

Ordinance #:	23-3292
Introduction Date:	9/5/23
Hearing Date:	9/19/23
Passage Date:	9/19/23
Effective Date:	9/28/23

AN ORDINANCE TO AMEND THE CODE, APPENDIX A, SCHEDULE OF FEES, CONTAINED IN THE REVISED GENERAL ORDINANCES OF THE CITY OF SUMMIT - (Amend Certain Fees – Department of Community Services)

Ordinance Summary: The purpose of this ordinance is to amend Appendix A, Schedule of Fees contained in the Revised General Ordinance of the City of Summit.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SUMMIT:

SECTION 1. It is not intended by this ordinance to repeal, amend, abrogate, annul or in any way impair or interfere with existing provisions of other laws or ordinances, except those specifically repealed by this ordinance. Where this ordinance establishes a fee different from existing provisions of law or ordinances or establishes a new fee, the provisions of this ordinance shall apply. Upon passage of this ordinance and any amendments thereto the Codification Company retained to codify ordinances is authorized to make such changes in the corresponding regulatory ordinance or ordinances and appropriate City offices are authorized to charge such fees with no further action required by the City.

SECTION 2. Where a regulatory ordinance hereinafter establishes a fee different from existing provisions of a fee or fees established by this ordinance, the provisions of the particular regulatory ordinance shall apply. Upon adoption and passage of a regulatory ordinance or ordinances and any amendments thereto the Codification Company retained to codify ordinances is authorized to make such changes in this ordinance and appropriate City offices are authorized to charge such fees with no further action be required by the City.

SECTION 3. Regulatory ordinance Code sections, which apply to a particular fee, are so indicated in (parenthesis)

APPENDIX A

CONSTRUCTION PERMITS (14-1.2)

The fee for construction permits shall be the sum of the applicable fees listed in paragraphs a. through m. hereof and shall be paid before the permit is issued, except as modified in paragraph m. for mechanical permit fees.

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- a. *Building Subcode Fees.* The Building Subcode fees shall be as follows:
 - 3. For a swimming pool, the fee shall be ~~fifty (\$50.00)~~ one-hundred (\$100.00) dollars;
 - 4. For fences, the fee shall be ~~forty (\$40.00)~~ fifty (\$50.00) dollars;

5. Fees for signs shall be two (\$2.00) dollars per square foot of sign area, calculated on one (1) side of double-faced signs;
6. Fees for asbestos removal shall be fifty (\$50.00) dollars, as specified by N.J.A.C. 5:23-8.10;
7. For plan review for revisions after issuance of a permit the fee shall be \$50.00 per hour with a minimum fee of \$50.00.
8. For a change of contractor, the fee shall be \$50.00 per subcode and per technical section.
7. ~~9.~~ The fee for lead hazard abatement work shall be fifty (\$50.00) dollars. The fee for a lead hazard abatement certificate shall be thirty-five (\$35.00) dollars;
8. ~~10.~~ The fee for a retaining wall associated with a Class 3 residential structure shall be ~~fifty (\$50.00)~~ one-hundred, fifty (\$150.00) dollars. The fee for a retaining wall at other than a Class 3 residential structure shall be based on the cost of construction;
9. ~~The fee for roofing and siding work completed on structures of Group R-3 or R-5 shall be one hundred (\$100.00) dollars.~~
10. ~~11.~~ Fees for demolition shall be as follows:
 - (a) For a one (1) or two (2) family dwelling, or accessory structure to 1 or 2 family seventy five (\$75.00) one-hundred fifty (\$150.00) dollars per dwelling unit or structure;
 - (b) For any other building or structure, ~~one hundred (\$100.00)~~ two hundred, fifty (\$250.00) dollars per building or structure;
 - (c) ~~For removal of an underground storage tank, forty (\$40.00) dollars per (d) tank;~~
 - (d.) (c). Fees for partial demolitions in anticipation of construction shall be calculated as an alteration, with the fees set forth in (b) above.
11. ~~12.~~ A training fee surcharge, as mandated by N.J.A.C. 5:23-4.19, shall be charged for new buildings and structures, and additions to and alterations of existing buildings and structures.
12. ~~13.~~ The fees for a project which includes new construction, alterations and/or renovations shall be computed as the sum of the fees computed separately in accordance with the above;
13. ~~14.~~ The minimum building subcode fee shall be ~~forty (\$40.00)~~ fifty (\$50.00) dollars.

b. *Plumbing Subcode Fees.* The Plumbing Subcode fees shall be as follows:

1. For installation or replacement of plumbing fixtures, and devices, such as but not limited to water closets, urinals, bidets, bathtubs, showers, lavatory, sinks, floor drains, dishwashers, drinking fountains, washing machines, hose bibbs, water heaters,

trap primers, plumbing stacks, and other similar devices, the fee shall be ~~fifteen (\$15.00)~~ twenty (\$20.00) dollars each;

2. For installation or replacement of special fixtures and devices, such as but not limited to grease traps, oil separators, backflow preventors, water-cooled air conditioners, commercial refrigeration units, steam boilers, water boilers, commercial cooking equipment, automatic fuel shut-off devices, gas piping, sewer pumps, fuel oil piping, underground sprinkler systems, air conditioners, the fee shall be ~~forty (\$40.00)~~ fifty (\$50.00) dollars each;
3. For utility service installations and/or connections, including potable water, fire service water, sewer, and gas, the fees shall be one hundred (\$100.00) dollars per connection.
4. For any solar system installation, the fee shall be fifty (\$50.00) dollars.
5. The minimum plumbing subcode fee shall be ~~forty (\$40.00)~~ fifty (\$50.00) dollars.

c. *Electrical Subcode Fees.* The Electrical Subcode fees shall be as follows:

1. For installation or replacement of outlets, fixtures, receptacles, including lighting outlets, wall switches, fluorescent fixtures, line voltage smoke detectors, low voltage fire alarm systems, burglar alarm systems, convenience receptacles or similar fixtures, and motors or other devices of less than one (1) horsepower or kilowatt, the fee shall be as follows:
 - (a) From one (1) to fifty (50) devices, the fee shall be fifty (\$50.00) dollars;
 - (b) For each additional twenty-five (25) devices, the fee shall be ~~twenty-five (\$25.00)~~ twenty-five (\$25.00) dollars;
2. For each motor or similar electrical device, the fees shall be as follows:
 - (a) For one (1) to ten (10) horsepower, or kilowatt, the fee shall be ten (\$10.00) dollars;
 - (b) For eleven (11) to fifty (50) horsepower, or kilowatt, the fee shall be thirty-five (\$35.00) dollars;
 - (c) For fifty-one (51) to one hundred (100) horsepower, or kilowatt, the fee shall be one hundred twenty-five (\$125.00) dollars;
 - (d) For over one hundred (100) horsepower, or kilowatt, the fee shall be five hundred (\$500.00) dollars.
3. For transformers and generators over one (1) kilowatt, the fee shall be as follows:
 - (a) For up to ten (10.0) kilowatts, the fee shall be ten (\$10.00) dollars;
 - (b) For up to forty-five (45.0) kilowatts, the fee shall be forty-five (\$45.00) dollars;
 - (c) For up to one hundred twelve point five (112.5) kilowatts, the fee shall be

eighty-five (\$85.00) dollars;

- (d) For over one hundred twelve point five (112.5) kilowatts, the fee shall be eight hundred (\$800.00) dollars.

4. For electrical service entrance, service panel, sub-panel installations or replacements, the fees shall be as follows:

- (a) For up to two hundred (200) amps, the fee shall be ~~forty~~ fifty (~~\$4~~50.00) dollars;

- (b) For two hundred one (201) to one thousand (1,000) amps, the fee shall be one hundred twenty-five (\$125.00) dollars;

- (c) For over one thousand (1,000) amps, the fee shall be one thousand (\$1,000.00) dollars;

5. For photovoltaic systems, the fee shall be based on the designated kilowatt rating of the solar photovoltaic systems as follows:

- (a) One (1) to fifty (50) kilowatts, the fee shall be fifty (\$50.00) dollars.

- (b) Fifty-one (51) to one hundred (100) kilowatts, the fee shall be one hundred (\$100.00) dollars.

- (c) Greater than one hundred (100) kilowatts, the fee shall be five hundred (\$500.00) dollars.

6. For a swimming pool, the fee shall be one hundred (\$100.00) dollars;

6. 7. The minimum electrical subcode fee shall be ~~forty-fifty~~ (~~\$40.00~~ \$50.00) dollars.

- d. *Fire Protection Subcode Fees.* The Fire Protection Subcode fees shall be as follows:

1. For installation or replacement of fire protection systems, such as sprinkler systems, smoke or heat or other types of automatic detection systems, manual alarm systems, the fees shall be calculated on the number of individual component devices, as follows:

- (a) From one (1) to twenty (20), the fee shall be fifty (\$50.00) dollars;

- (b) From twenty-one (21) to one hundred (100), the fee shall be one hundred (\$100.00) dollars;

- (c) From one hundred one (101) to two hundred (200), the fee shall be two hundred (\$200.00) dollars;

- (d) From two hundred one (201) to four hundred (400), the fee shall be three hundred (\$300.00) dollars;

- (e) From four hundred one (401) to one thousand (1,000), the fee shall be five hundred (\$500.00) dollars;

- (f) For over one thousand (1,000), the fee shall be fifty (\$50.00) dollars per hundred;

- (g) For installation or replacement of standpipe systems, the fee shall be one hundred (\$100.00) dollars per standpipe;
2. For fire service water main, the fee shall be one hundred (\$100.00) dollars per line.
 3. For emergency responder radio systems, the fee shall be, one hundred fifty (\$150.00) dollars.
 - ~~3.~~ 4. For pre-engineered extinguishing systems, such as but not limited to dry chemical, foam, halon, carbon dioxide, and wet chemical systems, the fee shall be seventy- five (\$75.00) dollars each;
 - ~~4.~~ 5. For gas and oil-fired heat producing appliances, such as but not limited to furnaces, boilers, industrial ovens, processing equipment, and other similar devices the fee shall be thirty (\$30.00) dollars each, ~~except that there shall be no charge for water heaters in one (1) and two (2) family dwellings;~~
 6. For solar photovoltaic systems, the fee shall be, fifty (\$50.00) dollars.
 - ~~5.~~ 7. For incinerators and crematoriums, the fee shall be three hundred (\$300.00) dollars each.
 - ~~6.~~ 8. For solid fueled appliances, such as wood stoves, coal stoves, masonry fireplaces, pre-manufactured fireplaces, the fee shall be thirty (\$30.00) dollars per appliance;
 - ~~7.~~ 9. For commercial cooking exhaust systems, the fee shall be one hundred (\$100.00) dollars per system;
 10. For removal of a storage tank, fifty (\$50.00) dollars per tank.
 - ~~8.~~ 11. The minimum fire protection subcode permit fee shall be ~~forty~~ fifty (\$~~4~~50.00) dollars, except as modified by paragraph ~~4~~ 6. above.
- e. *Elevator Subcode Fees.* The fee for elevators shall be as follows:
1. For each elevator installation or replacement, the plan review fee shall be two hundred sixty (\$260.00) dollars per car;
 2. For each elevator installation or replacement in a one (1) or two (2) family dwelling, the plan review fee shall be fifty (\$50.00) dollars per device.
 3. For required inspections, the fee shall be as set forth in N.J.A.C. 5:23-12.6, test and inspection fees.
- f. *Fees for Minor Work.* Fees for minor work in any subcode (as defined by N.J.A.C. 5:23-2.17A) shall be calculated on the basis of ~~thirteen~~ twenty-seven (\$~~13~~27.00) dollars per one thousand (\$1,000.00) dollars of estimated cost.
- g. *Fee for Plan Review.* The fee for plan review shall be twenty (20%) percent of the anticipated total permit fees, and may be required to be paid when the permit application and plans are filed, and before the plans are reviewed. The amount paid for this fee shall be credited toward the final permit fees, provided that the plan review fee shall not be refundable.

- h. *Estimated Value of Work.* The estimated cost (value) of work for any subcode includes all costs normally associated with the work, such as labor and materials (including those donated) and contractor's profit. The amounts entered on the permit application forms are subject to review by the Construction Official, who may approve or modify them as he deems necessary.
- i. *Special Inspections.* Special overtime inspections: a permit holder may request special inspections outside of the normal business workday. The fee for these inspections shall be ~~seventy-five~~ two-hundred (\$~~75~~200.00) dollars for the first hour, and ~~fifty~~ one-hundred (\$~~50~~100.00) dollars for each additional hour. When the inspection is not continuous with the business workday, the fees shall be ~~one~~ two-hundred, fifty (\$~~100~~250.00) dollars for the first hour, and one-hundred, fifty (\$150.00) dollars for each additional hour.
- j. *Lapsed Permit.* Reinstatement of a lapsed construction permit:
1. For any permit (including all subcodes) which has lapsed after six (6) months of no work, no additional fee shall be charged;
 2. For any permit (including all subcodes) which has lapsed after twelve (12) months of no work, the fee(s) shall be calculated as for a new application.
- k. *Private On-Site Inspections and Plan Review Agencies.* Whenever the City contracts for services of a private, on-site inspection and plan review agency to enforce one (1) or more subcodes, the following shall apply:
1. The fees charged for work done by that agency shall be the same fees as set by the Department of Community Affairs pursuant to N.J.A.C. 5:23-4.18 and N.J.A.C. 5:23-4.20. These fees shall be available for public inspection at the Office of Code Administration;
 2. The Office of Code Administration shall add administrative surcharges of fifteen (15%) percent of the relevant subcode fees to cover its costs associated with administering the third party agency.
- l. *Certificates of Occupancy, Compliance and Approval.*
1. For certificates of occupancy, the fees shall be as follows:
 - (a) For a one (1) and two (2) family dwelling unit, ~~fifty~~ one-hundred (\$~~50~~100.00) dollars per unit;
 - (b) For all other use groups, ten (10%) percent of the total construction permit fee, with a minimum certificate fee of one hundred (\$100.00) dollars per certificate;
 2. For a certificate of continued occupancy, the fee shall be one hundred (\$100.00) dollars per unit;
 3. For a certificate of compliance for elevators, the fees shall be as set forth in N.J.A.C. 5:23-12.6, Inspections and Tests.
 4. For a certificate of approval for equipment or for buildings and structures not subject to occupancy, no fee shall be charged pursuant to N.J.A.C. 5:23-4.18.
- m. *Mechanical Permit Fees.* The fee for a mechanical permit issued for refrigeration, air

conditioning or ventilating equipment, gas piping or heating systems in one (1) or two (2) family structures shall be ~~forty~~ fifty (~~\$450.00~~) dollars for the first device and an additional ten (\$10.00) dollars for each additional device. No separate fee shall be charged for gas, fuel oil, or water piping connections associated with the mechanical equipment, except that an electrical permit and applicable fees shall be collected when required.

- n. Lead Paint Inspections Fees. For a lead inspection and for a lead safe certificate a fee of three hundred (\$300.00) dollars per unit and/or common area.

EXCAVATION OF STREETS *Page A-31¹*

Road opening permit: The fee for such application shall be ~~one hundred (\$100.00)~~ thirty (\$30) dollars, plus a required inspection fee of seventy-five (\$75.00) dollars, plus a deposit of one hundred (\$100.00) dollars per square yard of opening, or five hundred (\$500.00) dollars minimum, whichever is greater. (18-3.1)

FLOOD PLAIN PERMIT *Page A-36*

For all work within a designated flood plain that requires the issuance of a flood plain permit, there will be an application fee of three-hundred dollars (\$300.00). (27-1.8)

Fees to Be Collected by the Director of Department of Community Services. *Page A-45*

Type of Application and Fee:

- c. Specifications: \$25.00 to ~~\$7~~150.00 to be based upon time and costs as determined by the City Engineer. (2-69.6)

Fees to Be Collected by the City Engineer. *Page A-45*

- c. Sidewalk Permit.....\$30.00
(2-69.7)

SANITARY SEWER CAPPING *Page A-76*

Sanitary Sewer Capping Permit: The fee for such application shall be thirty (\$30.00) dollars plus a required inspection fee of seventy-five (\$75.00) dollars. Additional road opening fees may apply. Refer to "Excavation of Streets".

SANITARY SEWER CONNECTION *Page A-76*

Sanitary Sewer Connection Permit: The fee for such application shall be thirty (\$30.00) dollars, plus a required inspection fee of seventy-five (\$75.00) dollars, plus a deposit of five-hundred (\$500.00) dollars per connection to the City main. A re-connection fee of five-hundred (\$500.00) dollars will apply to a new dwellings units constructed on a parcel of land on which a dwelling with a sewer connection to the City

¹ Page numbers have been added for reference only and should not be codified.

main previously existed.

STORM SEWER CONNECTION *Page A-78*

Storm Sewer Connection Permit: The fee for such application shall be thirty (\$30.00) dollars, plus a required inspection fee of seventy-five (\$75.00) dollars, plus a deposit of five hundred (\$500.00) dollars per connection to City storm sewer infrastructure including, but not limited to, manholes, catch basins, and storm sewer pipes.

ZONING PERMITS AND ZONING CERTIFICATE OF OCCUPANCY *Page A-80*

Zoning permits and certificates of occupancy, as defined in the Development Regulations Ordinance, shall be issued by the Office of Code Administration.

- a. The fee for a zoning certificate of occupancy shall be as follows:
1. For one (1) or two (2) family detached dwellings, the fee shall be one hundred (\$100.00) dollars per unit; that includes (1) free reinspection, if any another reinspection's are required then an additional fee of (\$50.00) dollars per reinspection will have to be paid prior to reinspection date;
 2. For dwelling units in multiple family dwellings, and for attached, single family dwellings, the fee shall be one hundred fifty (\$150.00) dollars per unit; that includes (1) free reinspection, if any another reinspection's are required then an additional fee of (\$50.00) dollars per reinspection will have to be paid prior to reinspection date;
 3. For tenant spaces in commercial buildings, the fee shall be as follows:
 - \$150.00 for 1 to 2,500 sq. ft.
 - \$250.00 for 2,501 sq. ft. to 5,000 sq. ft.
 - \$500.00 for 5,001 to 10,000 sq. ft.
 - \$1,000.00 for 10,001 sq. ft. and larger
 4. For commercial buildings, the fee shall be based on the sum of the separate fees for each tenant space calculated separately, with a minimum fee of one hundred fifty (\$150.00) dollars- that includes (1) free reinspection, if any another reinspection's are required then an additional fee of (\$50.00) dollars per reinspection will have to be paid prior to reinspection date;
 - b. *Zoning Permit.* The fee for a zoning permit shall be fifty (\$50.00) dollars for fences and one-hundred (\$100.00) dollars for all other zoning review fees and for one (1) and two (2) family detached dwellings, and ~~one hundred (\$100.00) dollars~~ for all other properties.
 - c. The Office of Code Administration shall charge a fee of ten (\$10.00) dollars for a duplicate zoning certificate of occupancy or zoning permit,

which shall be notarized as a true copy prior to being issued. (14-1.3)

SECTION 4. SEVERABILITY. If any paragraph, section, subsection, sentence, sentence clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court or administrative agency of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision of such holding shall not affect the validity of the remaining paragraphs or sections hereof.

SECTION 5. INCONSISTENCY. All ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect upon final passage and publication according to law.

(Latest additions are indicated by underline, deletions by ~~strikethrough~~)

Dated: September 19, 2023

I, Rosalia M. Licatase, City Clerk of the City of Summit, do hereby certify that the foregoing ordinance was duly passed by the Common Council of said City at a regular meeting held on Tuesday evening, September 19, 2023.

Approved:

Mayor

City Clerk