

# CITY OF PLAINFIELD

MC 2024-15

## AN ORDINANCE TO AMEND CHAPTER 2, ECONOMIC DEVELOPMENT OF THE CITY OF PLAINFIELD, BY AMENDING ARTICLE X, SECTION 2:10-6C. "FEE SCHEDULE" UPDATE

WHEREAS, On September 11, 2018, the City Council of the City of Plainfield adopted Ordinances No. 2018-22 repealing and replacing the existing Chapters 2 (Economic Development); and

WHEREAS, it is the intent of the City of Plainfield to regulate fees of lead abatement throughout the City, and

NOW, THEREFORE BE IT ENACTED By the City Council of the City of Plainfield, that:

### Section 1

The City Council has determined that the Economic Development ordinance amendment to the Fee Schedule for Lead Abatement is appropriate and hereby adopts this Ordinance amendment to the Economic Development as proposed.

### Section 2.

The validity or enforceability of any provision of this Ordinance shall not affect the remaining provision of this ordinance, which shall remain in full force and effect.

### Section 3.

A notice of this action shall be published in the official newspaper authorized to publish legal notices for the City.

### Section 4.

This ordinance shall take effect twenty (20) days after final passage and approval, as provided by law.

## EXHIBIT A

### SECTION 2:10-6C. a.1.P

AMENDMENT TO -2:10-6C. a.1.Fee Schedule

(a) <<https://ecode360.com/37465639>>

Subcode fees shall be as follows:

(1) <<https://ecode360.com/37465640>>

Building Subcode fees shall be:

(A) <<https://ecode360.com/37465641>>

~~For new construction \$0.03 for the first 12 months. At the end of the twenty-four month period the fee shall increase to \$0.0395 per cubic foot of building or structure volume, provided that the minimum fee shall be \$75 for use group A 1-2-3-4-5, F and S 1 and 2, \$0.0395.~~

(B) <<https://ecode360.com/37465642>>

~~For renovations, alterations, repairs, re-roofing and re-siding, and for structures and appurtenances for which special volume cannot be calculated a minimum fee of \$24 per \$1,000 or any portion thereof of the estimated cost of construction up~~

to \$50,000; for \$50,001 to \$100,000 of estimated cost, \$18 per \$1,000 of estimated cost; over \$100,000 of estimated cost, \$17 per \$1,000.

~~(C) <<https://ecode360.com/37465643>>~~

~~For additions, \$0.03 in 12 months. At the end of the twenty-four month period the fee shall increase to \$0.0395 per cubic foot of building or structure volume provided that the minimum fee shall be \$75 for use group A 1-2-3-4, F and S-1 and 2, \$0.0395 per cubic foot of building or structure volume.~~

~~(D) <<https://ecode360.com/37465644>>~~

~~For combination work of new construction and alteration the sum of both fees computed separately: minimum fee, \$75.~~

~~(E) <<https://ecode360.com/37465645>>~~

~~For demolition of a building for residential, \$300 for structure less than 5,000 sq. ft. in area and less than 30 feet in height for one or two family residences (R-3), and for structures on farms, including commercial farms; for structure residences (R-2) multibuilding, \$450 per dwelling unit; for commercial or industrial, \$100. Minimum \$450, the fee for a demolition (commercial and industrial) shall be for each 5,000 cu. feet, with a minimum fee. The fee for an accessory structure shall be \$75.~~

~~(F) <<https://ecode360.com/37465646>>~~

~~For moving of a building, \$35 per \$1,000 of cost of moving and new foundation cost, provided that the minimum fee shall be \$100.~~

~~(G) <<https://ecode360.com/37465647>>~~

~~For the construction of an aboveground pool shall be as the renovations and alterations, estimated cost with a minimum fee of \$75.~~

~~(H) <<https://ecode360.com/37465648>>~~

~~For the installation of signs, \$3 per square foot of surface area computed on one side only for double-faced signs, provided the minimum fee shall be \$75.~~

~~(I) <<https://ecode360.com/37465649>>~~

~~For a certificate of occupancy, 10% of the new construction permit fee, minimum \$300 per dwelling unit; other than residential, \$400. The fee for a continued certificate of occupancy shall be same as certificate of occupancy fees.~~

~~(J) <<https://ecode360.com/37465650>>~~

~~For a certificate of approval on all building permits not requiring a certificate of occupancy or a continued certificate of occupancy, \$0. Certificate of approval requiring fee shall be \$100.~~

~~(K) <<https://ecode360.com/37465651>>~~

~~Sheds up to 100 square feet estimated cost over 100 square feet requiring footings by volume.~~

~~(L) <<https://ecode360.com/37465652>>~~

~~House trailer – per six months, \$300.~~

~~(i) <<https://ecode360.com/37465653>>~~

~~Office trailers on construction site, \$100 per year.~~

~~(M) <<https://ecode360.com/37465654>>~~

~~Renewal of permit – 10% of original construction fee or \$75 minimum.~~

~~(N) <<https://ecode360.com/37465655>>~~

~~Asbestos removal permit, \$300 and \$100 for certificate of occupancy upon completion.~~

~~(O) <<https://ecode360.com/37465656>>~~

~~Radon mitigation system, \$100.~~

~~(P) <<https://ecode360.com/37465657>>~~

~~Lead abatement, residential, \$200 per unit or apartment; commercial or industrial, \$300; clearance certificate, \$100.~~

**(1) Building subcode fees shall be:**

- (A) For new construction the fee shall be \$0.0395 per cubic foot of the building or structure volume, provided that the minimum fee shall be \$75.**
- (B) For renovations, alterations, repairs, re-roofing and re-siding, and for structures and appurtenances for which special volume cannot be calculated a minimum fee of \$24 per \$1,000 or any portion thereof of the estimated cost of construction up to \$50,000; for \$50,001 to \$100,000 of estimated cost, \$18 per \$1,000 of estimated cost; over \$100,000 of**

estimated cost, \$17 per \$1,000.

- (C) For additions the fee shall be \$0.0395 per cubic foot of building or structure volume provided that the minimum fee shall be \$75.
  - (D) For demolition of a building the fee shall be \$300 for structures less 5,000 sq. ft. in area and less than 30 feet in height. For all other structures over 5,000 sq. ft. or over 30 feet in height the fee shall be \$450.
  - (E) For large open volume buildings as per N.J.A.C. 5:23-4.18(c)vi, the fee shall be \$0.0011 per cubic foot.
  - (F) For the construction of an above ground pool the fee shall be \$75, the fee for an inground pool shall be \$250.
  - (G) For the installation of signs, the fee shall be \$3 per square foot surface area computed on one side only for double-faced signs, provided that the minimum fee shall be \$75.
  - (H) For a certificate of occupancy, the fee shall be \$300 per residential dwelling unit; for other than residential \$400 per unit. The fee for a continued certificate of occupancy shall be \$400 for all groups.
  - (I) Temporary Certificate of Occupancy (TCO) first issuance and renewals as per N.J.A.C. 5:23-4.18(f)3, shall be \$30.00, except there shall be no fee for the first issuance of a TCO provided that the Certificate of Occupancy fee is paid at that time.
  - (J) Sheds or accessory structures to an R-5 up to 600 sq. ft. the fee shall be \$80, for structures over 600 sq. ft. \$150.
  - (K) House trailers-per six months, the fee shall be \$300, for office or sales type trailers the fee shall be \$100 per year.
  - (L) Renewal of a permit fee shall be 10% of the original construction fee or \$75 minimum.
  - (M) Asbestos or lead abatement fee shall be \$200 per residential unit, for commercial or industrial groups the fee shall be \$300.
  - (N) Fences over six feet in height that are not part of a pool barrier system shall be a flat fee of \$80.
  - (O) Radon mitigation systems, \$100.
- (2) Plumbing Subcode fees shall be:
- (A) For fixtures and stacks, \$20 each and shall include but not be limited to sinks; urinals, water closets, bath tubs, shower stalls, dishwashers, garbage disposals, drinking fountains, water softeners, sump pumps, water filtration systems, or similar devices the minimum fee shall be \$75.
  - (B) For installation or replacement of a water supply or sanitary sewer line the fee shall be \$100 each.
  - (C) For the installation of a water heater the fee shall be \$75 each.
  - (D) For the inspection of existing cross connections, for each required three-month inspection, \$75; annual inspection, \$100.
  - (E) For the installation of fuel fired boilers, \$75; each additional, \$75; fuel oil piping, \$75.
  - (F) For the installation of a grease trap or oil separator, \$75.

**(G) For the alteration or decommission of a septic system the fee shall be \$75.**

**(H) Gas piping air test, \$75.**

**(I) Backflow preventer, \$20 for residential, \$75 commercial.**

**(J) Refrigeration unit, \$75 each.**

**(K) All HVAC systems installations other than \$75 each unit.**

**(3) Electrical Subcode fees shall be:**

**(A) For from one to 50 receptacles or fixtures, the fee shall be \$75; for each additional 25 receptacles or fixtures, the fee shall be \$20. Receptacles or fixtures shall include; lighting outlets, wall switches, fluorescent fixtures, convenience receptacles or similar fixtures, and motors or devices of less than one horsepower or one kilowatt.**

**(B) For each motor or electrical device greater than one horsepower and less than or equal to 10 horsepower; and for transformers and generators greater than one kilowatt and less than or equal to 10 kilowatts, the fees shall be \$75.**

**(C) For each motor or electrical device greater than 10 horsepower and less than or equal to 50 horsepower, the fee shall be \$75; for each service panel, service entrance or subpanel less than or equal to 100 amperes, the fee shall be \$75; and for all transformers and generators greater than 10 kilowatts and less than or equal to 45 kilowatts, the fee shall be \$75.**

**(D) For each motor or electrical device greater than 50 horsepower and less than or equal to 100 horsepower the fee shall be \$125; for each service panel, service entrance or subpanel greater than 125 amperes and less than or equal to 1000 amperes, the fee shall be \$125.**

**(E) For each motor or electrical device greater than 100 horsepower; for each service entrance or subpanel greater than 1,000 amperes; and for each transformer or generator greater than 112.5 kilowatts, the fee shall be \$500.**

**(F) For the purpose of computing these fees, all motors except those in plug-in appliances shall be counted, including control equipment, generators, transformers and all heating, cooking or other devices consuming or generating electrical current.**

**(G) For the installation or wiring of storable pools as defined in the NEC shall be \$75 for an above ground pool \$150 and \$300 for an in-ground pool. For an annual public pool inspection, the fee shall be \$250.**

**(H) For the installation or replacement of an HVAC system the fee shall be \$75 for each system.**

**(I) For the installation of hardwired smoke and carbon monoxide detectors, the fee shall be \$75 for up to ten devices and one control panel, \$50; each additional control panel or detector \$10.**

**(J) Photovoltaic systems new installations fees shall be; battery banks each unit \$75, each gateway \$100, each disconnect \$75, inverters up to 10 kilowatts \$75 each, inverters over 10 kilowatts \$150 each.**

**(K) Electric vehicle charging station fees shall be; residential systems \$100 per charger, commercial systems \$150 per charger.**

**(L) Energy management-lighting or motor control panels fees shall be \$100 each.**

**(4) Fire Protection Subcode fees shall be;**

**(A) For installation of standpipes, \$300.**

**(B) The fee for automatic sprinkler heads and fire detectors for 20 or fewer heads, the fee shall be \$75; for 21 to up to 100 heads the fee shall be \$100; for 101 to 200 heads, the fee shall be \$275; for 201 to and including 400 heads or detectors, the fee shall be \$625; for 401 up to 1,000 heads \$900; for over 1,000 heads \$1,200. In computing fees for heads, the number of each shall be counted.**

**(C) The fee for each gas or oil-fired appliance not connected to the plumbing system shall be \$75.**

**(D) The fee for each incinerator shall be \$450.**

**(E) The fee for each crematorium shall be \$450.**

**(F) For the installation of a fire alarm system, \$200.**

**(G) For the installation of heating units for all groups the fee shall be, \$75.**

**(H) For the installation or removal of storage tanks, the fee shall be, \$200 each.**

**(I) For the installation of fire suppression systems \$75 per \$1,000 construction cost, minimum fee of, \$75.**

**(J) For the installation of commercial cooking equipment, \$75 per \$1,000 construction cost for each unit, minimum fee of \$75.**

**(K) For the installation of other fire suppression systems, the fee shall be, \$75 each.**

**(L) For the installation of woodstoves, fireplaces or other unit heaters the fee shall be \$75 each unit.**

**(M) Gasoline pump installation shall be \$75.**

**(N) Fire pump installation shall be \$75 for pumps under 300 GPM, \$150 for pumps over 300 GPM and up to 1,000 GPM, and \$200 for pumps over 1,000 GPM.**

**(O) Kitchen exhaust systems exceeding 400 CFM shall be \$75.**

**(P) Solar array systems for R-5 groups \$85; the fee for all groups other than R-5 shall be \$250 each.**

**(Q) For the installation or replacement of fire protection water services the fee shall be, \$150.**

**(5) For Mechanical Subcode fees:**

**(A) Replacement or installation HVAC systems or generators for groups R-3 and R-5 the fee shall be \$75 per unit.**

**(B) For the replacement of water heaters in R-3 or R-5 groups the fee shall be, \$75 per unit.**

**(6) General fees:**

**(A) Plan review fees shall be 25% of the amount to be charged for the construction permit and shall be paid before the plans are reviewed. The amount paid shall be**

credited toward the total of the fees charged for the construction permit, these fees are non-refundable.

**(B) An application for a variation from the applicable codes the code shall be \$125 per effected subcode.**

**(C) The permit renewal fee shall be 10% of the original construction permit fee with a minimum fee of \$75.**

**(D) Administrative fee for a change of contractor shall be \$25 per update for each subcode.**


**(E) Plan review revision fees shall be \$75 per subcode per revision.**

**(F) Notwithstanding the above schedule of fees, a third-party agency fee and**

**Any fees herein omitted from the above schedule of fees shall be adjusted to conform to the provisions of NJAC 5:23-4.20, et seq.**


ADOPTED BY THE MUNICIPAL COUNCIL

April 8, 2024

  
Abubakar Jalloh, R.M.C.  
Municipal Clerk

**CLERK'S CERTIFICATION**

I, Abubakar Jalloh, City Clerk of the City of Plainfield do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Plainfield City Council.

  
Abubakar Jalloh, R.M.C.  
Municipal Clerk

✓ Vote Record - Ordinance MC 2024-15						
			Yes/Aye	No/Nay	Abstain	Absent
<input checked="" type="checkbox"/> Adopted	Richard Wyatt	Mover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Adopted as Amended	Charles McRae	Seconder	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Defeated	Steve Hockaday	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Tabled	Terri Briggs Jones	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Repealed	Robert Graham	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Failed	Julienne Cherry	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Vetoed	Darcella Sessomes	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Consensus						