

Franklin Township

Somerset County, NJ



CONSTRUCTION DEPARTMENT

UCC CONSTRUCTION PERMIT FEES

From Chapter 146 of the Code of the Township of Franklin

(This sheet revised 09.28.11)

I. ADMINISTRATIVE

- (A) State Permit Surcharge Fees shall be as follows:
 - (1) New construction: The volume (cubic feet) multiplied by .00334
 - (2) Alterations: The total estimated cost multiplied by .00170
 - (3) The minimum State Permit Surcharge Fee shall be \$1.00
- (B) Expedited plan review fees will be \$75.00 per hour per subcode plus administration. Work will be done on an overtime basis.
- (C) There shall be an additional fee of \$60.00 per hour (minimum 1 hour) for review and processing of any amendment or change to a plan or application that has already been released.
- (D) Special inspections Saturdays, Sundays, Evenings, or otherwise outside of normal business hours will be \$100.00 per hour with a two-hour minimum per subcode required.
- (E) Plan review fees: A nonrefundable fee of 10% of total fees for plan review and prototype plans.
- (F) Occupancy permit fee shall be as follows:
 - (1) Certificate of Occupancy:
 - (a) Use Groups R-3 and R-5: \$100.00
 - (b) All other use groups: \$135.00
 - (c) For apartments within the same building the fee shall be \$135.00 for the first 5 units and \$135.00 for each additional 5 units or portion thereof.
 - (2) Certificate of Continued Occupancy:
 - (a) Use Groups R-3 and R-5: \$100.00
 - (b) All other Use Groups: \$200.00
 - (3) Change of Use: \$150.00
 - (4) Certificate of Approval: No fee

- (5) Renewal of Temporary Certificate of Occupancy: \$50.00
 - (6) Renewal of a lapsed permit that is within the guidelines of N.J.A.C. 5:23-2.16(f): \$50.00
- (G) The fee for elevator plan review and elevator installation is paid directly to the Department of Community Affairs and shall comply with the standards listed in N.J.A.C. 5:23-12.
- (H) Variations shall be as follows:
- (1) Class I structures: \$450.00
 - (2) Class II structures: \$150.00
 - (3) Class III structures: \$90.00
 - (4) Reapplication for variation: 25% of original fee
- (I) 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 clericals 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 for annual permits shall be as follows:
- (1) One to 25 workers (including foremen) \$ 667.00/worker; each additional worker over 25, \$ 232.00/worker.
 - (2) Prior to the issuance of the annual permit, a training registration fee of \$ 140.00 per subcode and a list of not more than three individuals to be trained per subcode shall be submitted by the applicant to the Department of Community Affairs, Bureau of Code Services, Education Unit along with a copy of the construction permit (Form F170). Checks shall be made payable to "Treasurer, State of New Jersey." The Department shall register these individuals and notify them of the courses being offered.
- (J) Hourly charges and fees for development-wide inspection of homes after issuance of a certificate of occupancy shall be in such amount as may be reasonable and necessary in order to ascertain whether a violation exists or to verify that any work performed has abated the violation.
- (1) The hourly charge shall be the same as the hourly charge set forth at N.J.A.C. 5:23-4.20(b) 4 times the number of hours spent by the code official in determining whether a violation exists or verifying that any work performed has abated the violations.

II. BUILDING SUBCODE

- (A) New construction:
 - (1) Up to 100,000 cubic feet, the fee shall be computed by volume multiplied by 0.0370
 - (2) Over 100,000 cubic feet, the fee shall be computed by volume multiplied by 0.037 for the first 100,000 cubic feet and 0.015 for all cubic footage 100,001 and over
 - (3) Commercial farm buildings and structures on farms, the fee shall be computed by volume multiplied by 0.0008 to a maximum of \$1,145.00
- (B) Alterations, renovations and repairs: All uses, multiplied by estimated cost of construction.
 - (1) Minimum fee: \$50.00
 - (2) \$30.00 per \$1,000.00 up to \$50,000.00
 - (3) \$23.00 per \$1,000.00 for \$50,001.00 to \$100,000.00
 - (4) \$19.00 per \$1,000.00 over \$100,000.00
- (C) Flat fees shall be as follows:
 - (1) Re-roofing (Use Groups R-3 and R-5): \$50.00
 - (2) Re-siding (Use Groups R-3 and R-5): \$50.00
 - (3) Swimming pools:
 - (a) Above ground: \$75.00
 - (b) In-ground: \$150.00
 - (4) Sheds:
 - (a) Up to 100 square feet: \$25.00
 - (b) Over 100 square feet to 250 square feet: \$75.00
 - (c) Over 250 square feet fee will be computed by volume of structure
 - (5) Fences over 6 feet high and/or when a pool is present: \$25.00
(Barriers around pools need to be at least 4' high and require a permit.)
 - (6) Retaining walls: Use Groups R-3 and R-5: \$150.00; all other use groups based on cost of construction
 - (7) Radon: \$50.00 per vent stack
 - (8) Underground storage tank (UST) installation (R-3 and R-5): \$35.00

- (9) Aboveground storage tank (AST) installation (R-3 and R-5): \$35.00
- (10) Asbestos removal: \$100.00
- (11) Temporary structures, tents, temporary trailers: \$90.00
- (12) Moving structures: \$100 plus construction permits for all work associated with relocating and reconstruction of the structure.
- (13) Demolition:
 - (a) Use Groups R-3 and R-5 and farm buildings under 5,000 square feet and less than 30 feet in height: \$75.00
 - (b) All other use groups: \$100.00
- (14) Signs: \$50.00
- (D) Photovoltaic systems
 - (1) Photovoltaic systems shall be charged a flat fee of \$100.00 for Use Groups R-3, R-4, and R-5. All other use groups shall be charged fees based on the designated kilowatt rating of the solar photovoltaic system as follows:
 - (a) 1 kw to 50 kw: \$250.00
 - (b) 51 kw to 100 kw: \$500.00
 - (c) 101 kw and above: \$750.00
 - (2) Any structural work required to facilitate installation of the system (i.e., increasing the capacity of load-bearing components) shall be permitted on a fee based upon the cost of work for alterations as per our current fee schedule.

III. ELECTRICAL SUBCODE

- (A) Devices including, but not limited to, outlets, fixtures, switches, burglar alarms, intercom panels, smoke detectors, thermostats, motors, photocells, level probes, temperature sensors, and similar items:
 - (1) For the first 50 devices: \$50.00
 - (2) Each additional 25 devices or fraction thereof add: \$25.00
- (B) Service, service panel, subpanels, feeders, switches, switchboards, motor control centers, alarm panels, signs, and disconnects:
 - (1) Up to 200 amps: \$75.00
 - (2) 201 amps up to 1,000 amps: \$150.00
 - (3) 1,000 amps and above: \$600.00

- (C) Motors, ranges, ovens, surface units, dryers, air-conditioning units, water heaters, central heat, (oil, gas, or electric), baseboard heat units, generators, transformers, or other devices consuming, generating, or altering electricity:
- (1) Motors and electrical devices:
 - (a) Fractional hp up to 10 hp: \$25.00
 - (b) 11 hp up to 50 hp: \$75.00
 - (c) 51 hp up to 100 hp: \$150.00
 - (d) 101 hp up to 500 hp: \$600.00
 - (e) Each increment of 50 hp or part thereof: add \$50.00
 - (2) Transformers and generators:
 - (a) Fractional kw up to 10 kw: \$25.00
 - (b) 11 kw up to 50 kw: \$75.00
 - (c) 51 kw up to 100 kw: \$150.00
 - (d) 101 kw up to 500 kw: \$600.00
 - (e) Each increment of 50 kw or part thereof: add \$50.00
- (D) Pools, fountains, and similar installations (includes bonding, motor, two outlets, and a switch):
- (1) Above ground: \$75.00
 - (2) In-ground: \$150.00
- (E) Light standards (each): \$25.00
- (F) Trailers (based on fee scheduled): \$75.00
- (G) Modular office cubicles (each unit): \$25.00
- (H) Branch circuits (all): \$35.00
- (I) Re-inspection or re-introduction of service: \$35.00
- (J) Minimum fee: \$50.00
- (K) All other work requiring review and inspections: Fees are to be based on \$23.00 per \$1,000.00 of estimated cost (i.e., grounding grids, underground conduits, etc.). For the purpose of determining estimated cost, the applicant shall submit to the Construction Office cost data produced by the architect or engineer of record, or by a recognized estimating firm, or by the contractor.
- (L) Residential alarms shall be charged the minimum fee: \$50.00

- (M) Photovoltaic systems: The fee shall be based on the designated kilowatt rating of the solar photovoltaic system as follows:
- (1) 1 kw to 50 kw: \$100.00
 - (2) 51 kw to 100 kw: \$250.00
 - (3) 101 kw and above: \$400.00

IV. PLUMBING SUBCODE

- (A) \$ 25.00 per fixture, piece of equipment, or appliance connected to the plumbing system, and for each appliance connected to the gas piping or oil piping system, except as indicated in (B) below.
- (B) \$65.00 per special device for the following: grease traps, oil separators, refrigeration units, utility service connections, backflow preventers equipped with test ports, steam boilers, hot water boilers, active solar systems, sewer pumps and interceptors, gas piping, and oil piping.
- (C) \$50.00 per residential backflow preventer (required to be inspected yearly).
- (D) \$100.00 per Commercial or industrial backflow preventer (required to be inspected yearly.)
- (E) Minimum fee: \$50.00

V. MECHANICAL FEES

- (A) Water heaters: \$45.00
- (B) Replacement furnaces, boilers, and HVAC units: \$60.00 per unit replaced. Rooftop H.V.A.C. units: \$120 per unit replaced.
- (C) Mechanical plan review for Use Groups R-3 and R-5: \$75.00
- (D) Installation and removal of above ground storage tanks under 2,001 gallons:
 - (1) Use Groups R-3 and R-5: \$60.00
 - (2) All other use groups: \$100.00
- (E) Installation of underground storage tanks under 2,001 gallons: \$200.00
- (F) Removal of underground storage tanks under 2,001 gallons:
 - (1) Use Groups R-3 and R-5: \$60.00
 - (2) All other use groups: \$220.00
- (G) Heat producing devices in Use Groups R-3 and R-5, including but not limited to, fireplaces, solid fuel stoves, furnaces, boilers, metal chimneys, and chimney re-linings: \$50.00

VI. FIRE SUBCODE

(A) Sprinkler heads

<u>Number of Heads</u>	<u>Fee</u>
1 to 5	\$75.00
6 to 20	\$100.00
21 to 100	\$175.00
101 to 200	\$200.00
201 to 1,000	\$850.00
Over 1,000	\$1,100.00

(B) Standpipe systems – each riser: \$250.00

(C) Sprinkler valves:

(1) Alarm Valve: \$100.00 Each

(2) Dry Pipe Valve: \$200.00 Each

(4) Pre-Action Valve: \$200.00

(5) Each Additional Riser: \$200.00

(D) Fire pumps: \$250.00

(E) Yard hydrants: \$100.00 Each

(F) Freestanding fire department connection: \$200.00

(G) Alarm, supervisory, and signaling systems including but not limited to, water flows tamper switches, detectors, and emergency lighting: \$50.00 plus a fee per associated device.

(1) Use Groups R-3 and R-5: \$5.00 per device

(2) All other use groups: \$10.00 per device

(H) Pre-engineered systems, including but not limited to, wet chemical, FM-200, CO₂, inergen, foam systems, and any other pre-engineered system not listed: \$200.00 per system.

(I) Smoke control systems: \$200.00

(J) Heat producing devices, including but not limited to, fireplaces, solid fuel stoves, furnaces, boilers, metal chimneys, and chimney re-linings: \$50.00

(K) Commercial kitchen exhaust systems and hazardous exhaust systems: \$250.00

- (L) Emergency generator systems: \$100.00
- (M) Elevator recall: \$75.00
- (N) Fire extinguishers:
 - (1) 1 to 10: \$50.00
 - (2) Each additional 5: \$25.00
- (O) Underground fire main service shall be 2% of construction costs of installation.
- (P) Minimum review fee for items not specifically covered: \$50.00