

TOWNSHIP OF HAMILTON

ORDINANCE #1875-2018

AN ORDINANCE AMENDING CHAPTER 144 OF THE TOWNSHIP CODE TO PROVIDE FOR OR AMEND THE FEES FOR CERTAIN CONSTRUCTION PERMIT APPLICATIONS IN THE TOWNSHIP OF HAMILTON, COUNTY OF ATLANTIC

BE IT ORDAINED by the Township Committee of the Township of Hamilton, County of Atlantic and State of New Jersey that Chapter 144 of the Code of the Township of Hamilton, entitled Constructions Codes, Uniform, shall be amended to read as follows:

Section 1. Amend §144-3, Fees, as follows:

§ 144-3. Fees.

A. Plan review fee. The fee for plan review shall be 25% of the amount to be charged for a construction permit.

B. The basic construction fee shall be the sum of the parts computed on the basis of volume or cost of construction, the number of plumbing fixtures and pieces of equipment, the number of electric fixtures and the number of sprinklers, standpipes and detectors (smoke and heat) at the unit rates provided herein, plus any special fees.

(1) Building volume or cost. Fees for new construction shall be based upon the volume of the structure. Volume shall be computed in accordance with N.J.A.C. 5:23-2.28. Use groups and types of construction as used herein are classified and defined in Articles 3 and 4 of the Building Subcode. The minimum fee for any new construction shall be \$65.

(a) The fees for new construction are as follows:

Use Group	Fee
Use Groups No. 1	
A=Assembly B=Business H=High hazard I=Institutional E=Education R=Residential M=Mercantile	\$0.038 per cubic foot of structural volume
Use Groups No. 2	
F=Factory S=Storage U=Utility	\$0.021 per cubic foot of structural volume
Use Groups No. 3	
Buildings and structures on commercial farms ("farms," as defined in the Uniform Construction Code)	

Use Group

Fee

A=Assembly
F=Factory
S=Storage

\$0.0011_per cubic foot of structural volume, up to \$1,602_maximum

(b) Renovations, alterations and repairs.

[1] Fees for renovations, alterations and repairs shall be based upon the estimated cost of the work at the following rates:

Estimated Cost of Work	Rate
\$1 to \$50,000	\$34_per \$1,000
\$51,000 to \$100,000	Additional fee of \$26_per \$1,000
Over \$100,000	Additional fee of \$22_per \$1,000

[2] For the purposes of determining the estimated cost, the applicant shall submit to the Department such cost data as may be available, produced by the architect or engineer of record or by a recognized estimating firm or by the contractor, and a bona fide contractor's bid, if available, shall be submitted. The Department shall make the final decision regarding estimated cost.

(c) Fees for additions shall be computed on the same basis as for new construction for the added portion.

(d) Fees for combined renovations and additions shall be computed as the sum of the fees computed separately in accordance with Subsection B(1)(a) and (b) above.

(e) Sign fees. The fee for a permit to construct a sign shall be as follows:.

[1] Pylon signs.

The first 100 square feet	\$6.00 per square foot
The next 400 square ft. (from 101 to 500 square feet)	\$4.75 per square foot
Over 500 square feet	\$3.50 per square foot

[2] Ground signs

The first 100 square feet	\$3.00 per square foot
The next 400 square feet (from 101 to	\$2.10 per square foot

500 square feet)

Over 500 square feet \$1.40 per square foot

[3] The minimum fee shall be \$65.00

(f) Cellular Communication Towers: \$129-

(g) Retaining Walls

[1] > 550 sq. ft. – Class 3: \$210.

[2] <= 550 sq. ft. – Class 3: \$106.

[3] Other than Class 3: cost of construction

(h) Lead abatement.

[1] Permit, flat fee: \$196.

[2] Lead abatement clearance certificate: \$39.

(i) Demolition fees.

[1] All use groups, except R-3, R-4, R-5: \$168_flat fee.

[2] R-3, R-4, R-5, less than 5,000 square feet, 30 feet maximum height: \$92_flat fee.

(j) Prototype credit fee: 20% of original permit charge.

(k) DCA surcharge fee: new, as determined by Department of Community Affairs;
alterations, as determined by Department of Community Affairs.

(l) Continuing certificate of occupancy fee: \$168.

(m) Change of use fee: \$168.

(n) Minimum fee: \$65.

(o) Variation application, in accordance with N.J.A.C. 5:23-2.10: \$45.

Class 1 \$65.

Class 2 or higher \$130.

(p) Minor asbestos abatement. Permit: flat fee of \$100 per building.

(q) Certificates of occupancy.

Use Groups No. 1

Residential only, flat fee \$40

Use Groups No. 2 (flat fee)

A=Assembly \$65
 B=Business
 H= High hazard
 I=Institutional
 E=Education
 M=Mercantile
 F=Factory
 S=Storage
 U= Utility

(r) Renewal of temporary certificate of occupancy, flat fee: \$39.

(2) Plumbing fixtures and equipment. The fees shall be as follows:

Use	Fee
Water closet, urinal/bidet, bathtub, lavatory, shower, floor drain, sink, dishwasher, drinking fountain, washing machine, hose bib, water heater, non-testable backflow preventer and stacks	\$15 per fixture, minimum of \$60
Gas piping, fuel, oil piping, steam boiler, hot-water boiler, sewer pump, interceptor/separator, grease traps, water-cooled air-conditioning or refrigeration unit, active solar system, testable backflow preventer, medical gas system, geothermal systems, storm drains	\$91 per special device

(3) Electrical fixtures and devices.

(a) Fees for electric fixtures and devices shall be as stated in NJAC 5:23-4.20, along with §144-3D below.-

(4) Fire protection and other hazardous equipment. For sprinklers, standpipes, detectors (smoke and heat), pre-engineered suppression systems, gas- and oil-fired appliance systems, incinerators and crematoriums, the fees shall be as follows:

(a) Sprinkler heads, wet or dry/detectors (smoke, heat, fire, etc.). In computing fees for heads and detectors, the number of each shall be counted separately, and two fees, one for heads and one for detectors, shall be charged.

Number of Heads/Detectors	Fee
1 to 20	\$91
21 to 100	\$168
101 to 200	\$321
201 to 400	\$831

Number of Heads/Detectors	Fee
401 to 1,000	\$1,150
Over 1,000	\$1,469

(b) Pre-engineered systems, CO², clean agent, halon, foam, dry or wet chemical: \$129_ each.

(c) Stand pipes: \$321 each.

(d) Kitchen hood exhaust systems: \$65 each.

(e) Gas- and oil-fired appliances, other than heating systems: \$65 each.

(f) Incinerators, crematoriums: \$571 each.

(g) Woodstoves, fireplaces, inserts, space heaters: \$65 each.

(h) For single- and multiple-station smoke or heat detectors and fire alarm systems in any one- or two-family dwellings, there shall be a flat fee of \$60 per dwelling unit. For detectors and fire alarm systems in buildings other than one- or two-family dwellings, the fee shall be in accordance with § [144-3B\(4\)\(b\)](#).

(i) Compliance Assurance Inspection (CAI): \$65 minimum

(5) Elevators. The fee for elevator registration, installation and inspection shall be in accordance with the Department of Community Affairs Fee Schedule.

(6) Installation of Underground Storage tanks

Residential: \$65

Commercial: \$130

(7) Mechanical permit.

(a) For all heat conversions in existing residential dwellings only: minimum fee, \$80 [gas to gas (P); electricity to gas (F, P, E); oil to oil (P); oil to gas (F, P); electricity to oil (F, P, E)]

(b) For all heat conversions in existing commercial dwellings, including rooftop units: \$160

(c) A mechanical permit assistance sheet as well as the appropriate subcode application must be filled out and a copy of a brochure or specifications for the new system and, when required, a duct work diagram or chimney certification.

(8) Temporary structures.

(a) Tents: \$300, which shall include plumbing, electrical, fire and building permits. It does not include any fees required by any other governmental authority.

(9) Periodic inspections. Fees for the periodic departmental reinspection of equipment and facilities granted a certificate of approval for a specified duration in accordance with N.J.A.C. 5:23-2.23 shall be as follows:

(a) For cross connections and backflow preventers that are subject to testing and required reinspections every 12 months, the fee shall be \$65 for each device when they are tested annually.

(10) Annual permits.

(a) The fee to be charged for an annual construction permit shall be charged annually. This fee shall be a flat fee based upon the number of maintenance workers who are employed by the facility and who are primarily engaged in work that is governed by a subcode. Managers, engineers and clerical workers shall not be considered maintenance workers for the purpose of establishing the annual construction permit fee. Annual permits may be issued for building/fire protection, electrical and plumbing. Fees shall be as follows:

[1] One to 25 workers (including foreman): \$933_per worker; each additional worker over 25: \$329_per worker.

(b) Prior to the issuance of the annual permit, a training registration fee of \$196 per subcode 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). Checks shall be made payable to "Treasurer, State of New Jersey."

(11) Renewal of lapsed construction permit. The fee to renew a lapsed construction permit shall be 75% of the original permit fee.

(12) Final computation. All fees shall be rounded to the nearest dollar.

(13) Exemptions.

(a) All government owned and operated structures, whether federal, state or local, shall be exempt from all local permit fees (except as provided by N.J.S.A. 52:27D-126c). All fees required to be remitted to payees other than the Township of Hamilton, including surcharge fees and contracted services, shall be charged and collected.

(b) A disabled person, or a parent or sibling of a disabled person, shall not be required to pay any municipal fee or charge in order to secure a construction permit for any construction, reconstruction, alteration or improvement which promotes accessibility to his own living unit.

(14) Aboveground pools: flat fee of \$140.

(15) In-ground pools (Building Subcode only):

>550 sq. ft. - \$210

<=550 sq. ft. - \$106

C. The Construction Official shall, with the advice of the subcode officials, prepare and submit to the Township Committee, biannually, a report recommending a fee schedule base on the operating expenses of the agency and any other expenses of the municipality attributable to the enforcement of the State Uniform Construction Code Act.

D. The administrative surcharge for private on-site inspection and plan review agencies, pursuant to NJAC 5:23-4.18(j), shall be 35% of the appropriate subcode permit fees. This surcharge shall only apply to subcode areas for which the municipality has a contract with the on-site agency.

E. This section shall be effective immediately after final adoption.

Section 2. Repealer. All Ordinances and parts of Ordinances of Hamilton Township heretofore adopted that are inconsistent with any of the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

Section 3. Severability. If the provisions of any section, subsection, paragraph, subdivision or clause of this Ordinance, or any other ordinance enacted together with this Ordinance shall be

judged invalid by a court of competent jurisdiction, such judgement shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision or clause of this Ordinance, and of other ordinances enacted together with this Ordinance, are hereby declared to be severable.

Section 4. Effective date. This Ordinance shall take effect upon final passage, adoption and publication in the manner prescribed by law.

ATTEST:

TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF HAMILTON,
COUNTY OF ATLANTIC, NJ

RITA MARTINO, RMC, CMR
TOWNSHIP CLERK

ART SCHENKER, MAYOR

COMMITTEE MEMBER	MOTION	YES	NO	ABSTAIN	ABSENT
GUISHARD					
KURTZ					
LINK					
SILVA					
MAYOR SCHENKER					

FIRST READING AND INTRODUCTION:

FINAL READING AND ADOPTION: