

## HAMPTON TOWNSHIP ORDINANCE #2017-04

### AN ORDINANCE TO AMEND CHAPTER 53 ENTITLED “CONSTRUCTION CODES, UNIFORM” OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF HAMPTON, COUNTY OF SUSSEX, STATE OF NEW JERSEY

**BE IT ORDAINED** by the Township Committee of the Township of Hampton, County of Sussex, State of New Jersey, that Chapter 53 of the Revised General Ordinances of the Township of Hampton, entitled “Construction Codes, Uniform”, shall be and is hereby amended as follows:

**SECTION 1.** Section 53-3, entitled “Fees”, is hereby amended to read as follows:

#### **Section 53-3 Fees.**

##### **Subsection 53-3.1 General.**

- A. The fee for plan review, computed as a percentage of the construction permit, shall be paid at the time and as a condition of permit issue. The amount of this fee shall then be deducted from the permit fee due for a construction permit. Plan review fees shall not be refundable.
- B. The fee to be charged for a construction permit will be the sum of the basic construction fee and all sub-code fees and any special fees. This fee shall be paid before the permit is issued.
- C. The fee for a Certificate of Occupancy shall be paid before a Certificate is issued.
- D. All fees shall be rounded off to the nearest dollar.

##### **Subsection 53-3.2 Building sub-code fee.**

- A. Fees for new construction 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 new construction fee shall be in the amount \$0.038 per cubic foot of volume for buildings and structures of all use groups; except that the fee shall be \$0.021 per cubic foot of volume for use groups A-1, A-2, A-3, A-4, E, F-1, F-2, S-1 and S-2 and the fee shall be \$0.0011 per cubic foot for structures on farms, including commercial farm buildings under N.J.A.C.5:23-3.2(d), used exclusively for the storage of food or grain, or the sheltering of livestock, with minimum of \$60 and a maximum on farms not to exceed \$1,602.
- B. For purposes of calculating volume to determine fees for large, open-volume, single story spaces in buildings, such as barns, silos, greenhouses, warehouses, distribution centers and other agricultural and storage-use occupancies, the height

shall be limited to 20 feet notwithstanding the fact that the actual height of the space may be more than 20 feet.

- C. Fees for renovations, alterations and repairs or site construction associated with pre-engineered systems of commercial farm buildings, pre-manufactured construction, and the external utility connection for pre-manufactured construction 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 \$23 per \$1,000 of estimated cost above \$50,000. Above \$100,000 the additional fee shall be in the amount of \$19 per \$1,000 of estimated cost above \$100,000. For the purpose of determining estimated cost the applicant shall submit to the 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 construction official shall make the final decision regarding estimated cost. The minimum fee shall be \$60.
- D. Fees for additions shall be computed on the same basis as for new construction for the added portion.
- E. Fees for combination renovations and additions shall be computed as the sum of the fees computed separately in accordance with items (C) and (B) above. The minimum fee shall be \$60.
- F. Regarding pools: The fee for an above-ground swimming pool shall be \$140 for a pool with a surface area greater than 550 square feet. The fee for an in-ground pool shall be \$210 for a pool with a surface area greater than 550 square feet. The fee in all other cases shall be \$106.
- G. The fee for tents, in excess of 900 square feet or more than 30 feet in any dimension, shall be \$129.
- H. The fee for roofing and siding work is Use Groups R-3 and R-5 shall be \$65.
- I. The fee for demolition or removal permit shall be \$82 for a structure less than 5,000 square feet in area and less than 30 feet in height and structures used for farm uses. All other structures will be \$151.
- J. Fees for signs shall be \$3.75 per square foot, computed for one side only.
- K. The fee for fences more than six feet high shall be \$50.
- L. 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 \$210.
- M. 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 \$106.
- N. The fee for a newly constructed retaining wall of any size at other than a Class 3 residential structure shall be based on the cost of construction.

### **Subsection 53-3.3 Plumbing sub-code fees.**

The following fees shall be based on the number of plumbing fixtures, devices, plumbing stack and utility connections to be installed. Utility service connections include sewer and

water service connections. The fee shall be a unit rate per fixture, stack and utility connection as follows: Minimum Fee Permit shall be \$60.

<b>Device</b>	<b>Fee</b>	<b>Device</b>	<b>Fee</b>
Water Closet	\$15	Hot Water Boiler	\$91
Bidet/Urinal	\$15	Sewer Pump	\$91
Bath Tub	\$15	Interceptor/Separator	\$91
Lavatory	\$15	Commercial Backflow	
Shower	\$15	Preventer	\$91
Floor Drain	\$15	Residential Backflow	
Residential A/C	\$15	Preventer	\$15
Dishwasher	\$15	Grease Trap	\$91
Drinking Fountain	\$15	Fuel Oil Piping	\$91
Washing Machine	\$15	Sewer Connection	\$91
Hose Bibb	\$15	Water Service Conn.	\$91
Stacks	\$15	Steam Boiler	\$91
Water Heater	\$15	Gas piping	\$91

**Subsection 53-3.4 Electrical sub-code fees.**

The electrical sub-code fee shall be based on the number of electrical fixtures and devices to be installed. The fee shall be a unit rate per fixture and device as described below. Minimum permit fee shall be \$60.

**A. Fixtures/devices.**

- (1) 1 to 50 Receptacles, fixtures, switches: \$50.
- (2) Increments of 25: \$9.
- (3) For the purpose of calculating this fee, the term receptacles shall include: Lighting outlets, smoke detectors, heat detectors, fluorescent fixtures, pool bonding, burglar alarm devices, intercom devices, thermostats, telephone outlets, CRT outlets, light standards, exit lights, and motors of equipment rated less than 1 HP.

**B. Motors.**

- (1) Greater than 1 HP or less than or equal to 10 HP: \$15.
- (2) Greater than 10 HP of less than or equal to 50 HP: \$65.
- (3) Greater than 50 HP or less than or equal to 100 HP: \$116.
- (4) Greater than 100 HP: \$576.

**C. Electrical devices including transformers and generators.**

- (1) Greater than 1 KW or less than or equal to 10 KW: \$15.
- (2) Greater than 10 KW or less than or equal to 45 KW: \$65.
- (3) Greater than 45 KW or less than or equal to 112.5 KW: \$116.

(4) Greater than 112.5 KW: \$576.

(5) For the purpose of computing this fee, typical electric devices are listed below:

<b>Device</b>	<b>KW</b>	<b>Fee</b>
Electric Dryer	5.0 KW	\$15
Electric Range	8.0 KW	\$15
Electric Oven	5.7 KW	\$15
Surface Units	7.1 KW	\$15
Hot Water Heaters	4.5 KW	\$15
Central Air Conditioner	10.8 KW	\$65
Dishwasher	1.2 KW	\$15

D. Service equipment including service entrance, service panels and sub-panels.

(1) Greater than 0 Amp less than or equal to 200 Amp: \$65.

(2) Greater than 200 Amp or equal to 1,000 Amp: \$129.

(3) Greater than 1,000 Amp: \$640.

E. Photovoltaic.

(1) 0 to 50 KW: \$65.

(2) 51 to 100KW: \$129.

(3) Above 100KW: \$640.

### **Subsection 53-3.5 Fire protection sub-code fees.**

These shall be fees for fire protection and other hazardous equipment, such as sprinklers, standpipes, detectors (smoke and heat), pre-engineered suppression systems, gas and oil fired appliances not connected to the plumbing system, kitchen exhaust systems, incinerators and crematoriums: The minimum fee for the fire sub-code shall be \$60.

A. Heads and detectors.

(1) The fee for 20 or fewer heads or detectors shall be \$91.

(2) For 21 to and including 100 heads or detectors the fee shall be \$168.

(3) For 101 to and including 200 heads or detectors, the fee shall be \$321.

(4) For 201 to and including 400 heads or detectors, the fee shall be \$831.

(5) For 401 to and including 1,000 heads or detectors, the fee shall be \$1,150.

(6) For more than 1,000 heads or detectors, the fee shall be \$1,469.

B. The fee for each standpipe shall be \$321.

C. The fee for each independent pre-engineered system shall be \$129.

D. The fee for each gas or oil fired appliance which is not connected to the plumbing system shall be \$65.

E. The fee for each kitchen exhaust system shall be \$65.

F. The fee for each incinerator shall be \$511.

- G. The fee for each crematorium shall be \$511.
- H. The fee for each solid fuel heating devise shall be \$60.
- I. The fee for metal chimney or liner shall be \$60
- J. The fee for a storage tank (underground or above ground) shall be:
  - (1) Up to 1,000 gallons: \$60.
  - (2) 1,001 to 4,000 gallons: \$80.
  - (3) Over 4,000 gallons: \$120.

**Subsection 53-3.6 Elevator sub-code fees.**

The elevator sub-code fees shall be as established by the New Jersey Department of Community Affairs in accordance with N.J.A.C. 5:23-4.20.

**Subsection 53-3.7 Certificates and other fees.**

- A. The fee for a certificate of occupancy shall be \$90.00.
- B. The certificate fee for buildings of Use Group U shall be \$35.00.
- C. The fee for multiple certificates of occupancy fee shall be \$90.00 per unit.
- D. The fee for a continued certificate of occupancy fee shall be \$90.00 per unit.
- E. The fee for a certificate of occupancy pursuant to change of use shall be \$250.00.
- F. The certificate fee for asbestos hazard abatement shall be \$25.00.
- G. The fee for asbestos hazard abatement shall be \$70.00.
- H. The fee for lead hazard abatement shall be \$196.00.
- I. The fee for a certificate of clearance shall be \$28.00.
- J. The fee for change of contractor shall be \$20.00 per sub-code.
- K. Fees for the periodic reinspection of equipment and facilities granted a certificate of approval for a specified duration in accordance with N.J.A.C. 5:23-2.23 shall be as follows:
  - (1) For elevators, escalators and moving walks requiring reinspections every six months, the fee shall be as per N.J.A.C. 5:23-4.20(c)8.
  - (2) The fees for cross-connections and backflow preventers that are subject to testing, requiring reinspection annually, the fee shall be \$50.00 for each device.
- L. The fee for a mechanical inspection in a structure of use group R-3 or R-5 by a mechanical inspector shall be \$60.00 for the first device and \$15.00 for each additional device. No separate fee shall be charged for gas, fuel oil, or water piping connections, including the bonding conductor (jumper) associated with the mechanical equipment inspected.

**Subsection 53-3.8 Annual permits.**

The fee to be charged for an annual construction permit shall be charged annually. This fee shall be a flat fee based upon the number of maintenance workers who are employed

by the facility, and who are primarily engaged in work that is governed by a sub-code. Managers, engineers and clerical staff shall not be considered maintenance workers for the purpose of establishing the annual construction permit fee. Annual permits may be issued for building/fire protection, electrical and plumbing.

**Subsection 53-3.9 Variation application fees.**

The fees for an application for variation in accordance with N.J.A.C. 5:23-2.10 shall be \$423 for Class I structures and \$85 for Class II and Class III structures. The fees for resubmission of an application for a variation shall be \$163 for Class I structures and \$46 for Class II and Class III structures.

**SECTION 2.** If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the remainder of this Ordinance shall not be affected thereby but shall remain in full force and effect.

**SECTION 3.** All ordinances or parts of ordinances inconsistent with or contrary to the provisions of this Ordinance are hereby repealed to the extent of such inconsistency or contrariness. All provisions of Chapter 53 not amended hereby shall remain in full force and effect.

**SECTION 4.** This Ordinance shall take effect immediately on its final passage and publication as required by law.

**CERTIFICATION**

I hereby certify that the above Ordinance was adopted by the Township Committee at their regular meeting held on November 28, 2017, at the Hampton Township Municipal Building, Baleville, Sussex County, New Jersey.

Date: \_\_\_\_\_

\_\_\_\_\_  
Kathleen Armstrong, RMC  
Township Clerk

**HAMPTON TOWNSHIP  
NOTICE**

**TAKE NOTICE** that the foregoing Ordinance #2017-04 was introduced and passed on First Reading at the regular meeting of the Hampton Township Committee held on October 31, 2017, and was ordered published according to law, and will be further considered at the regular meeting of the Hampton Township Committee to be held on November 28, 2017, at 7:00 P.M. prevailing time, at the Hampton Township Municipal Building, Baleville, New Jersey at which time and place all interested parties may appear and be heard. A copy of this Ordinance has been posted on the Bulletin Board upon which public notices are customarily posted in the Township Hall of the Township.

Kathleen Armstrong, RMC  
Township Clerk

**HAMPTON TOWNSHIP  
NOTICE**

**NOTICE IS HEREBY GIVEN** that the foregoing Ordinance #2017-04 was adopted at Final Reading at the regular meeting of the Township Committee of the Township of Hampton, County of Sussex held on Tuesday, November 28, 2017, at the Hampton Township Municipal Building, Baleville, N.J.

Kathleen Armstrong, RMC  
Township Clerk