

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2021-5

**AN ORDINANCE AMENDING CHAPTER 66-3 OF THE TOWNSHIP CODE TO AMEND
UNIFORM CONSTRUCTION CODE PERMIT FEES**

WHEREAS, the Construction Code Official performed an annual review of permit fees under the Uniform Construction Code; and

WHEREAS, the Official determined that certain fees should be amended; and

WHEREAS, the Code Official presented the fee schedule to the Township Council; and

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Township Council of the Township of Mount Laurel, County of Burlington and State of New Jersey, that, Chapter 66-3 of the General Code of the Township of Mount Laurel be and is hereby amended and supplemented as follows to adjust construction code fees in accordance with the recommendation and approval of the Construction Code Official and of the New Jersey Department of Community Affairs respectively:

Section One. Amendments to Section 66-3 of the Township Code entitled "Fees."

The Township amends and supplements the section 66-3 of the Township Code as follows:

§ 66-3 Fees.

A. The basic construction fee shall be the sum of the parts computed on the basis of the volume or the cost of construction, the number of plumbing fixtures and pieces of equipment, the number of electric fixtures and devices and the number of sprinklers, standpipes and detectors (smoke and heat) at the unit rates and/or the applicable flat fees provided herein plus any special fees. The minimum fee for a basic construction permit covering any or all of building, plumbing, electric or fire protection work shall be \$75.00 per subcode except as herein noted.

(1) The Building Subcode Fees are as follows:

- a. The fees for new construction and additions 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 fee shall be in the amount of \$0.050 per cubic foot of volume for buildings and structures of all use groups, except that the fee shall be \$0.030 per cubic foot of volume for Use Groups F-1, F-2, S-1 and S-2, and the fee shall be \$0.020 per cubic foot of volume for structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d).
- b. The fees for renovations, alterations and repairs shall be based upon the estimated cost of the work. The fee shall be in the amount of \$30 per \$1,000 up to \$50,000. From \$50,001 to and including \$100,000, the additional fee shall be in the amount of \$24 per \$1,000 of estimated cost. Above \$100,000, the additional fee shall be in the amount of \$21 per \$1,000 of estimated cost above \$100,000. For the purpose of determining estimated cost, the applicant shall submit to the Subcode and Construction Official such cost data as may be available produced by the architect or engineer of record, or by a recognized estimating firm or by the contractor. A bona fide contractor's bid, if available, shall be submitted. The Subcode and Construction Official shall make the final decision regarding estimated cost.
- c. The fees for additions shall be computed on the same basis for new construction for the added portion.
- d. The fees for combination renovations and additions shall be computed separately in accordance with Subsection A(1)(a) and (b) above.
- e. The fee for tents requiring a construction permit shall be \$175.00.
- f. The fee for temporary structures requiring a construction permit shall be \$150.00.
- g. The fees for tower or dish antennas shall be a flat fee of \$200.00.
- h. The fees for fences over six feet in height with exception of pool barriers shall be a flat fee of \$40.00.
- i. The fee for replacing pool barriers surrounding swimming pools shall be \$65.00.

- j. The fee for a swimming pool shall be \$100.00 for aboveground and \$200.00 for in ground.
- k. The fee for a permit to construct a sign shall be in the amount of \$2.00 per square foot of surface area of the sign, computed on one side only for a double-faced sign.
- l. The fee for a permit for lead hazard abatement work shall be \$161.00. The fee for lead abatement clearance certificate shall be \$32.00.
- m. The fee for the issuance of a building permit that a fee has not been determined shall be a minimum fee.
- n. The fee for an asbestos removal permit shall be \$81.00.
- o. The fees for retaining walls that require a construction permit shall be as follows:
 - [1] The fee for a retaining wall with a surface area greater than 550 square feet that is associated with a Class 3 residential structure shall be \$173.00;
 - [2] The fee for a retaining wall with a surface area of 550 square feet or less that is associated with a Class 3 residential structure shall be \$86.00;
 - [3] The fee for a retaining wall of any size that is associated with other than a Class 3 residential structure shall be in accordance with Subsection A(1)(b) above.
- p. Installation of Photovoltaic System, R-2, R-3, R-4, and R-5 shall be \$125, all other use groups shall be calculated as section A(1)(b) above.

(2) The Plumbing Subcode Fees are as follows:

- a. The fee shall be \$25.00 per plumbing fixture and/or water closet, urinal, bidet, bathtub, shower, lavatory, sink, laundry tub, floor drains, drinking fountains, residential dishwashers, clothes washers, recirculation systems, roof drains, hose bibs, residential oil piping, manholes, reheat coils, condensate drains, or similar devices, except as listed below.
- b. The fee shall be \$125.00 per special device for the following: grease traps, oil separators, water utility connections per every 150 lineal feet, sewer utility connections per every 150 lineal feet, commercial dishwashers, backflow preventers in other than one- and two-family dwellings, sewer pumps, interceptors, active solar systems, and testing of waste and vents for modular homes.
- c. The fee for the installation of lawn sprinkler backflow preventers and rain sensor shall be \$65.00.
- d. The fee for the installation of a boiler (hot water or steam) or furnace up to 250,000 BTUs shall be \$50.00.
- e. The fee for the installation of a boiler (hot water or steam) or furnace 250,001 BTUs and above shall be \$288.00.
- f. The fee for the installation of gas piping shall be \$65.00 plus cost per fixture/appliance as A(2)(a) above.
- g. The fee for the installation of a water heater shall be \$50.00.
- h. The fee for commercial oil piping shall be \$38.00. Adding to an existing system shall be \$25.00.
- i. The fee for the testing of cross-connections and backflow preventers that are subject to testing shall be \$75.00 per device for each test.
- j. The fee for the installation of air conditioning for Use Groups R-2, R-3, R-4 and R-5 shall be \$50.00.
- k. The fee for the installation of industrial and commercial air conditioning, RTU and refrigeration shall be \$150.00.
- l. The fee for the installation of hydronic piping shall be \$43.00 per every 100 lineal feet.
- m. The fee for the installation of medical gas shall be \$81.00 per system plus \$20.00 for each station, outlet, inlet, or alarm box.
- n. The fee for the installation of a geothermal system shall be \$81.00.
- o. The fee for the demolition of a sewer or water service, or a septic system shall be \$65.00.

- p. The fee for the installation of pool drains associated with swimming pools shall be \$75.00.
- q. The fee for the installation of an air handler/heat pump for use group R-2, R-3, R-4 and R-5 shall be \$50.00.

(3) The Electrical Subcode Fees are as follows:

- a. For the first block of one to 25 receptacles, fixtures or devices, the fee shall be \$60.00. For each additional block consisting of up to 25 receptacles, fixtures or devices, the fee shall be \$27.00. For the purpose of computing this fee, receptacles, fixtures or devices shall include wall switches, convenience receptacles, light fixtures, exit signs, emergency lights, smoke detectors, CO detectors, heat detectors, communications points, CATV, intercoms, alarm devices, glass-breaks, motion sensors, keypads, light standards eight feet or less in height, including luminaries, thermostats, energy management points, sensors, dimmers, or similar electric fixtures and devices rated 20 amperes or less, including motors or equipment rated less than one horsepower (hp) or one kilowatt (kW).
- b. For each service equipment, panel board, subpanel, load center, service entrance, motor starter, motor control center, automatic transfer switch, disconnecting means, and future electric, such as circuits installed for future use or intermittent needs (All bonding and grounding for the above items are included.), the fee shall be:
 - [1] For 100 amps or less, the fee shall be \$70.00.
 - [2] For 101 to 200 amps, the fee shall be \$100.00.
 - [3] For 201 to 400 amps, the fee shall be \$160.00.
 - [4] For 401 to 800 amps, the fee shall be \$335.00.
 - [5] For 801 to 1,200 amps, the fee shall be \$660.00.
 - [6] For each additional 400 amps: \$135.00.
- c. For each motor or electrical device rated in horsepower (hp), the fee shall be:
 - [1] For 10 hp and less, the fee shall be \$30.00.
 - [2] For 10 hp to 50 hp, the fee shall be \$95.00.
 - [3] For 51 hp to 100 hp, the fee shall be \$155.00.
 - [4] For greater than 100 hp: \$655.00.
- d. For each generator, transformer, and all other items measured in kW not specified in this fee schedule, the fee shall be:
 - [1] For 10 kW and less, the fee shall be \$35.00.
 - [2] For greater than 10 kW to 45 kW, the fee shall be \$100.00.
 - [3] For greater than 45 kW to 112.5 kW, the fee shall be \$160.00.
 - [4] For greater than 112.5 kW, the fee shall be \$660.00.
- e. For each piece or unit of equipment used for air conditioning refrigeration in R-2, R-3, R-4 and R-5 shall be \$25.00 per unit, all other use groups shall be by kW A(3)(d) above.
- f. For each swimming pool, spa, hydro-massage tub, hot tub or sauna, (fee includes one GFCI, one timer, up to two underwater lights (UW), bonding and trenches up to 150 lineal feet), the fee shall be:
 - [1] Aboveground swimming pools for R-5: \$100.00.
 - [2] In-ground swimming pools for R-5: \$250.00.
 - [3] Swimming pools for all other use groups: \$250.00
 - [4] Spa, hydro-massage tub, hot tubs, sauna: \$50.00.
 - [5] For each additional UW light: \$6.00.
 - [6] Trenches over 150 feet, each additional 150 lineal feet: \$50.00.
 - [7] Annual commercial pool inspection.
 - [a] First pool, spa, hot tub, fee shall be \$150.00.
 - [b] Each additional pool, spa, hot tub: \$100.00.
- g. In other than one- and two-family dwellings, for each burglar alarm panel, fire alarm panel, intercom panel, audio-video head-end panel, energy management control panel, communications closet, and automated card access panels, the fee shall be \$53.00 per panel. The fee for devices connected to the system shall be in accordance with Subsection A(3)(a) above. For one- and two-family dwellings, the fee shall be \$65.00, which includes the first block of 25 devices connected to the system. For each additional block of 25 devices connected to the system, the fee shall be \$25.00.
- h. For each trench of 150 lineal feet for primary power, secondary power, and communications, the fee shall be \$75.00. Every additional 150 lineal feet or portion of the trench shall be an additional \$40.00.

- i. For each solar photovoltaic system and other alternative energy systems including a service up to 100 amps, the fee shall be:
 - [1] For the first 10 kW: \$150.00.
 - [2] For each additional 10 kW add \$45.00.
 - [3] Additional amp service shall be fee per Subsection A(3)(b) above.
- j. For light standards above eight feet zero inches in height (includes first 150 lineal feet of trench), the fee shall be \$20.00 per fixture. Trenches over 150 lineal feet shall be \$43.00 for each additional 150 lineal feet.
- k. For each hardwired sign, the fee shall be \$100.00.
- l. For each electric range, electric dryer, dishwasher, electric cook top, double oven, garbage disposal, and electric water heater, the fee shall be:
 - [1] Individual dwelling units: \$25.00.
 - [2] All other groups: \$65.00.
- m. For the installation or replacement of each furnace or boiler, the fee shall be:
 - [1] Individual dwelling units: \$25.00.
 - [2] All other groups: \$115.00.
- n. For all lightning protection, lightning arrester systems, other than service electrode, the fee shall be \$13.00 for each point, lightning rod or arrester.
- o. For each satellite dish, the fee shall be \$43.00.

(4) The Fire Subcode Fees are as follows:

- a. The installation, relocation or alteration of sprinkler heads and single or multiple station smoke or heat detectors not connected to a fire alarm panel:
 - [1] The fee for 20 or fewer sprinkler heads or detectors shall be \$92.00.
 - [2] The fee for 21 to and including 100 sprinkler heads or detectors shall be \$161.00.
 - [3] The fee for 101 to and including 200 sprinkler heads or detectors shall be \$299.00.
 - [4] The fee for 201 to and including 400 sprinkler heads or detectors shall be \$758.00.
 - [5] The fee for 401 to and including 1,000 sprinkler heads or detectors shall be \$1,046.00.
 - [6] Each additional block of 20 heads or detectors excess of 1,000 shall be \$75.00.
- b. The fee for the installation of a fire alarm panel shall be \$68.00. The fee for each smoke and heat detector, pull station, horn, strobe, enunciator, tamper switch, flow switch, and any other device connected to the fire alarm panel shall be in accordance with Subsection A(4)(a) above.
- c. The fee for a replacement of a fire alarm panel shall be \$150.00 with the first 4 zones, \$25.00 for each additional Zone or group of addressed devices
- d. The fee for each standpipe shall be \$289.00.
- e. The fee for each independent pre-engineered system shall be \$166.00.
- f. The fee for each gas- or oil-fired appliance not connected to the plumbing system shall be \$58.00.
- g. The fee for each commercial kitchen exhaust system shall be \$125.00.
- h. The fee for installation of private fire-suppression mains, hydrants and control valves.
 - [1] Private fire service mains, per linear foot: \$2.00.
 - [2] Fire hydrant, for each unit installed: \$65.00.
 - [3] Control valves, for each unit installed: \$65.00.
- i. The fee for each gas and solid fuel fireplace shall be \$58.00.
- j. The fee for each flue attached to an oil- or gas-fired or solid fuel appliance shall be \$58.00.
- k. The fee for the installation of residential fuel tanks shall be \$65.00.
- l. The fee for the installation of commercial fuel tank up to 1,000 gallons shall be \$150.00.
- m. The fee for the installation of commercial fuel tank 1,001 gallons and above shall be \$255.00.

- n. Installation of fuel dispensing unit shall be \$125.00 per unit.
 - o. The fee for the removal or abandonment of a fuel storage tank shall be \$65 \$100.00.
 - p. The fee for the installation of a fire pump shall be \$225.00.
 - q. The fee for incinerators shall be \$460.00.
 - r. The fee for crematoriums shall be \$460.00.
 - s. Installation of Photovoltaic System, R-2, R-3, R-4, and R-5 shall be \$100 all other use groups shall be \$200.00.
- (5) The fee for elevator plan review, tests and inspections shall be in accordance with N.J.A.C. 5:23-4.20(c) and N.J.A.C. 5:23-12.6.
- (6) The mechanical subcode fee shall be as follows:
- a. The fee for mechanical inspection in accordance with the mechanical subcode shall be \$60.00 for the first appliance and \$25.00 for each additional appliance.
- (7) Certificate and other fees shall be as follows:
- a. The fees for a demolition or removal permit shall be \$75.00 for a structure of less than 5,000 square feet in area and less than 30 feet in height, for one- or two-family residences and structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d), and \$200.00 for all other use group.
 - b. The fee for a certificate of occupancy shall be in the amount of \$250.00, except for one- and two-family structures of less than 5,000 square feet in area and less than 30 feet in height and structures on farms, including commercial farm buildings subject to N.J.A.C. 5:23-3.2(d), for which the fee shall be \$125.00.
 - c. The fee for a certificate of occupancy for a change of use with no work being performed shall be \$150.00.
 - d. The fee for a continued certificate of occupancy shall be \$150.00
 - e. The fee for an application for a variation in accordance with N.J.A.C. 5:23-2.10 shall be as follows:
 - [1] Class 1 structures: \$300.00.
 - [2] Class 2 structures: \$200.00.
 - [3] Class 3 structures: \$150.00.
 - [4] Resubmission for Class 1 structure: \$150.00.
 - [5] Resubmission for Class 2 structure: \$75.00.
 - [6] Resubmission for Class 3 structure: \$75.00.
 - [7] One- and two-family structures less than 5,000 square feet in area and less than 30 feet in height shall be \$50.00.
 - f. In addition to the fees specified above, a surcharge fee shall be computed in accordance with N.J.A.C. 5:23-2.28. The surcharges shall be collected for training, certification and support programs as required by the Uniform Construction Code Act.
 - g. The fee for plan review shall be 5% of the total cost for a construction permit.
 - h. The fee for an annual permit shall be in accordance with N.J.A.C. 5:23-4.20(c).
- (8) Reserved.
- (9) Waiver of fees for certain governmental bodies:
- a. In the case of construction by the Township of Mount Laurel, the Mount Laurel Board of Education, the Mount Laurel Municipal Utilities Authority, the Mount Laurel Fire Department and Emergency Squads, all construction, inspection or any other fees, of whatever nature, set forth in this chapter may be waived by the Director of the Department of Community Development. The waiver of such fees is limited to the fees that represent income to the Township of Mount Laurel; such a waiver shall not include payments the third-party inspection agencies or other fees that are mandated by the State of New Jersey.

- b. Such waiver as set forth in Subsection D(1) of this section shall be effectuated by request, in writing, of the Director of Community Development. Said Director of Community Development shall give the waiver once he is satisfied that the waiver is consistent with the terms of this section.
- c. In the case of construction for all handicap ramps constructed for one- and two-family dwellings, the Department of Community Development shall waive all fees of whatever nature set forth in this chapter. The waiver of such fees is limited to the fees which represent income to the Township of Mount Laurel; such waiver shall not include payments to the State of New Jersey.

(10) Waiver of fees under emergency conditions:

- a. The fee for the inspection of any dwelling unit in Mount Laurel Township may be waived by the Township governing body during a declared emergency by the Township Emergency Management Coordinator or after the rescinding of a declaration of emergency to repair damages caused by the event that triggered the declaration.
 - b. This waiver of construction permit fees is limited to repairs specifically resulting from the declared emergency.
- B. Nonrelated Uniform Construction Code fees. The fee for a zoning permit in accordance with Township ordinance shall be \$55.00.
- C. The fee shall be \$4 per page for any reproduction of a large document requested

Repealer, Severability and Effective Date.

- A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Council hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
- C. This Ordinance shall take effect upon passage and publication according to law.

Introduction Date: February 22, 2021

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen	✓	✓				
Janjua		✓				
Moustakas	✓	✓				
Pritchett		✓				
Steglik		✓				

Publication Date: February 25, 2021

Public Hearing Date: March 8, 2021

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen	✓	✓				General
Janjua		✓				Mushnick
Moustakas		✓				Clark
Pritchett	✓	✓				
Steglik		✓				

TOWNSHIP OF MOUNT LAUREL

BY: Stephen Steglik
Stephen Steglik, Mayor

ATTEST

Meredith Dmczyk
Meredith Dmczyk, Township Clerk
4815-7913-0588 v. 1