# TOWNSHIP OF LONG HILL ORDINANCE 503-22

# REVISING CONSTRUCTION PERMIT FEES AND AMENDING CHAPTER 29 OF THE TOWNSHIP CODE ENTITLED "UNIFORM CONSTRUCTION CODE AND CONSTRUCTION REQUIREMENTS"

#### **WHEREAS,** *N.J.A.C.* 5:23-4.17 provides that:

"The municipality shall set enforcing agency fees by ordinance for the following activities: plan review, construction permit, certificate of occupancy, certificates of continued occupancy [and] demolition permit . . .

...

- (b) On or before February 10 of each year, in a municipality that budgets according to the calendar year..., the construction official shall, with the advice of the subcode officials and in consultation with the municipal finance officer, prepare and submit to the governing body a report detailing the receipts and expenditures of the enforcing agency and indicating [her] recommendations for a fee schedule, based on the operating expense of the agency.
  - The report shall be structured in accordance with (c) below and with such guidelines as shall be issued from time-to-time by the Commissioner so as to accurately portray true enforcing agency expenses in general and for structures of different use groups. This report shall serve as the basis for the ordinance to be enacted by the municipality, as it may deem appropriate, establishing the fee schedule.
  - 2. A copy of the construction official's report recommending a fee schedule and setting forth enforcing agency revenues and expenses shall be filed with the Department when prepared and a copy of the ordinance, together with the fee schedule, shall be filed with the Department when enacted or amended.
  - 3. The appropriation and expenditure of construction code fee revenues generated from the fee schedule established pursuant to (b)1 above shall be audited annually by an independent auditor acceptable to the Department and a copy of the auditor's report shall be provided to the Department when it is issued to the municipality . . .
- (c) Costs: The fee schedule shall be calculated to reasonably cover the municipal costs of enforcing the regulations . . . "; and

WHEREAS, Township Construction Official Jeff Heiss has recommended that the Township's construction fees be amended so that they reasonably cover the municipal costs of enforcing the Uniform Construction Code as required by the DCA rule;

- NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Long Hill in the County of Morris, New Jersey that Chapter 29 of the Township Code entitled "Uniform Construction Code and Construction Requirements" is hereby amended as follows:
- **Section 1.** Chapter 29 of the Township Code is amended to read as shown of the attached copy of Chapter 29, which is attached hereto as Exhibit "A", and which is incorporated herein by reference.
- **Section 2.** Any and all other ordinances or parts thereof in conflict or inconsistent with any of the terms hereof are hereby repealed to such extent as they are so in conflict or inconsistent.
- **Section 3.** In case any article, section or provision of this ordinance shall be held invalid in any court of competent jurisdiction, the same shall not affect any other article, section or provision of this ordinance except insofar as the article, section or provision so declared invalid shall be inseparable from

the remainder or any portion thereof.

Section 4. This ordinance shall take effect October 28, 2022, following final passage and

publication as required by law.

Matthew Dorsi, Mayor

First Reading and Introduction: September 28, 2022 1<sup>st</sup> Publication: <u>Echoes Sentinel October 6, 2022</u> Second Reading and Adoption: <u>October 26, 2022</u> 2<sup>nd</sup> Publication: <u>Echoes Sentinel November 3, 2022</u>

## **EXHIBIT A**

## § 29-1 UNIFORM CONSTRUCTION CODE ESTABLISHED.

### § 29-1.1 Construction Code Enforcing Agency.

[Ord. No. 20-76; 1967 Code§ 21A-'I]

- a. There is hereby established in the Township a State Uniform Construction Code enforcing agency to be known as the "Long Hill Township Construction Code Enforcing Agency," consisting of a Construction Official, Building Subcode Official, Plumbing Subcode Official, Electrical Subcode Official, Fire Protection Subcode Official and such other subcode officials for such additional subcodes as the Commissioner of the Department of Community Affairs, State of New Jersey, shall hereafter adopt as part of the State Uniform Construction Code. The Construction Official shall be the chief administrator of the Enforcing Agency.
- b. Each official position created in paragraph a hereof shall be filled by a person qualified for such position pursuant to P.L. 1975, c. 217, as amended, and N.J.A.C. 5:23, provided that, in lieu of any particular subcode official, an on-site inspection agency may be retained by contract pursuant to N.JA.C. 5:23. More than one such official position may be held by the same person, provided that such person is qualified pursuant to P.L. 1975, c. 217, and N.J.A.C. 5:23 to hold such position.
- c. The public shall have the right to do business with the Enforcing Agency at one office location except for emergencies and unforeseen or unavoidable circumstances.

#### § 29-1.2 Construction Permit Fees.

[Ord. f\lo. 20-76; Code\\$ 27A\cdot 2; Ord. No. 3-92 \\$ 1; Ord. No. 7-93; Ord. I\Jo. 153-04 \\$ 1; Ord. No. 157-04 \\$ 1; Ord. No. 180-05 \\$ 1;

Ord. No. 196-06 § l; Ord. No. 427-2018]

The fee for a construction permit shall be the sum of the applicable fees listed in paragraphs a through c hereof and shall be paid before the permit is issued.

- a. Building Subcode Fees. The building subcode fees shall be as follows:
  - 1. For new buildings and structures and additions the fee shall be \$0.040 \$0.045 per cubic foot.
  - 2. For alterations or renovations, fees shall be calculated on the total estimated cost (value) of the work, including labor and materials, the fee shall be \$40 \$50.00 per \$1,000 of estimated cost of residential work and \$50-\$60.00 per \$1,000 of estimated cost of commercial work.
  - 3. Fees for combination renovations and additions shall be computed as the sum of the fees computed separately in accordance with paragraphs 1 and 2 above.
  - 4. For swimming pool, the fee shall be:
    - (a) Above-ground pool: \$75. \$200.00
    - (b) In-ground pool: \$300. \$400.00
  - 5. For retaining walls, the fee shall be:
    - (a) A retaining wall that is associated with a Class 3 residential structure, \$100. \$250.00

- (b) A newly constructed retaining wall of any size at other than a Class 3 residential structure shall be calculated in accordance with paragraph 2 above.
- 6. Fee for signs shall be \$2 per square foot of sign area, calculated on one side of double-faced signs;
- 7. Fees the construction or installation of a masonry chimney shall be \$100. \$200.00
- 8. Fees for residential tool or storage sheds over 200 square feet in area or over 10 feet in height, shall be \$100: \$200.00
- 9. An administrative fee of \$84 \$100.00 for each construction permit issued for an asbestos hazard abatement project, with an administrative fee of \$25 \$50.00 for each Certificate of Occupancy issued following the successful completion of an asbestos

hazard abatement project;

- (Reserved)
- 11. Fees for each tent in excess of 900 square feet in area or more than 30 feet in any dimension shall be \$200, Electrical permits shall be assessed separately;
- 12. Fees for moving a structure from one lot to another or to a new location on the same lot shall be \$5 per \$1,000 of the sum of the estimated cost of moving. The fee for a new foundation and for placement in a completed condition in the new location shall be the same fee as in paragraph 1(a) above; provided that the minimum fee shall be \$75;
- 13. Fees for demolition shall be as follows:
  - (a) For a one or two family dwelling: \$150 \$250.00 per dwelling unit;
  - (b) For a residential accessory structure: \$50; \$125.00
  - (c) For any other building or structure: \$250 \$400.00 per building or structure;
  - (d) Fees for partial demolition in anticipation of construction shall be calculated as an alteration, with *fees* set forth in paragraph 2 above;
- 14. Lead Hazard Abatement Fees.
  - (a) The fee for lead hazard abatement work shall be \$140.
  - (b) The fee for a lead abatement clearance certification shall be \$25. \$50.00
- 15. The minimum building subcode fee shall be \$65. \$85.00
- b. Electrical Subcode Fees. The electrical subcode fees shall be as follows:
  - ,. 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 horsepower or kilowatt, the fee shall be as follows:
    - (a) From one to 50 devices, the fee shall be \$50; \$75.00
    - (b) For each additional 25 devices, the fee shall be \$15; \$25.00
  - 2. For each motor or similar electrical device, the fees shall be as follows:
    - (a) For one to 10 horsepower, the fee shall be \$15; \$25.00
    - (b) For greater than 10 horsepower, but less than or equal to 50 horsepower, the fee shall be \$50; \$85.00
    - (c) For greater than 50 horsepower, but less than or equal to 100 horsepower, the fee shall be \$100; \$200.00

- (d) For greater than 100 horsepower, the fee shall be \$500.
- 3. For transformers and generators over one kilowatt, the fee shall be as follows:
  - (a) For one to 10 kilowatts the fee shall be \$15; \$25.00
  - (b) For 10.1 to 50 kilowatts, the fee shall be \$50; \$85.00
  - (c) For 50.1 to 112.5 kilowatts, the fee shall be \$100; \$200.00
  - (d) For over 112,5 kilowatts, the fee shall be \$500.

For the purposes of computing this fee, typical electric devices sizes are listed below.

Electric dryer Water heater

Electric range lokW

Dishwasher 1.2 kW

Central air (per ton) 1,4kW
Surface units 5.okW

Electric baseboard heat (per

foot)

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

0.25 kW

- (a) For up to 200 amps, the fee shall be \$50; \$100.00
- (b) For 201 to 1,000 amps, the fee shall be \$125; \$375.00
- (c) For over 1,000 amps, the fee shall be \$500; \$600.00
- 5. For a temporary pole/construction service, the fee shall be \$100; \$200.00
- 6. For air conditioner units, the fee shall be \$\$0; \$150.00
- 7. For permanently installed private swimming pools, spas, or hot tubs, the fee shall be \$50; \$200.00; exterior lighting, subpanels exterior outlets, etc. are priced separately;
- 8. For commercial lights and poles the fees shall be as follows:
  - (a) From one to 10 poles, the fee shall be \$50; \$150.00
  - (b) From 11 to 20 poles, the fee shall be \$75; \$225.00
  - (c) From 21 to 30 poles, the fee shall be \$125; \$300.00
  - (d) For over 30 poles, the fee shall be \$150; \$400.00
- 9. The fee for annual pool inspections shall be \$150.00
- 10. The minimum electrical subcode fee shall be \$65. \$85.00
- c. 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 bibs, water heaters, trap primers, plumbing stacks, garbage disposals and other similar devices, the fee shall be \$20 \$40.00 each;
  - 2. For installation or replacement of special fixtures and devices, such as but not limited to grease traps, oil

- separators, backflow preventers, 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, the fee shall be \$\$50.00 each;
- 3. For utility *service* installations and/or connections, including potable water, fire service water, and sewer, and se
- 4. For liquefied petroleum gas tank installations, \$\$50.00
- 5. The minimum plumbing subcode fee shall be \$65. \$85.00
- 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:

#### Sprinkler Heads

- (a) From one to 20, the fee shall be \$65; \$125.00
- (b) From 21 to 100, the fee shall be \$120; \$180.00
- (c) From 101 to 200, the fee shall be \$225; \$350.00
- (d) From 201 to 400, the fee shall be \$600; \$800.00
- (e) From 401 to 1,000, the fee shall be \$Boo; \$1000.00
- (f) For over 1,000, the fee shall be \$1,000; \$1400.00

#### **Detection and Alarms**

- (a) Residential. (R-3 and R-5 only)
  - (1) The fee for up to 12 smoke detectors shall be \$125.00
  - (2) Each additional detector exceeding 12 shall be \$15.00 each
- (b) Commercial (All other use groups)
  - (1) The fee for the installation of 5 devices shall be \$125.00. Each additional device shall be \$5.00 each.
- (c) Booster panels shall be \$75.00 per panel
- 2. For installation or replacement of standpipe systems, dry pipe, wet pipe, pre-action valves, etc., the fee shall be \$200; \$250.00
- 3, 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 \$125 \$250.00 each;
  - 4. 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 fees shall be \$65 each for residential and \$100 each for all other use groups;
- 5. For incinerators and crematoriums, the fee shall be \$350 each;
- 6. For solid fueled appliances, such as wood stoves, coal stoves, pre-manufactured fireplaces, the fee shall be \$65 \$85.00 each;
- 7. For commercial cooking exhaust systems, the fee shall be \$100 \$200.00 per system;

- 8. The fee for removing an above ground oil tank shall be \$100.00 and the fee for an underground tank shall be \$250.00
- 9. The fee for the installation of each private fire hydrant shall be \$75.00 each.
- 10. The fee for residential exhaust systems shall be \$85.00
- 11. The fee for a chimney liner shall be \$85.00
- 12. The minimum fire protection subcode fee shall be \$65. \$85.00
- 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 \$260 per ear; The fee for a permit for the installation of an elevator shall be the fee established by the State Uniform Construction Code, Section 5:23-12.6. In addition to the said fee, the township will be paid a thirty percent (30%) administration fee.
  - 2. The fee for the re-inspection of an elevator shall be the fee established by the State Uniform Construction Code, Section 5:23-12.6. In addition to the said fee, the township will be paid a thirty percent:(30%) administration fee.
  - 3. For each clevator installation or replacement in a one or two family dwelling, the plan review fee shall be \$50 per device;
  - 4. For required inspections, the fee shall be set forth in N.J.A.C. 5:23-12.6, test and inspection fees.
- f. Fee for Plan Review. The fee for plan review shall be 20% of the anticipated total permit fees, and may be required to be paid when the permit application and the 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.
- g. 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 the 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.
- h. (Reserved)
- i. Certificates of Occupancy, Compliance, Approval.
  - For certificates of occupancy, the fees shall be as follows:
    - (a) For one and two family dwelling units, \$50 per unit;
    - (b) For all ether use groups, 10% of the total construction permit fee, with a minimum certificate fee of \$100 per certificate.
  - 2. For a certificate of continued occupancy, the fee shall be \$375 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. Temporary Certificates of Occupancy.
    - No fee shall be charged for the issuance of the first Temporary Certificate The fee for the first extension of a Temporary Certificate shall be \$125. The fee for a second extension shall be \$250. The fee for a third extension and any additional extension thereafter shall be \$600.
- j. A training fee surcharge, mandated by N.J.A.C. 5:23-4-19 (b) shall be charged for all permits except demolition.

- k. The fee for reinstatement of a construction permit that has become invalid in accordance with the UCC shall be \$340.
- An additional fee will be charged for all amendments to already released permits with a minimum fee of \$85 being assessed.
  - ,. The fee for a change of contractor to any subcode shall be \$25.
- m. No refund will be given after 45 days of issuance of a permit. Prior to the 45 days of issuance, a 20% plan review cost of the permit will be held from the refund, along with any DCA costs.
- n. Private On-Site Inspections and Plan Review Agencies. Whenever the Township contracts for services of a private, on-site inspection and plan review agency to enforce one or more subcodes, the following shall apply:
  - " 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. The fees shall be available for public inspection at the Construction Office.
  - 2. The Construction Office shall add administrative surcharges of 25% 30% of the relevant subcode fees to cover its costs associated with administering the third-party agency.
- o. Fee exemptions,

Any senior citizen 62 years of age or older shall be exempt from having to pay the following Township construction permit fees:

- (a) Water heaters.
- (b) Upgrades to any one family residential home for the purposes of meeting a Barrier Free environment (Note: Only the specific work to perform the Barrier Free upgrades are exempt).
- p. Penalties, N.J.A.C. 5:23-2,31
  - " Up to \$1,000 per violation for failure or refusal to comply with any lawful order, unless the failure or refusal to comply is done with the knowledge that it will endanger the life or safety of any person, in which case the penalty shall be up to \$2,000 per violation;
  - Up to \$1,000 per violation for failure or refusal to comply with any lawful order, unless the failure or refusal to comply is done with the knowledge that it will endanger the life or safety of any person, in which case the penalty shall be up to \$2,000 per violation;
  - Up to \$2,000 per violation for failure to comply with a stop construction order;
  - 4. Up to \$2,000 per violation for willfully making a false or misleading written statement, or willfully omitting any required information or statement in any application or request for approval;
  - 5, Up to \$500 per violation for any violation not covered under paragraphs 1 through 4 above.
  - 6, The penalty for refusing entry or access to an inspector lawfully authorized to inspect any premises, building, or structure or who unreasonably interferes with such an inspection shall be \$250.
  - The penalty for scheduling, and not cancelling, any inspection which is not ready at the time of the scheduled inspection shall be \$85.
  - 8. In no event shall the penalty for a properly issued violation be less than \$100,
- q. All penalty monies collected shall be collected under penalty provision of the UCC. All penalties collected shall be retained by the Construction Department and shall be placed in a special trust fund to be applied to the cost to the department for training, technical support programs, conferences, certification, new equipment and transportation. An independent fund shall be set up and retained by the Finance Officer to be the Trustee of this account.

### § 29-1.3 Fire Limits.

[Ord. No. 20-76; Code§ 2'1A-3; Ord. f\lo. 427-2018]

The following fire limits are established pursuant to N.J.A.C. 5:23: The fire limits are hereby defined as those zones other than such areas zoned exclusively for one-family and two-family residential use, as designated by the Township Zoning Ordinance, as amended and supplemented.

### § 29-2 NUMBERING OF BUILDINGS.

#### § 29-2.1 System of Numbering Established.

[ 1967 Code§ 16-1]

There is hereby established a uniform system for numbering buildings along all streets and private ways in the Township. All houses and other buildings shall be numbered in accordance with the provisions of this section.

#### § 29-2.2 Base Lines.

['1967 Code§ 76-2]

Main Avenue, Central Avenue and Pleasant Plains Road shall constitute the base line for numbering buildings along all streets running northerly and southerly, where practical, and Long Hill Road shall constitute the base line for numbering buildings along all streets running easterly and westerly, where practical.

#### § 29-2.3 Frontage Per Number.

['1967 Code§ 16-3]

The numbering of buildings on each street shall begin 'at the base line, where practical. All numbers shall be assigned on the basis of one number for every 25 feet of road frontage.

#### § 29-2.4 Even and Odd Numbers.

['1967 Cod,,§ 16-4]

Even numbers shall appear on the north and west sides of streets, while odd numbers shall appear on the south and east side of streets.

#### § 29-2.5 Relative Numbering.

[7967 Code§ 16-5)

All buildings facing streets not extending through to the base line shall be assigned, where practical, the same relative numbers as if the street had extended to the base line.

#### § 29-2.6 Number Installation.

[7967 Code§ 16-6]

a. There shall be assigned to each house and other buildings located on any street or public and private way in the Township, its respective number under the uniform system provided for in this section, according to the Master Plan House Numbering Map referred to herein and on file in the office of the Township Clerk.

- b. The numbers used shall be not less than three inches in height and should be made of durable and clearly visible material; the numbers shall be legible and maintained in good order at all times.
- c. The numbers shall be conspicuously placed immediately above, on or at the side of the proper door of each building so that the number can be plainly seen from the street line. Whenever any building is situated more than 50 feet from the street line, the house number shall be placed near the walk, driveway or common entrance to such building and upon a gatepost, fence, tree, post or other appropriate place so as to be easily discernible from the sidewalk, street or roadway.
- d. The owner, occupant or agent of an owner or occupant shall place or cause to be placed upon each house or building controlled by him the number or numbers assigned under the uniform system as provided in this section.

#### § 29-2.7 Multiple Entrances.

[N67 Code§ '16-7)

- a. Where any building has more than one entrance serving separate occupants, a separate number may be assigned to each entrance serving a separate occupant.
- b. Where only one number can be assigned to any one house or building, the owner, occupant or agent of an owner or occupant who shall desire distinctive numbers for the upper or lower portions of any house or building or for any part of any such house or building fronting on any street may, upon proper application to the Township Clerk, use the suffix (A), (B), (C), etc., as may be required.

## § 29-2.8 Plat Book; Numbering Maps.

[1967 Corfo § 16-8; Ord, '12-29-69]

For the purpose of facilitating a correct and complete plan, a plat book of all streets, avenues, public and private ways within the Township, showing proper numbers of all houses or other buildings, shall be kept on file in the office of the Township Clerk. The records of the Township Clerk shall include the following items, and it shall be his responsibility to maintain and keep same in good order and up to date.

- a. General-Information Key Map. This map will show base numbering lines and all streets with assigned sequence of numbers and shall constitute Sheet 1-A of the Master Plan House Numbering Map.
- b. Master General-Information House-Numbering Map. This map shall be of sufficient size and in one piece, showing the locations of all buildings and respective numbers. It shall be used for distribution to municipal officers and Township services and shall constitute Sheet No. 1-B of the numbered Township tax map.
- c. Master Plan House-Numbering Map. This map shall show a number designation for every 25 feet of existing roadway frontage in the Township. It shall further show each existing building and the number assignment to each said existing building. It shall constitute the main body of the Township numbering plan.

### § 29-2.9 Responsibility of Owner; Fee.

[ 1967 Code§ 16-9]

- a. Whenever any house, building or structure shall be erected or located in the Township, and in order to preserve the continuity and uniformity of numbers of the houses, buildings or structures, it shall be the duty of the owner to procure the correct number or numbers as designated by the Township Clerk for the property, and to immediately fasten the number or numbers so assigned upon the building, as provided by this section.
- b. No permit shall be issued for any house, building or structure until the owner has procured from the Township Clerk the official number of the premises and the number has been submitted to the Construction Official.
- c. Final approval of any structure erected, repaired, altered or modified shall be withheld by the Construction Official until permanent and proper numbers have been affixed to the structure.

# § 29-2.10 Violations and Penalties. [1967 Code§ 16-10)

This section shall be enforced by the Construction Official who is empowered to order in writing the remedying of any condition found to exist therein or thereat in violation of any provision of this section. The owner or agent of a building or premises, if a violation of any of the provisions of this section shall have been committed or shall exist, or the lessee or tenant of any part of the buildings or premises in which such violations shall have been committed or shall exist, or the agent, architect, builder, contractor or any other person who shall commit, take part or assist in any such violation or who shall maintain any building or premises in which any violation of this section shall exist, or the persons so violating same who refuse to correct the violations within one week after written notice has been mailed to them, shall, for each and *every* violation of the provisions of this section, be subject to a fine of not more than \$100. as established in N.J.A.C. 5:23-2.31. Each and every day week that such a violation continues after the notice as hereinabove prescribed shall be considered a separate and specific violation of this section.

## § 29-3 (RESERVED) c,1

[1] Editor Note: Former Section 29-3, Traffic Control at Construction Sites, previously codified herein and containing portions of 1967 Code§§ 92A-8 and Ordinance No.7-89 was relocated to Chapter 7, Section 7-7 by Ordinance No.31-99,