

2012-24

**AN ORDINANCE CONCERNING
CONSTRUCTION CODE FEES AMENDING
THE “CODE OF THE TOWNSHIP OF
PRINCETON, NEW JERSEY, 1968”**

WHEREAS, the Borough of Princeton and the Township of Princeton voted on November 8, 2011 to consolidate the two municipalities effective January 1, 2013; and

WHEREAS, the Official Recommendations of the Joint Consolidation Study Commission recommended pursuant to N.J.S.A. 40A:65-26(6) the continued use of boundary lines of the former municipalities to continue local ordinances that existed prior to consolidation; and

WHEREAS, pursuant to N.J.S.A. 40:43-66.64, during the first twenty days following the date of consolidation, the governing body of the new consolidated municipality may by resolution adopt ordinances that were in effect in the Borough of Princeton and the Township of Princeton; and

WHEREAS, the Borough of Princeton and the Township of Princeton desire to enact reciprocal ordinances prior to consolidation to create uniform construction code fees; and

WHEREAS, it is anticipated that the existing Borough and Township ordinances and this reciprocal ordinance will be re-adopted by resolution by the consolidated municipality pursuant to N.J.S.A. 40:43-66.64.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Princeton as follows:

Section 1. Chapter 5A.1-7 of the Code of the Township of Princeton is amended as follows:

Sec. 5A.1-7. Schedule of fees.

The following fees shall be paid to and collected by the enforcing agency prior to the issuance of any of the permits or certificates hereinafter mentioned in this section in connection with the State Uniform Construction Code and such fees shall be administered as hereinafter set forth:

(a) *Prototype review:* An amount equal to twenty percent of the fee for a construction permit for the project. The plan review fee shall be paid at the time of submission of an application for a permit and it shall be credited toward the fee due for a construction permit, when issued. Plan review fees are not refundable.

(aa) *Prototype review fee:* An amount equal to five percent less than the plan review fee.

(b) *Construction permit:* An amount equal to the sum of the following subcode and elevator fees, but not less than seventy five dollars (\$75.00) for Use Groups R-3, R-4 and R-5. All other Use Groups shall not be less than seventy-five dollars (\$75.00). Minimum fees for all construction permits including a change of contractor shall be \$50.00.

(1) BUILDING SUBCODE FEE:

a. For new construction with regard to all Use Groups except for R-3, R-4 and R-5, the amount of \$.0800 per cubic foot of building or structure volume.

b. For new construction with regard to R-3, R-4, and R-5 Use Groups, the amount of \$.0250 per cubic foot of the building or structure volume.

c. For renovations, alterations and repairs with regard to all Use Groups except for R-3, R-4 and R-5, the amount of seventeen dollars (\$17.00) per one

thousand dollars (\$1,000.00) of estimated cost up to and including seventy-five thousand dollars (\$75,000.00); sixteen dollars (\$16.00) per one thousand dollars (\$1,000.00) of estimated cost over seventy-five thousand dollars (\$75,000.00) and up to and including one hundred fifty thousand dollars (\$150,000.00); and fifteen dollars (\$15.00) per one thousand dollars (\$1,000.00) of estimated cost over one hundred fifty thousand dollars (\$150,000.00) of estimated cost over one hundred and fifty thousand dollars (\$150,000.00). For the purpose of determining estimated cost, the applicant shall submit to the enforcing agency, if applicable, cost data 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 enforcing agency shall make the final decision regarding estimated cost.

d. For renovations, alterations and repairs with regard to Use Groups R-3, R-4 and R-5, the amount of fifteen dollars (\$15.00) per one thousand dollars (\$1,000.00) of estimated cost up to and including seventy-five thousand dollars (\$75,000.00); fourteen (\$14.00) dollars per one thousand dollars (\$1,000.00) of estimated cost over seventy-five thousand dollars (\$75,000.00) and up to and including one hundred fifty thousand dollars (\$150,000.00); and thirteen dollars and fifty cents (\$13.50) per one thousand dollars (\$1,000.00) of estimated cost over one hundred fifty thousand dollars (\$150,000.00). For the purpose of determining estimated cost, the applicant shall submit to the enforcing agency, if available, cost data produced by the architect or engineer of record, by a recognized estimating firm or by the contractor. A bona fide contractor's bid, if

available, shall be submitted. The enforcing agency shall make the final decision regarding estimated cost.

e. For additions with regard to all Use Groups except for R-3, R-4 and R-5, the amount of \$.0850 per cubic foot of building or structure volume for the added portion.

ee. For additions with regard to R-3, R-4 and R-5, the amount of \$.080 per cubic foot of building or structure volume for the added portion.

f. For combinations of renovations and additions, the sum of the fees computed separately for renovations and for additions.

g. For the following structures for Use Group U or for structures for which volume cannot be computed, the following flat fees shall be charged:

Asbestos removal	\$ 70.00 + \$14.00 (CO)
Fence(s) (six feet or more in height) Residential (R)	\$ 75.00
Fence(s) (six feet or more in height) Commercial	\$ 15.00 Per \$1,000.00
Radon mitigation	\$ 75.00
Swimming Pool Above-ground	\$100.00
Swimming Pool In-ground	\$200.00
Tanks In-ground (removal/modifications)	\$150.00
Tanks Above ground storage (installation, removal, modification)	\$ 75.00
Temporary Construction Trailer	\$100.00
Temporary Construction Fence	\$ 0.00

Tennis courts \$100.00
 Tent(s) A-5 \$ 75.00

(2) FIRE PROTECTION SUBCODE FEES:

Description	Number of Devices	Residential	Number of Devices	Commercial	Number of Devices	Both Residential & Commercial
a. Smoke detectors	1-12	\$40.00	1-12	\$ 60.00		
	12-24	\$60.00	12-25	\$ 75.00		
			25>	\$100.00 25> 1.00 each		
b. Duct-type smoke detectors					Each	\$ 25.00
c. Oil or gas fired appliances					New	\$ 50.00
					Replacement	\$ 25.00
d. Kitchen hood exhaust system		\$50.00	Type II	\$ 75.00		
			Type I	\$100.00		
e. Pull stations-manual					Each	\$ 10.00

f. Wood			Each	\$ 50.00
stove/fireplace				
g. Gas fired		\$45.00	Each	\$50.00
manufactured				
fireplace & flue				
h. Signaling			Each	\$ 5.00
devices				
(strobes)				
i. Residential	dwelling	\$50.00		
sprinklers	unit			
(per)				
j. Stand pipe			Each	\$230.00
riser			Riser	
k. Fire pump				\$200.00
k1 Fire pump				\$100.00
testing				
l. Sprinkler			1-20	\$ 65.00
system			20-50	\$100.00
(wet/dry)			50-100	\$200.00
(heads)			100>	\$2.00 per head
(standard type)				
m. Early fire			1-20	\$ 40.00

suppression	20-50	\$ 75.00
response	50-100	\$100.00
(type heads)	100>	\$1.50 per head
n. Fire protection		\$ 50.00
(2) minimum		
Fee and change of contractor :		
o. Special fire suppression system		\$85.00 per installation
(Dry Chemical Water, CO2 and Halon) local system only including major suppression		
p. Above ground storage tanks (per tank)		\$46.00
q. Incinerators		\$365.00
r. Administrative fee		15% of total fee paid
s. Fire mains – per diameter inch		\$100.00
t. Dry pipe valves		\$25.00 each

u. Preaction valves	\$25.00 each
v. Hydro testing of fire supply lines 2 hour test as per nfpa @ \$40.00 per hr.	\$80.00
w. Electronic fire/smoke control door releases	\$10.00

(3) PLUMBING SUBCODE FEE:

a. The Plumbing subcode fee shall be that charged by the municipality's plumbing subcode official in accordance with the requirements of the New Jersey Uniform Construction Code Act. Said fees are as follows:

1. Minimum fee including change of contractor

\$50.00

2. Fixtures and devices

Shall include but not be limited to: Fixtures, appliances or devices connected to the plumbing system including: water closets, lavatories, bidets, urinals, hose bibs, showers, whirlpool tubs, bath tubs, floor drains, sinks, dishwashers, drinking fountains, washing machines, plumbing stacks, roof drains, area drains, sump pumps, pot fillers, ice machines, steam units, condensate drains and back-flow preventers not equipped with test ports and humidifiers.

\$15.00 each

3. Special devices

Grease traps, oil separators, refrigeration units, utility service connections, back-flow preventers equipped with test ports (double check valve assemblies, reduced pressure zones and pressure vacuum breaker back-flow preventers), steam boilers, hot water boilers, pool heaters, active solar systems, sewer pumps and interceptors, provided however, there shall not be inspection fee charges for gas service entrances.

\$95.00

a. Residential lawn sprinklers \$70.00 each

4. Cross-connections

Backflow preventers and Cross-connections subject to testing quarterly or annually.

Use Groups R-2, R-3, R-4 and R-5

1 to 50 \$35.00 each

50 or more \$15.00 each

All other Use Groups

1 to 50 \$40.00 each

50 or more \$15.00 each

Pursuant to *N.J.S.A. 52:27D-126(d)*, the plumbing subcode official may waive the charge for testing cross connections for all low-income and middle-income units which are a part of the township’s Affordable Housing program as defined in Section 10B-333 of this Code.

5. Water Heaters

Installation or replacement of gas or electric water heaters in R-2, R-3, R-4, and R-5 use groups.

\$40.00

Installation or replacement of water heaters for all use groups other than R-2, R-3, R-4, R-5

\$75.00

5a. Pool safety accessories \$45.00

6. Mechanical inspections of the following appliances in Use Groups R-2, R-3, R-4 and R-5 shall include but not be limited to: furnaces, condensers, air handlers, mini-split units, boilers, gas fireplaces, outdoor grills, fire pits, generators, gas lamps, dryers, stoves, cooktops, fuel oil piping, and log lighters.

First appliance \$58.00

Each additional appliance \$15.00

7. Mechanical inspections related to installation of fuel oil piping on fuel tanks.

Use Groups R-3, R-4 and R-5 \$45.00

All other Use Groups \$70.00

8. Mechanical inspections related to natural gas piping and LP gas piping systems.

Each appliance connection: \$15.00

9. Additional mechanical inspection fees for all Use Groups except R-3, R-4 and R-5:

\$10.00 per \$1000.00 of the total cost of piping labor, material and equipment.

10. Geothermal Wells

Fee for each well \$20.00

11. Propane Tanks

Under 125 gallons: \$30.00 per tank

Over 125 gallons: \$50.00 per tank

12. Dental Office Piping

Excluding waste, vent, water and mechanical piping. \$300.00 flat fee

(4) ELECTRICAL SUBCODE FEE:

a. The electrical subcode fee shall be that charged by the municipality's electrical subcode official in accordance with the requirement of the New Jersey Uniform Construction Code Act. Said fees are as follows:

1. Minimum fee \$50.00

2. Electrical fixtures and devices
Lighting outlets, wall switches,
fluorescent fixtures, fire protection devices,
convenience receptacles or similar devices
and motors less than 1-HP or 1-KW (1-25
devices), and for each telecommunications,
data or other type of structure wiring devices
for all Use Groups \$40.00

2a. For each twenty-five (25)
additional fixtures, wall switches,

convenience receptacles or similar
 devices, and motors of less than 1-HP
 or 1-KW \$ 8.00

3. Service sub panels

Each service panel, service entrance
 or sub panel less than or equal to 200 amps
 Use Groups R-3, R-4 and R-5 \$50.00
 All other Use Groups \$60.00

Each service panel, service entrance
 or sub panel greater than 200 amps and
 less than or equal to 600 amps
 Use Groups R-3, R-4 and R-5 \$95.00
 All other Use Groups \$110.00

Each service panel, service entrance
 or sub panel greater than 600 amps and
 less than or equal to 1,000 amps
 Use Groups R-3, R-4 and R-5 \$230.00
 All other Use Groups \$250.00

Each service panel, service entrance
 or sub panel 1,000 amps or greater
 Use Groups R-3, R-4 and R-5 \$460.00
 All other Use Groups \$550.00

4. Motors
- Each motor greater than 1-HP and less than 10-HP
- | | |
|-----------------------------|----------|
| Use Groups R-3, R-4 and R-5 | \$ 10.00 |
| All other Use Groups | \$ 15.00 |
- Each motor 10-HP or less than 50-HP
- | | |
|-----------------------------|----------|
| Use Groups R-3, R-4 and R-5 | \$ 50.00 |
| All other Use Groups | \$ 60.00 |
- Each motor 50-HP and less than 75 HP
- | | |
|-----------------------------|----------|
| Use Groups R-3, R-4 and R-5 | \$ 95.00 |
| All other Use Groups | \$110.00 |
- Each motor 75-HP and less than 100-HP
- | | |
|-----------------------------|----------|
| Use Groups R-3, R-4 and R-5 | \$230.00 |
| All other Use Groups | \$250.00 |
- Each motor 100-HP or greater
- | | |
|-----------------------------|----------|
| Use Groups R-3, R-4 and R-5 | \$460.00 |
| All other Use Groups | \$550.00 |
5. Transformers
- Each electrical device, transformer and generator greater than 1-KW and less

than 10-KW	
Use Groups R-3, R-4 and R-5	\$ 10.00
All other Use Groups	\$ 15.00
Each electrical device, transformer and generator 10-KW or greater and less than 45-KW	
Use Groups R-3, R-4 and R-5	\$ 50.00
All other Use Groups	\$ 60.00
Each electrical device, transformer and generator 45-KW or greater and less than 75-KW	
Use Groups R-3, R-4 and R-5	\$ 95.00
All other Use Groups	\$110.00
Each electrical device, transformer and generator 75-KW or greater and less than 112.5 KW	
Use Groups R-3, R-4 and R-5	\$230.00
All other Use Groups	\$250.00
Each electrical device, transformer and generator 112.5-KW or greater	
Use Groups R-3, R-4 and R-5	\$460.00
All other Use Groups	\$550.00

6. Annual inspection of public and

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|-----|--|---------|
| | commercial swimming pools | \$50.00 |
| 7. | Each permanently installed private swimming pool, spa, hot tub or fountain (including any required bonding and associated equipment) | \$50.00 |
| 8. | For each bonding inspection and installation of associated equipment, except panel boards and underwater lighting fixtures | \$50.00 |
| 9. | For each light-standard greater than eight (8') feet in height including luminaries | \$10.00 |
| 10. | For each communications closet or communication rack system | \$10.00 |
| 11. | For each replacement or wiring involving one (1) branch circuit (or part thereof). | \$10.00 |
| 12. | For each utility management device | \$10.00 |

Section 2. If another ordinance shall conflict with this ordinance, this ordinance shall control, supersede, and preempt any other conflicting ordinance.

Section 3. This ordinance shall take effect January 1, 2013 after its passage and publication in accordance with law.

I, Kathleen K. Brzezynski, Deputy Clerk of the Township of Princeton, County of Mercer, State of New Jersey, do hereby certify that the foregoing is a true copy of an ordinance adopted by Township Committee at its meeting held December 27, 2012

A handwritten signature in cursive script that reads "Kathleen K. Brzezynski".

Kathleen K. Brzezynski
Deputy Clerk