

ORDINANCE NO. 3901-10

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, MORE PARTICULARLY CHAPTER 146, CONSTRUCTION CODES, UNIFORM, SECTION 146-2, FEES, SUBSECTION (D), FEES.

SUMMARY

An ordinance amending the Construction Codes, Uniform Fees, establishing a more equitable and uniform process in connection with building sand mechanical subcode fees as per N.J.A.C. 5:23-4.20.

BE IT ORDAINED by the Township Council of the Township of Franklin, County of Somerset, State of New Jersey that the Code of the Township of Franklin be and it is hereby amended as follows:

SECTION I

Chapter 146, Construction Codes, Uniform, Section 146-2, Fees, is hereby amended as follows:

§ 146-2. Fees. [Amended 3-24-1977 by Ord. No. 844; 4-23-1981 by Ord. No. 1051; 8-13-1981 by Ord. No. 1065; 8-12-2008 by Ord. No. 3766]

D. Fees. [Amended 11-26-1991 by Ord. No. 1682; 5-28-1996 by Ord. No. 1956; 9-9-2002 by Ord. No. 3319; 8-12-2003 by Ord. No. 3392; 8-12-2008 by Ord. No. 3766]

- (1) The building subcode fees shall be as follows:
 - (a) New construction:
 - [1] Up to 100,000 cubic feet, the fee shall be computed by volume multiplied by 0.0370.
 - (b) New construction: 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.
 - (c) New construction: commercial farm buildings and structures on farms, the fee shall be computed by volume multiplied by 0.0008 to a maximum of \$1,145.
 - (d) Alterations, renovations and repairs:
 - [1] Minimum fee: \$50.
 - [2] All uses, multiplied by estimated cost of construction.
 - [a] Minimum fee: \$50.
 - [b] **\$23 30** per \$1,000 up to \$50,000.
 - [c] **\$18 23** per \$1,000 for \$50,001 to \$100,000.
 - [d] **\$15 19** per \$1,000 over \$100,000.
 - (e) Photovoltaic systems. [Added 10-13-2009 by Ord. No. 3851]
 - [1] Photovoltaic systems shall be charged a flat fee of \$100 for Use Groups R3, R4 and R5. All other use groups shall be charged fees based on the designated kilowatt rating of the solar photovoltaic systems as follows:
 - [a] One to 50 kilowatts, the fee shall be \$250.
 - [b] Fifty-one to 100 kilowatts, the fee shall be \$500.

- [c] Greater than 100 kilowatts shall be \$750.
 - [2] Any structural work required to facilitate installation of the system (i.e., increasing the capacity of load-bearing components) will be permitted on a fee based upon the cost of work for alterations as per our current fee schedule.
- 2) Flat fees shall be as follows:
 - (a) Reroof (R3 and R5), residential: \$50.
 - (b) Re-siding (R3 and R5), residential: \$50.
 - (c) Swimming pools (R3 and R5).
 - [1] Aboveground: \$75.
 - [2] In-ground: \$150.
 - (d) Sheds: \$25.
 - [1] One hundred square feet to 250 square feet: \$75.
 - [2] Over 250 square feet fee will be computed by volume of structure.
 - (e) Fences over six feet high: \$25.
 - (f) Retaining walls, Use Groups R3 and R5 \$150. All other uses based on cost of construction.
 - (g) Radon: \$50 per vent stack.
 - (h) Underground storage tank (UST) installation (R3 and R5): \$35.
 - (i) Aboveground storage tank (AST) installation (R3 and R5): \$35.
 - (j) Asbestos removal: \$100.
 - (k) Temporary structures, tents, temporary trailers: \$90.
 - (l) Moving structures: \$100 plus construction permits for all work associated with relocating and reconstruction of the structure.
 - (m) Demolition:
 - [1] R3 and R5 and farm buildings under 5,000 square feet and less than 30 feet in height: \$75.
 - [2] All other use groups: \$100.
 - (n) Signs: \$50.
- (3) State surcharge fees shall be as follows: State permit fees shall be in accordance with N.J.A.C. 5:23-2, as same may be amended from time to time.
- (4) Expedited plan review fees will be \$75 per hour per subcode plus administration. Work will be done on an overtime basis.
- (5) There shall be an additional fee of \$60 per hour (minimum one hour) for review and processing of any amendment or change to a plan or application that has already been released.
- (6) Special inspections: Saturdays, Sundays, evenings or otherwise outside of normal business hours will be \$100 per hour with a two-hour minimum per subcode required.
- (7) Plumbing fees shall be as follows:

- (a) Fee 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 Subsection D(7)(b) below: \$25.
 - (b) Fee 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: \$65.
 - (c) Fee per residential backflow preventer (required to be inspected yearly): \$50.
 - (d) Fee per commercial or industrial backflow preventer (required to be inspected yearly): \$100.
 - (e) Minimum plumbing fee shall be \$50.
- (8) Mechanical fees shall be as follows:
- (a) Water heaters: \$45.
 - (b) Replacement furnaces, boilers and HVAC units: \$60 per unit replaced.
Roof top H.V.A.C.: \$120
 - (c) Mechanical plan review for R3 and R5 Use Groups: \$75.
 - (d) Installation and removal of aboveground storage tanks under 2,001 gallons:
 - [1] Use Groups R3 and R5: \$60.
 - [2] All other use groups: \$100.
 - (e) Installation of underground storage tanks under 2,001 gallons: \$200.
 - (f) Removal of underground storage tanks under 2,001 gallons:
 - [1] Use Groups R3 and R5: \$60.
 - [2] All other use groups: \$220.
 - (g) Heat-producing devices in R-3 and R-5 Use Groups, including but not limited to fireplaces, solid fuel stoves, furnaces, boilers, metal chimneys and chimney relinings: \$50.

SECTION II

Each clause, section or subsection of this ordinance shall be deemed a separate provision to the intent that if any such clause, section or subsection should be declared invalid, the remainder of the ordinance shall not be affected.

SECTION III

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed as to the extent of such inconsistency.

SECTION IV

This ordinance shall take effect immediately upon adoption and publication according to law.

ORDINANCE NO. 3901-10

This is a true copy of an ordinance adopted by the Township Council Township of Franklin, Somerset County, New Jersey.

Introduced: September 14, 2010
Public Hearing: October 12, 2010
Adoption: October 12, 2010
Notice of Adoption: October 22, 2010
Effective Date: November 1, 2010

Ann Marie McCarthy, Township Clerk