

Township of West Milford

Passaic County, New Jersey

~ Ordinance 2024 – 027 ~

ORDINANCE OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC, STATE OF NEW JERSEY AMENDING CHAPTER 135 “FEES AND COSTS” OF THE REVISED GENERAL ORDINANCES AMENDED

BE IT ORDAINED by the Municipal Council of the Township of West Milford, County of Passaic, State of New Jersey, as follows:

SECTION 1. Chapter 135 “Fees and Costs”, §135-5. Department of Planning and Building; construction fees is amended as follows:

The Planning and Building Department is authorized to charge the following fees:

A. Construction permit fees. The fee for a construction permit shall be the sum of the sub code fees listed in the following subsections and shall be paid before the permit is issued:

1. Building sub code fees.
 - (a) Fees for new construction and additions shall be based on the volume of the structure. The new construction fee shall be in the amount of \$0.060 per cubic foot of volume with a minimum of \$200.00. The volume for large, open, single-story warehouses, silos, greenhouses, distribution centers and other agricultural and storage-use occupancies shall be charged at a maximum height of 20 feet notwithstanding the fact that the actual height of the space may be greater than 20 feet.
 - [1] Use Group U shall be a minimum fee of \$200.00
 - [2] Residential utility sheds over 200 square feet shall be \$0.040 per cubic foot of volume with a minimum fee of \$200.00
 - [3] Use Groups U, S1, S2 for agricultural use as defined under N.J.A.C.5:23-3.2(d) shall be a minimum fee of \$200 and \$0.040 per cubic foot of volume.
 - [4] Use Group S1 and S2 for commercial; and Use Group F1 and F2 shall be charged \$0.040 per cubic foot of volume with a minimum fee of \$350.00
 - [5] Residential roof R-3/R-5: flat fee of \$90. All other Use groups: Fee will be calculated at \$30 per \$1,000 of estimated cost of work with a minimum fee of \$90.00
 - [6] Residential siding R-3/R-5: flat fee of \$90. All other Use groups: Fee will be calculated at \$40 per \$1,000 of estimated cost of work with a minimum fee of \$90.00
 - (b) For renovations, alterations, solar panel mounting/attachment, radon remediation systems, site construction associated with pre-engineered systems of commercial farm buildings, pre-manufactured construction, external utility connections for pre-manufactured construction and repairs or minor work as defined: \$40 per \$1,000 of estimated cost of the work, provided that the minimum fee shall be \$90
 - (c) For combinations of renovations and additions, the sum of the fees computed separately as renovations and additions.
 - (d) Swimming pools shall be flat fee of \$150 for above ground and \$300 for in-ground pools.
 - (e) For residential elevators, dumbwaiters or hoists shall be \$90
 - (f) For structures of temporary uses: \$90 for a period up to 90 days.
 - (g) Asbestos abatement: a flat fee of \$90.

- (h) Lead hazard: a flat fee of \$90
- (i) Application for variation: \$250
- (j) Fees for retaining walls shall be as follows:
 - [1] A retaining wall with a surface area greater than 550 square feet that is associated with a residential structure shall have a flat fee of \$300.00
 - [2] A retaining wall with a surface area of 550 square feet or less that is associated with a residential structure shall have a flat fee of \$150.00
 - [3] A newly constructed retaining wall of any size at other than a residential structure shall be based on the cost of the construction at \$40 per \$1,000 of estimated cost of work with a minimum fee of \$150.00
- (k) Annual construction permits.
 - [1] The annual fee to be charged for an annual construction permit shall be a flat fee based upon the number of maintenance workers employed by a facility, and who are primarily engaged in work that is governed by a sub code. Managers, engineers and clerical personnel shall not be considered maintenance workers for the purpose of establishing the annual construction permit fee. Permits may be issued for building protection, electrical and plumbing sub codes.
 - [2] Prior to the issuance of an annual construction permit, a training registration fee of \$100 per sub code shall be submitted by the applicant to the Department of Community Affairs, Construction Code Element, Training Section along with a copy of the construction permit (form F-170). Fees shall be made payable to "Treasurer, State of New Jersey."
 - [a] One to 25 maintenance workers: \$500 per worker.
 - [b] For each additional worker over 25: \$200 per worker.
 - [c] Training registration: \$200 per worker.
- (l) Demolition permit fee.
 - [1] The fee for a permit for demolition of a building, structure or in ground pool shall be \$200 for all use groups.
 - [2] Demolition of all flammable or combustible storage tanks residential shall be \$100
 - [3] Demolition of all flammable or combustible storage tanks commercial shall be \$300
- (m) The fee for a permit to construct a sign shall be \$4 per square foot of the surface area of the sign, provided that the minimum fee shall be \$90. In the case of double-faced signs, the area of the surface of only one side of the sign shall be used for purposes of the fee computation.
- (n) Certificate of occupancy fees.
 - [1] Certificate of continual occupancy: \$400 (upon request only). The fee for a letter requesting that no certificate of continual occupancy is required: \$40
 - [2] Certificate of occupancy granted pursuant to change of use: \$200
 - [3] Certificate of occupancy: \$200
 - [4] Certificate of occupancy for asbestos abatement: \$200
 - [5] Temporary certificate of occupancy. There shall be no fee for the first issuance of a temporary certificate of occupancy, provided that a certificate of occupancy fee was paid. Each renewal after the first issuance shall be a fee of \$30.00

The fee for any work requiring a permit that is not listed above will be \$90.00

2. Plumbing sub code fees.

- (a) The fee shall be in the amount of \$40 per fixture, piece of equipment or appliance connected to the gas piping or oil piping system including condensate pumps and lines.

- (b) The fee shall be \$100 per special device for the following: grease traps, oil separators, refrigeration units, utility service connections, backflow preventers, steam boilers, hot water boilers, active solar systems, sewer pumps and interceptors and water treatment systems/UV systems. There shall be no inspection fee charged for gas service entrances.
- (c) The minimum plumbing sub code fee shall be \$90

The fee for any work requiring a permit that is not listed above will be \$90.00

3. Electrical sub code fees.

- (a) Electrical fixtures and devices:
 - [1] Receptacles and fixtures:
 - [a] First 25 fixtures: \$90
 - [b] Each additional 25 will be \$40
- (b) Each motor or electrical device greater than one HP and less than or equal to 10 HP and for transformers and generators greater than 1 KW and less than or equal to 10 KW: fee is \$40 each.
- (c) Each motor or electrical device greater than 10 HP and less than or equal to 50 HP for each service panel, service entrance or subpanel less than or equal to 200 amperes and for all transformers and generators greater than 11 KW and less than or equal to 45 KW and for each utility load management devices: the fee is \$90.
- (d) Each motor or electrical device greater than 50 HP and less than or equal to 100 HP for each service panel, service entrance or subpanel greater than 200 amperes and less than or equal to 1,000 amperes and for each transformer or generator greater than 45 KW and less than or equal to 112 KW: fee is \$180 each.
- (e) Each motor or electrical device greater than 100 HP, for each service panel, service entrance or subpanel greater than 1,000 amperes and for each transformer or generator greater than 112 KW: fee is \$800.
- (f) The fee for the annual electrical inspection of swimming pools, spas or hot tubs shall be \$90
- (g) Each pool bonding inspection shall be a flat fee of \$90
- (h) The minimum electrical sub code fee shall be \$90

The fee for any work requiring a permit that is not listed above will be \$90.00

(4) Fire sub code fees.

- (a) Alarm/supervisory/signaling (smoke, heat, pulls, water/flow):
 - [1] One to six: \$90
 - [2] Each additional five: \$40
- (b) Fire suppression system. For the installation of either a wet or dry suppression system:
 - [1] One to 20 sprinkler heads: \$90
 - [2] Twenty-one to 100 sprinkler heads: \$180
 - [3] One hundred one to 200 sprinkler heads: \$360
 - [4] Two hundred one to 400 sprinkler heads: \$720
 - [5] Four hundred one to 1,000 sprinkler heads: \$1,440
 - [6] One thousand one and over sprinkler heads: \$2,880
- (c) Standpipe: \$300
- (d) Pre-engineered systems.
 - [1] Wet chemical: \$200
 - [2] Dry chemical: \$200
 - [3] CO2 suppression: \$200
 - [4] Foam suppression: \$200
 - [5] FM 200 suppression: \$200

- (e) Commercial hood exhaust system: \$200
 - (f) Smoke control system: \$90
 - (g) Gas and oil-fired appliance which is not connected to a plumbing system: \$100
 - (h) Central air-conditioning unit or ducts: \$90
 - (i) Incinerators: \$700
 - (j) Crematoriums: \$700
 - (k) The fees for the issuance of a permit for a flammable or combustible storage tank installation shall be as follows:
 - [1] One to 1,000 gallons: \$100
 - [2] One thousand one to 3,000 gallons: \$300
 - [3] Three thousand one to 5,000 gallons: \$400
 - [4] Five thousand one and over gallons: \$500
 - (l) The fee for each solid-fuel-burning appliance such as a fireplace, woodstove or pellet stove shall be \$100
 - (m) The fee for a chimney liner shall be \$100 per liner.
 - (n) The fee for the removal/abandonment of all residential flammable/combustible storage tanks shall be \$100 per tank.
 - (o) The fee for commercial tank removal/abandonment under 2,001 gallons shall be \$300 per tank.
 - (p) The minimum fire sub code fee shall be \$90
- The fee for any work requiring a permit that is not listed above will be \$90.

- (5) Mechanical Inspection fees. When the Mechanical Inspector Technical Section is used in lieu of a Plumbing and Fire sub code for one and two family dwellings, the Mechanical inspector fee shall be as follows:
 - (a) Water Heaters: \$40 each
 - (b) Hot Water/Steam Boilers: \$100 each
 - (c) Hot Air Furnace: \$100 each
 - (d) LPG Tank installation: \$100 per tank
 - (e) Residential oil tank installation under 2,001 gallons: \$100 per tank
 - (f) Fuel oil piping or Gas piping: \$40 each
 - (g) LP/Gas fired Fireplace or Gas log set: \$100 each
 - (h) Chimney Liner: \$100 each
 - (i) Central Air Conditioning or Mini-Split system: \$90 each
 - (j) Condensate Pumps/Lines: \$40 each
 - (k) Backflow Preventers: \$100 each
 - (l) The minimum Mechanical Inspector fee shall be \$90.
- (6) Change of contractors shall be \$90 per sub code.
- (7) Elevator sub code fees. To be reviewed and processed by DCA.

The fee for any work requiring a permit that is not listed above will be \$90.

- B. Plan review fee. The fee for plan review shall be 20% of the amount to be charged for the construction permit and shall be paid before the plans are reviewed. The amount paid for this fee shall be credited toward the amount of the fee to be charged for the construction permit.
- C. Surcharge fee for new construction.
 - (1) Collection of State of New Jersey training fees. In order to provide for the training and certification and technical support programs required by the act, and 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 Township. Said fee shall be accounted for and forwarded to the Bureau of Housing Inspection in the manner herein provided.
 - (2) Fees. This fee shall be in the amount of \$0.00371 per cubic foot volume of new construction and \$1.90 per \$1,000.00 of estimated cost of work for alterations. Volume shall be computed in accordance with N.J.A.C.5:23-2.28.
 - (3) Remitting and reporting.

- (a) The Township shall remit such fees to the Bureau on a quarterly basis, in accordance with N.J.A.C. 5:23-4.19, ending March, June, September and December.
 - (b) A monthly report is transmitted to the Department of Community Affairs.
- D. Renewal of building permit fee. Any permit issued shall become invalid if the authorized work is not commenced within 12 months after issuance of the permit, or if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work as per UCC 5:23-2.16(b). Whenever it shall become necessary for the renewal of a building permit, then and in such case. The fee shall be computed as per the fee schedule currently in effect at the time of permit renewal.
- (1) Editor's Note: See §110-6 Fees waived for improvements to promote accessibility, for waiver of certain fees for construction, reconstruction, alteration or improvements designed to promote accessibility by disabled persons.

All other sections of this Chapter shall remain unchanged.

- SECTION 2.** All ordinances of the Township of West Milford, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.
- SECTION 3.** If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.
- SECTION 4.** This Ordinance shall take effect immediately upon final passage, approval, and publication as required by law.
- SECTION 5.** This Ordinance may be renumbered for codification purposes.

Introduced: May 15, 2024
 Adopted: June 12, 2024
 Effective Date: July 2, 2024

TOWNSHIP OF WEST MILFORD
 COUNTY OF PASSAIC
 STATE OF NEW JERSEY

ATTEST

 William Senande, Township Clerk

By: _____
 Michele Dale, Mayor