

CRANBURY TOWNSHIP ORDINANCE 07-23-10

**AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF CRANBURY,
MIDDLESEX COUNTY, NJ, CHAPTER 72 ENTITLED "CONSTRUCTION CODES,
UNIFORM"**

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

SECTION 1. The recitals contained in the foregoing preamble are incorporated herein as if fully restated.

Chapter 72, Sections 72-4 of the Code of the Township of Cranbury ("Code"), shall be replaced in whole by the following:

§ 72-4 Fees.

A. Building Subcode Fees.

(1) Fees for new construction shall be based on volume and use groups as follows, for all of construction, and shall be rounded off the nearest whole dollar amount:

- (a) H, I, M, R-1, R-2, A, E and B: \$.04 per C.F.
- (b) F, S and U: \$.03 per C.F.
- (c) R-3, R-4, R-5: \$.040 per C.F.
- (d) Farm buildings exclusively used for food or sheltering livestock: \$.015 per C.F.
- (e) C.F. = cubic foot.
- (f) The Minimum fee for new or added volume shall be \$200.

(2) Permit fees for renovations, alterations and repairs:

- (a) Fees for renovations, alterations, re-roofing and the installation and foundation systems of premanufactured construction and external utility connections for premanufactured construction and external utility connections for premanufactured systems shall be based upon estimated cost of said work. The fee shall be computed as a unit rate per \$1,000 of estimated costs.
 - [1] One thousand dollars up to \$50,000: \$30 per \$1,000.
 - [2] Fifty thousand dollars to \$100,000: \$25 per \$1,000.
 - [3] Above \$100,000: \$20 per \$1,000.
 - [4] Minimum fee: \$75.

(3) Temporary structures and all structures for which volume cannot be computed, such as swimming pools and open structural towers, shall be charged a flat rate:

- [a] Swimming pools, above ground: \$75 building fee.
- [b] Swimming pools, inground: \$150 building fee.
- [c] Open structural towers:
 - [1] Less than 20 feet in height of structural tower: \$75.
 - [2] Twenty-one feet to 30 feet: \$150.
 - [3] Greater than 30 feet: \$200.
- [d] Tents: \$75.
- [e] Signs. To construct a sign, a flat fee of \$75 (except foundation costs).
- [f] Retaining walls; \$75
- [g] Fences / Pool Barrier: \$75.

(4) Additions. To be the same as new construction. Combinations of renovations and additions shall be computed as the sum of the fees computed separately.

(5) Demolition. For complete demolition of use group R-5 and buildings of less than 5,000 square feet and less than 30 feet in height: \$75. All other use groups shall be \$150. For a partial demolition in anticipation of construction shall be calculated as an alteration, see fees for alteration work. Any demolition work undertaken through a writ of condemnation procedure; the fee shall be \$200.

B. Plumbing Subcode Fees.

(1) The fee for each of the following fixtures shall be \$20 per fixture: toilets, urinals, bidets, sinks, lavatories, basins, bibbs, oil pipe connection per unit, gas pipe connection per unit, washer, fountain, shower, floor drain, receptor, main stack, backflow preventers - less than two inches.

(2) The fee for each of the following shall be \$50 each:

- (a) Hot water/steam boiler.
- (b) Water and/or sewer connections.
- (c) Sewer pump.
- (d) Hot water heaters.

(3) The fee for each of the following shall be \$75:

- (a) Grease traps.
- (b) Interceptors/separators.
- (c) Main backflow preventers, sizes two inches and above.
- (d) Special commercial device - pre-engineered.

(4) The minimum fee shall be \$75.

C. Electrical Subcode Fees

(1) The fee for Fixtures and Receptacles; 1 to 25, the fee shall be \$50. For each 25 receptacles or fixtures in addition to this, the fee shall be \$20 for the purpose of computing this fee. Receptacles or fixtures shall include lighting outlets, wall switches, fluorescent fixtures, convenience receptacle and motors or devices, one horsepower or less or one kilowatt or less.

(2) Motor or Devices. For each motor or device greater than one horsepower and less than or equal to 10 horsepower and for transformers and generators greater than one kilowatt hour or less than or equal to 10 kilowatt hours, the fee shall be \$10.

- (a) For each motor or device greater than 10 horsepower to 50 horsepower, for each service panel, service entrance or subpanel less than or equal to 200 amp [and transformers/generators greater than 10 kilowatts to 45 kilowatts, the fee shall be \$50.
- (b) For each motor or device greater than 50 horsepower to 100 horsepower, for each service entrance, subpanel or panel greater than 200 ampere to 400 ampere and for transformers/generators greater than 45 kilowatts to 75 kilowatts for all electric equipment or device mentioned above that exceeds above ratings, the fee shall be \$125 per device, motor or equipment.
- (c) For each service entrance, subpanel or panel greater than 400 ampere to 1,000 ampere and for transformers/generators over 75 kilowatts and for motors over 100 horsepower the fee shall be \$200 per device, motor or equipment.
- (d) For each service entrance, subpanel, or panel greater than 1,000 ampere, the fee shall be \$500 per device.
- (e) For the purpose of computing fees, all motors (except plug-in appliances) shall be counted, including control equipment, generators, transformers and all heating, cooking or other devices generating or consuming electrical current.

(3) Photovoltaic systems, the fee shall be based on the designed kilowatt rating for the solar photovoltaic systems as follows:

- (a) One (1) to fifty (50) kilowatts, the fee shall be (\$65) dollars.
- (b) Fifty-One (51) to one hundred (100) kilowatts, the fee shall be (\$129) dollars.
- (c) Greater than one hundred (100) kilowatts, the fee shall be (\$640) dollars.

(4) The minimum fee shall be \$75.

D. Fire Subcode Fees. Fire and hazardous equipment. Sprinklers, standpipes, detectors (smoke and heat), pre-engineered suppression systems, gas and oil-fired appliances not connected to plumbing systems, kitchen exhaust systems, incinerators, and crematoriums.

(1) Heads or detectors:

(a) The fees shall be as follows:

- [1] One to 20 heads or detectors: \$90.
- [2] Twenty-one to 100 heads or detectors: \$150.
- [3] One hundred one to 200 heads or detectors: \$300.
- [4] Two hundred one to 400 heads or detectors: \$750.
- [5] Four hundred heads to 1,000 heads or detectors: \$1000.
- [6] For over 1,000 heads or detectors, the fee shall be: \$75 per 100 additional heads or detectors.

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

(2) The fee for each standpipe, Fire Department connection shall be \$100.

(3) The fee for each independent pre-engineered system shall be \$100.

(4) The fee for each gas/oil-fired appliance shall be \$50.

(5) Commercial kitchen exhaust system fee: \$50 per unit.

(6) Incinerator or crematorium system, each fee shall be \$300.

(7) Prefab fireplaces: \$50 per unit.

(8) Removal of an Aboveground Storage Tank (AST) \$50 per tank.

(9) Removal of an Underground Storage Tank (UST) \$100 per tank.

(10) The minimum fee shall be \$75.

E. Mechanical fees.

(1) For R-3 and R-5 residential replacement installations, the fee shall be \$75 for the first device and \$15 for each additional device.

(2) The minimum fee shall be \$75

F. Elevator inspections shall be as per mandate of the UCC Act per N.J.A.C. 5:23-4.20 and N.J.A.C. 5:23-12.6. A copy is on file with the Construction Official.

G. Change of Contractor shall be charged as a minimum fee of \$75.

H. Variations.

(1) The fees associated with requests of variations of the Code shall be as follows:

- (a) Class I Buildings: \$500.
- (b) Class II and III Buildings: \$120.

(2) Resubmission fees shall be:

- (a) Class I: \$200.
- (b) Class II and III: \$100.

I. Annual permits. As provided by N.J.A.C. 5:23-4.20(c)5.

J. Cross connections and backflow preventers. The fees for these items shall be as follows:

(1) Annual inspection: \$75 each device.

K. Certificates.

(1) The fee for a certificate of occupancy shall be as follows:

- (a) R-5 use groups: \$75.
- (b) All others shall be \$200.

(2) The fee for a certificate of continued occupancy or change of use group occupancy shall be as follows:

- (a) R-5 and farm structures: \$75 per Subcode.
- (b) All other use groups: \$150.

(3) The fee for the first issuance and renewals of a temporary certificate of occupancy shall be \$30. There shall be no fee for the first issuance of the temporary certificate of occupancy provided the certificate of occupancy fee is paid at that time.

L. Plan review fees. The amount of the plan review fees shall be 20% of the amount to be charged for overall permit fees associated with new construction excluding elevator devices. The Construction Official may waive the requirement of the payment of plan review fees when deemed minor in nature or prior to the completion of said plan review.

§ 72-5 Recommendation of fee schedule.

The Construction Official shall, with the advice of the subcode officials, prepare and submit to the Township Committee, 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.

§ 72-6 Surcharge fee; report.

(a) In order to provide for the training and certification and technical support programs required by the Act, an enforcing agency, including the Department when acting as the local agency, shall collect a surcharge fee to be based upon the volume of new construction within the municipality. Said fee shall be accounted for and forwarded to the Division of Codes and Standards in the manner herein provided.

(b) Amount: This fee shall be in the amount of \$ 0.00371 per cubic foot volume of new buildings and additions. Volume shall be computed in accordance with 5:23-2.28. The fee for all other construction shall be \$ 1.90 per \$ 1,000 of value of construction.

1. No fee shall be collected for pre-engineered systems of commercial farm buildings.

2. No fee shall be collected for permits to perform asbestos abatement or lead abatement.

3. No fee shall be collected for permits for the construction or rehabilitation of residential units that are to be legally restricted to occupancy by households of low or moderate income, as defined in 5:43-1.5.

4. No fee shall be collected for demolition of buildings or structures.

5. No fee shall be collected for work consequential to a natural disaster when the local code enforcement agency is waiving its fee.

6. The minimum permit surcharge fee shall be \$ 1.00.

(c) 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.

Section 2. Severability. If any section or subsection of this ordinance is adjudged invalid by a court of competent jurisdiction, such adjudication shall apply only to the specific section(s) or subsection(s) so adjudged, and the remainder of the ordinance shall be deemed valid.

Section 3. Repealer. All ordinances or resolutions or parts thereof inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

Section 4. Effective date. This ordinance shall take effect upon its passage and publication, as required by law.

The ordinance published herewith was introduced and passed upon first reading at a meeting of the governing body of the Township of Cranbury, in the County of Middlesex, State of New Jersey held on July 10th, 2023. It will be further considered for final passage, after a public hearing thereon, at a meeting of the governing body to be held in the meeting room of Town Hall, 23-A North Main Street, in the Township of Cranbury on August 10th, 2023 at 7:00 P.M. and during the week prior to and up to and including the date of such meeting, copies of said ordinance will be made available at the Clerk's Office to the members of the general public who shall request the same.

Debra A Rubin

Debra A Rubin, RMC
Municipal Clerk