 200 amperes up to 600 amperes: \$250 each.
 - [3] Greater than 600 amperes: \$800 each.
- (f) Photovoltaic systems, including micro-inverters: fee based on the designated kilowatt rating of the solar photovoltaic system as follows:
 - [1] One KW up to 17 KW: \$100 each.
 - [2] 18 KW up to 50 KW: \$200 each.
 - [3] 51 KW up to 100 KW: \$400 each.
 - [4] 101 KW to 1,000 KW: \$600 each.
 - [5] Over 1,001 KW: \$900, plus additional \$300 per each additional 1,000 KW.
- (g) There shall be a minimum fee of \$80 in all of the above categories.
- (h) For all non-listed items, the fee shall be \$80 per item.
- (4) Mechanical subcode fees. The fees for a mechanical inspection in a structure of Group R-3 or R-5 shall be as set forth below.
 - (a) Water heater: \$80 each.
 - (b) Steam boiler: \$120 each.
 - (c) Hot water boiler: \$120 each.
 - (d) Hot air furnace: \$80 each.
 - (e) Oil tank: \$80 each.
 - (f) LPG tank: \$80 each.
 - (g) Fireplace: \$80 each.
 - (h) Generator: \$80 each.
 - (i) Gas piping connection:
 - [1] First connection: \$80.
 - (j) Fuel oil piping connection:
 - [1] First connection: \$80.
 - (k) There shall be a minimum fee of \$100 in all of the above categories.
- (5) Fire-protection subcode fees. The fire-protection fee shall be as set forth below.
 - (a) Residential smoke and heat detectors:
 - [1] 20 or fewer detectors: \$100.
 - [2] Between 21 and 100 detectors: \$200.
 - [3] Between 101 and 200 detectors: \$300.
 - (b) Residential and commercial sprinkler systems shall be charged at the same rate. For commercial sprinkler and detectors (smoke and heat), two fees, one for heads and one for detectors, shall be charged:
 - [1] 20 or fewer heads: \$100.
 - [2] 21 to and including 100 heads: \$200.
 - [3] 101 to and including 200 heads: \$350.

- [4] 201 to and including 400 heads: \$850.
- [5] 401 to and including 1,000 heads: \$1,150.
- [6] 1,001 and above heads: \$1.47/head.

(c) Standpipe: \$250 each.

(d) Pre-engineered system: \$100 each.

(e) Flammable or combustible liquid storage tanks:

- [1] Each tank of 1,000 gallons capacity or less: \$100.
- [2] Each tank of more than 1,001, but less than 5,000 gallons capacity: \$250.
- [3] Each tank of 5,000 gallons or more capacity: \$400.

(f) Oil- or gas-fired heating units:

- [1] Under 500,000 BTUs: \$80.
- [2] For oil- or gas-fired heating units 500,001 BTUs and above: \$100.
- [3] For other commercial gas-fired appliances: \$80.
- [4] For solid-fuel-burning appliances: \$80.

(g) Chimney liner: \$80.

(h) For all non-listed items, the fee shall be \$80 per item.

(i) The minimum fee shall be \$80.

B. Plan review fee. The fee for plan review shall be 20% of the amount to be charged for a construction permit. The minimum fee shall be \$80.

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 Classification 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. 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 \$100.

E. Radon Mitigation (exclusive of electric), flat fee (all groups): \$100

F. (Reserved)

G. 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 \$100.
- (2) The fee for a continued certificate of occupancy for all use group classifications shall be in the amount of \$350 per building or structure.
- (3) The fee for the first issuance and renewal of a temporary certificate of occupancy, there shall be \$30 for each occurrence. There shall be no fee for

the first issuance of a temporary certificate of occupancy provided the certificate of occupancy fee is paid at that time.

- H. Elevator fees. Elevator fees shall be established by the New Jersey Department of Community Affairs.
- I. 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.
- J. 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 \$0.00371 per cubic foot of volume of new buildings and additions, Volume shall be computed in accordance with N.J.A.C. 5:23-2.28. The fee for all other construction shall be \$1.90 per \$1,000 of value of the 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.
- K. All construction permit fees and State of New Jersey training surcharge fees for the construction, reconstruction, alteration or improvements of any building owned and operated by Washington Township, County of Morris, State of New Jersey shall be waived.

SECTION TWO. RENUMBERING. This Ordinance may be renumbered for codification purposes.

SECTION THREE. SEVERABILITY. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

SECTION FOUR. REPEALER. Any ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed as to their inconsistencies only.

TOWNSHIP OF WASHINGTON
COUNTY OF MORRIS
STATE OF NEW JERSEY

ATTEST:

By:

Denean Probasco, Township Clerk

Michael A. Marino, Mayor

NOTICE OF INTRODUCTION

NOTICE is hereby given that the foregoing Ordinance was introduced to pass on first reading at a regular meeting of the Township Committee of Washington Township held on **August 10, 2026**, and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a regular meeting of the Washington Township Committee to be held on **September 21, 2026 at 7:00 p.m.** or as soon thereafter as the Township Committee may hear this Ordinance at the Washington Township Municipal Building, 43 Schooley’s Mountain Road, Long Valley, NJ 07853, at which time all persons interested may appear for or against the passage of said Ordinance.

TOWNSHIP OF WASHINGTON
COUNTY OF MORRIS
STATE OF NEW JERSEY

ATTEST:

Denean Probasco, Township Clerk

By:

Michael A. Marino, Mayor

Attest: I herein certify that the foregoing Ordinance was duly adopted by the Washington Township Committee at a regular meeting held by the Township Committee on August 17, 2026.

Denean Probasco, RMC, Township Clerk