

Introduced: 05/11/2021
Public Hearing: 06/15/2021
Adopted: 06/15/2021

**TOWNSHIP OF TEWKSBURY
HUNTERDON COUNTY, NEW JERSEY
ORDINANCE NO. 05-2021**

**AN ORDINANCE OF THE TOWNSHIP OF TEWKSBURY, HUNTERDON
COUNTY, NEW JERSEY CREATING TITLE 15, BUILDINGS AND
CONSTRUCTION, CHAPTER 15.08, CONSTRUCTION CODE FEES AND
ENFORCEMENT, SECTION 15.08.020, FEES, OF THE CODE OF
ORDINANCES OF THE TOWNSHIP OF TEWKSBURY**

WHEREAS, the Township of Tewksbury (the “Township”) charges certain fees to cover the cost of construction permits and enforcement activities; and

WHEREAS, the Township Committee finds and declares that it is in the best interest of the health and safety of the Township and its residents to amend and update the schedule of construction code fees.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Tewksbury, Hunterdon County, New Jersey, as follows:

SECTION 1. Title 15, Buildings and Construction, Chapter 15.08, Construction Code Fees and Enforcement, Section 15.08.020, Fees, of the Code of Ordinances of the Township of Tewksbury is hereby amended as follows:

15.08.020 - Fees.

A. The building subcode fee shall be:

1. New construction.

- a. For new construction: Six cents (\$0.06) per cubic foot of building or structure 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 provided that the minimum fee shall be seventy-five dollars (\$75.00).
- b. For use groups A-1, A-2, A-3, F-1, F-2, S-1 and S-2, the fee shall be one and three cents (\$0.03) per cubic foot.

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- c. For farm buildings, barns, sheds, storage sheds, including commercial farm buildings under NJAC 5:23-3.2(d) shall be: One and one-half cents (\$0.015) per cubic foot with the maximum fee for structures on farms not to exceed one thousand, six hundred dollars (\$1,600.00) and a minimum fee of seventy-five dollars (\$75.00).
2. Renovations, alterations, repairs. For renovations, alterations and repairs or for site construction associated with premanufactured construction and the external utility connection for premanufactured construction, the fee shall be based upon the estimated cost of the work, at the rate of thirty-five dollars (\$35.00) per one thousand dollars (\$1,000.00) of estimated cost of the work.

Notwithstanding the foregoing provisions of this subsection, for the replacement, alteration or repair of the roof of a barn, shed or other structure whose use is for agriculture, there shall be a flat fee of one hundred dollars (\$100.00).

3. Additions. For additions the fees shall be computed on the same basis as for new construction for the added portion, provided that the minimum fee will be seventy-five dollars (\$75.00).
4. Combinations of renovations and additions. Fees for combination renovations and additions shall be computed as the sum of the fees computed separately in accordance with subsections A.2. and A.3. of this section.
5. Pools. Fee for an in-ground pool shall be three hundred dollars (\$300.00). Fee for an above-ground pool shall be one hundred fifty dollars (\$150.00).
6. Demolition. Fee for a permit for demolition of a building structure shall be two hundred dollars (\$200.00) per structure.
7. Removal. Fee for a permit for the removal of a building or structure from a lot to another or to a new location on the same lot, shall be twenty-four dollars (\$24.00) per one thousand dollars (\$1,000.00) of estimated costs for moving, for new foundations, and for placement in a completed condition in the new location, provided the minimum fee shall be fifty dollars (\$50.00).
8. Signs. Fee for a permit to construct a sign shall be three dollars and fifty cents (\$3.50) per square foot of the surface area of the sign, provided that the minimum fee shall be twenty-five dollars (\$25.00). In the case of double-faced signs, the area

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of the surface of only one (1) side of the sign shall be used for the purposes of the fee computation.

9. Retaining walls. The fee for retaining walls with a surface area of under 550 Sq. Ft. for a class 3 residential structure shall be one hundred six dollars (\$106.00). The fee for any wall over 550 Sq. Ft. of surface area shall be two hundred ten dollars (\$210.00).

B. Plumbing subcode fees.

1. Plumbing fixtures and equipment. Fee for each plumbing fixture, piece of equipment or appliance connected to the plumbing system and for each appliance connected to the gas piping or oil piping system, nineteen dollars (\$19.00) provided that the minimum shall be seventy-five dollars (\$75.00)
2. Special plumbing devices. Fee for the following special plumbing devices shall be one hundred dollars (\$100.00) each:
 - a. Grease trap;
 - b. Oil separator;
 - c. Water-cooled air conditioning units;
 - d. Refrigeration units;
 - e. Utility service connections;
 - f. Back-flow preventors;
 - g. Steam boilers;
 - h. Hot water boilers (excluding those for domestic water heating);
 - i. Active solar systems;
 - j. Sewer pumps;
 - k. Interceptors;
 - l. Fuel oil or gas piping.

C. Electrical subcode fees.

1. Electrical fixtures and devices.
From 1 to 50 receptacles, fixtures or switches a flat fee of seventy-five dollars (\$75.00)
Increments of 25 additional items a flat fee of twenty-five dollars (\$25.00)

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For the purpose of computing this fee, the term receptacles, fixtures or switches shall include lighting outlets, smoke detectors, heat detectors, fluorescent fixtures, pool bonding, burglar alarm devices, intercom devices, thermostats, CRT outlets, light standards, wall switches and convenience receptacles.

2. Motors.
 - Greater than 1 hp or less than or equal to 10 hp a flat fee of twenty dollars (\$20.00)
 - Greater than 10 hp or less than or equal to 50 hp a flat fee of sixty-five dollars (\$65.00)
 - Greater than 50 hp or less than or equal to 100 hp a flat fee of one hundred fifty dollars (\$150.00)
 - Greater than 100 hp a flat fee of six hundred dollars (\$600.00)
3. Electrical devices (include transformers and generators, P.V. solar and storage batteries).
 - Greater than 1 KW or less than or equal to 10 KW a flat fee of sixty-five dollars (\$65.00)
 - Greater than 10 KW or less than or equal to 45 KW a flat fee of one hundred dollars (\$100.00)
 - Greater than 45 KW or less than or equal to 112.5 KW a flat fee of one hundred fifty dollars (\$150.00)
 - Greater than 112.5 KW a flat fee of six hundred fifty dollars (\$650.00)
4. Service equipment. Term includes service panel, service entrance and subpanels.
 - Greater than 0 amp or less than or equal to 200 amp a flat fee of sixty-five dollars (\$65.00)
 - Greater than 200 amp or less than or equal to 1,000 amp a flat fee of one hundred fifty dollars (\$150.00)
 - Greater than 1,000 amp a flat fee of six hundred fifty dollars (\$650.00)
5. Swimming pools, hot tubs and spas (with or without lighting, does not include any associated service panels)
 - Above-ground pool, spa or hot tub a flat fee of one hundred twenty-five dollars (\$125.00)
 - In-ground pool a flat fee of two hundred dollars (\$200.00)

The minimum charge for an electrical inspection is seventy-five dollars (\$75.00)

Annual inspections on public swimming pools are a flat fee of one hundred fifty dollars (\$150.00)

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D. Fire protection subcode fee and other hazardous equipment. Sprinklers, standpipes, detectors, smoke and heat pre-engineered suppression systems, gas and oil-fired appliances not connected to the plumbing system, kitchen exhaust system, incinerators and crematoriums:

1. Sprinkler heads/detectors:

20 or fewer heads or detectors a flat fee of eighty-five dollars (\$85.00)

21 to and including 100 heads or detectors a flat fee of one hundred sixty dollars (\$160.00)

101 to and including 200 heads or detectors a flat fee of three hundred dollars (\$300.00)

201 to and including 400 heads or detectors a flat fee of eight hundred dollars (\$800.00)

401 to and including 1,000 heads or detectors a flat fee of one thousand, one hundred dollars (\$1,100.00)

Over 1,000 heads or detectors a flat fee of one thousand, four hundred dollars (\$1,400.00)

In computing fees for heads and detectors, the number of each shall be counted separately and two (2) fees, one (1) for heads and one (1) for detectors, shall be charged.

2. The fee for each standpipe shall be three hundred twenty-five dollars (\$325.00)

3. The fee for each independent pre-engineered system shall be two hundred twenty dollars (\$220.00)

4. The fee for each gas or oil-fired heating system (commercial or public) shall be seventy-five dollars (\$75.00)

5. The fee for each oil or gas-burning device (one or two family dwelling) shall be seventy-five dollars (\$75.00)

6. The fee for each kitchen exhaust system shall be one hundred fifty dollars (\$150.00)

7. The fee for each incinerator shall be five hundred dollars (\$500.00)

8. The fee for each crematorium shall be five hundred dollars (\$500.00)

9. The fee for a chimney liner or repair shall be one hundred dollars (\$100.00)

10. The fee for each fire protection device shall be:

a. For an automatically controlled fire system a flat fee of one hundred seventy-five dollars (\$175.00)

b. For a manual system a flat fee of sixty-five dollars (\$65.00)

c. For an automatic fire alarm system a flat fee of one hundred fifty dollars (\$150.00)

11. The fee for an oil or gasoline storage tank installation shall be:

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- Up to 550 gallons a flat fee of sixty-five dollars (\$65.00)
- 551 to 1,000 gallons a flat fee of seventy dollars (\$70.00)
- 1,001 to 2,999 gallons a flat fee of seventy-five dollars (\$75.00)
- Over 2,999 gallons a flat fee of one hundred twenty-five dollars (\$125.00)

The minimum charge for a fire inspection is seventy-five dollars (\$75.00).

E. Elevator subcode fees.

State fees apply: See Section 5:23-4.20-6 of the UCC.

An administrative fee of fifty dollars (\$50.00) per device will apply.

F. Mechanical subcode.

1. Replacement of a furnace shall be a flat fee of one hundred seventy-five dollars (\$175.00)
2. Replacement of a water heater shall be a flat fee of one hundred fifty dollars (\$150.00)
3. Replacement of a central A/C unit shall be a flat fee of one hundred fifty dollars (\$150.00)
4. Removal of an above ground or underground gasoline or fuel oil tank shall be a flat fee of eighty-five dollars (\$85.00)
5. Replacement of a boiler (hot water or steam) shall be a flat fee of one hundred seventy-five dollars (\$175.00)
6. Installation of a standby generator (existing building) shall be a flat fee of one hundred fifty dollars (\$150.00)
7. Ductwork in an existing building shall be a flat fee of one hundred dollars (\$100.00)

G. State training fees. The state training fee shall be per NJAC 5:23-4.19(b).

H. Periodic inspections. Fees for annual re-inspection of equipment and facilities granted a certificate of approval for a specified duration in accordance with NJAC 5:23-2.23 shall be seventy-five dollars (\$75.00).

High pressure boilers 12 months

Refrigerator systems 12 months

Pressure vessels 12 months

Cross-connections and backflow preventors 12 months

I. Lead abatement. The fee for lead hazard abatement work shall be one hundred fifty dollars (\$150.00). The fee for a lead abatement clearance certificate shall be twenty-eight dollars (\$28.00).

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J. Certificate of occupancy.

1. The fee for certificate of occupancy for new construction shall be sixty-five dollars (\$65.00)
2. The fee for certificate of continued occupancy shall be two hundred dollars (\$200.00)
3. The fee for a temporary certificate of occupancy shall be one hundred dollars (\$100.00)
4. The fee for variations shall be one hundred dollars (\$100.00)

K. Plan review fees shall be twenty percent (20.0%) of the total permit fees.

L. Change of contractor for any Subcode shall be a fee of fifty dollars (\$50.00).

SECTION 2. All actions of the Township taken prior to the date of adoption hereof contemplated by this Ordinance are hereby ratified and approved.

SECTION 3. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any remaining part thereof.

SECTION 4. All Ordinances or parts of Ordinances of the Township of Tewksbury heretofore adopted that are inconsistent with any of the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

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

I HEREBY CERTIFY the above to be a true copy of an Ordinance introduced by the Township Committee of the Township of Tewksbury at a duly convened meeting held on May 11, 2021 and adopted on June 15, 2021.

Jennifer Ader
Registered Municipal Clerk