

**CITY OF UNION CITY  
COUNTY OF HUDSON, STATE OF NEW JERSEY**

**AN ORDINANCE AMENDING CHAPTERS 171 AND 155 OF THE CODE OF THE  
CITY OF UNION CITY TO REVISE THE FEE SCHEDULE FOR NON-LIFE HAZARD  
USES AND SET FORTH A MECHANISM FOR ENFORCEMENT**

**ORDINANCE 2020-01**

**WHEREAS**, the New Jersey Department of Community Affairs, Division of Fire Safety monitors local enforcing agencies to ensure the Uniform Fire Code is being properly enforced; and

**WHEREAS**, the New Jersey Department of Community Affairs, Division of Fire Safety recently reviewed the City of Union City's operations, including its Ordinances, and identified areas of concern which require corrective action as to Chapters 171 and 155; and

**WHEREAS**, it has been recognized by the Board of Commissioners that there is a need to amend Chapters 171 and 155 in order to comply with the New Jersey Department of Community Affairs, Division of Fire Safety's recommended corrective action.

**NOW, THEREFORE, BE IT ORDAINED**, by the Board of Commissioners of the City of Union City, County of Hudson, State of New Jersey that the Code of the City of Union City is hereby amended and revised as follows:

**SECTION ONE:**

The following sections of Chapter 171 are hereby amended as follows:

Section 171-3

A. Permit application fees. The application fees for the permits listed in N.J.A.C. 5:70-2.7(a) shall be as provided by state regulations as may be revised and as listed in Chapter 155, Fees.

B. Fire Safety Certificate Fee. The cost for the issuance of a Fire Safety Certificate shall be as set forth in Chapter 155.

Section 171-4

A. Shall be revised to replace the use of the acronym "CSDCMAC" with the acronym "CSACMAPFEC."

Section 171-6 is a new section to be created and will provide as follows:

A. In addition to the registrations required by the Uniform Fire Code, the non-life-hazard uses listed in the above fee schedule shall register with the Fire Prevention Bureau. These uses

shall be inspected once each year and pay annual fees as set forth in the fee schedule above.

**SECTION TWO:**

Chapter 155-13(E) The fee schedule for the following non-life hazard uses are hereby amended as set forth below:

A     *Assembly*

A-1	Eating establishment under 50 (No alcohol)	\$75
A-2	Take-out food service (no seating)	\$75
A-3	House of Worship	\$5
A-4	Recreation Centers, Multi-Purpose Rooms <50	\$75
A-5	Court Rooms, Libraries, Fraternal, Condo Ctrs <50	\$75
A-6	Senior Citizen Centers <50	\$75

B     *Business/Professional*

B-1	Professional use 1 & 2 story less than 5,000 sq. ft. per floor	\$75
B-2	1 & 2 story more than 5,000 sq. ft. less than 10,000 sq. ft. per floor	\$90
B-3	1 & 2 story more than 10,000 sq. ft.	\$100
B-4	3 to 5 story less than 5,000 sq. ft. per floor	\$150
B-5	3 to 5 story more than 5,000 sq. ft. less than 10,000 sq. ft. per floor	\$200
B-6	3 to 5 story over 10,000 sq. ft. per floor	\$250

C     *Retail (mercantile)*

M-1	1 & 2 story less than 5,000 sq. ft. per floor	\$175
M-2	1 & 2 story 5,001-10,000 sq. ft. per floor	\$200
M-3	1 & 2 story >10,001 sq. ft. per floor	\$225
M-4	3-5 stories up to 5,000 sq. ft. per floor	\$250
M-5	3-5 stories 5,001-10,000 sq. ft. per floor	\$275
M-6	3-6 stories >10,001 sq. ft. per floor	\$300

M with the exception of hardware store 3,000 sq. ft., retail

store over 12,000 sq. ft. are life hazard uses.

D Manufacturing (factory)

F-1	1 & 2 story less than 5,000 sq. ft. per floor	\$125
F-2	1 & 2 story 5,001-10,000 sq. ft. per floor	\$150
F-3	1 & 2 story >10,001 sq. ft. per floor	\$200
F-4	3-5 stories, up to 5,000 sq. ft. per floor	\$225
F-5	3-5 stories, 5,001-10,000 sq. ft. per floor	\$250
F-6	3-6 stories, >10,001 sq. ft. per floor	\$300

F exception life hazard uses.

S Storage S-1 (moderate hazard S-1, low hazard S-2)

S-1	1 & 2 story less than 5,000 sq. ft. per floor	\$100
S-2	1 & 2 story 5,001-10,000 sq. ft. per floor	\$150
S-3	1 & 2 story >10,001 sq. ft. per floor	\$200
S-4	3-5 stories, up to 5,000 sq. ft. per floor	\$225
S-5	3-5 stories, 5,001-10,000 sq. ft. per floor	\$250
S-6	3-6 stories, >10,001 sq. ft. per floor	\$300

S exception life hazard uses.

F Residential (LEA listed with multi family BHI)

Fee is for each building

R-1	1 to 3 units	\$25
R-2	4 to 6 units	\$50
R-3	7 to 12 units	\$100
R-4	13 to 20 units	\$150
R-5	21 to 50 units	\$250
R-6	51 or more units	\$500

R Common areas (each building)

R-1	1 & 2 story less than 5,000 sq. ft. per floor	\$25
R-2	1 & 2 story more than 5,000 sq. ft. less than 10,000 sq. ft. per floor	\$50
R-3	1 & 2 story more than 10,000 sq. ft.	\$100
R-4	3 to 5 story less than 5,000 sq. ft. per floor	\$150
R-5	3 to 5 story more than 5,000 sq. ft. less than 10,000 sq. ft.	\$250
R-6	3 to 5 story over 10,000 sq. ft.	\$200

Common areas (LEA not listed with BHD) (each building)

C-1	1 & 2 story up to 5,000 sq. ft. per floor	\$100
C-2	1 & 2 story 5,001-10,000 sq. ft. per floor	\$125
C-3	1 & 2 story >10,000 sq. ft. per floor	\$150
C-4	3 to 5 story up to 5,000 sq. ft. per floor	\$175
C-5	3 to 5 story 5,001-10,000 sq. ft. per floor	\$200
C-6	3 to 6 story > 10,001 sq. ft. per floor	\$250

- (1) One- and two- family dwellings, R-A uses shall be inspected and charged a fee pursuant to Chapter 171, Article I, Fire Prevention Measures, only upon sale or change of tenant.
- (2) Exceptions. Uses not classified above that are subject to the Uniform Fire Code will be classified as business uses.
- (3) Life-hazard uses. Uses required to register with the State as life hazard uses shall not be required to register under this section.
- (4) Vacant buildings. In the discretion of the Fire Official, vacant buildings will be charged and inspected according to the previous use of the building.
- (5) Residential Uses. All residential uses except R-A uses shall be inspected in the common areas only.

F. PERMITS AND CERTIFICATE OF FIRE CODE STATUS

- (1) The application fees for the permits listed in N.J.A.C. 5:70-2.7(b) shall be as provided by State regulation and are currently as follows:

Type 1	\$54
Type 2	\$214
Type 3	\$427
Type 4	\$641

- (2) Fire Safety Certificate Fee shall be: \$35
- (3) Fire Safety Certificate Fee for buildings containing three (3) or more units shall that will be charged to non-life hazard registration including, change of ownership inspection, business registration inspections and the registering of multi-unit (3 or more) residential occupancies shall be: \$90

**SECTION THREE:**

In order to avoid accidental repeal of existing provisions, the City Clerk and the Corporation Counsel are hereby authorized to change any chapter numbers, article numbers and/or section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing Code.

**SECTION FOUR:**

This Ordinance shall take effect upon passage and publication as required by law.

Commissioners	Yea	Nay	Abstain/Present	Absent
Lucio P. Fernandez	X			
Wendy A. Grullon	X			
Celin J. Valdivia	X			
Maryury A. Martinetti	X			
Mayor Brian P. Stack	X			

**I HEREBY CERTIFY** this to be a true and correct Ordinance of the City of Union City Board of Commissioners, introduced on February 4, 2020 and was further considered and adopted after a Public Hearing held on March 10, 2020 at 7 PM at the Bruce D. Walter Recreation Center, 507 West Street, Union City, New Jersey.

INTRODUCED: February 4, 2020

ADOPTED: March 10, 2020

ATTEST:



Erin M. Knoedler  
City Clerk