

ORDINANCE NO. 33-2021

BOROUGH OF ROSELAND
COUNTY OF ESSEX, STATE OF NEW JERSEY

AN ORDINANCE TO AMEND CHAPTER 10 OF THE REVISED
GENERAL ORDINANCES OF THE BOROUGH OF ROSELAND
ENTITLED "BUILDING AND HOUSING" TO AMEND
VARIOUS FEES

WHEREAS, the Mayor and Council of the Borough of Roseland wish to amend Chapter 10 entitled "Uniform Construction Code Enforcing Agency", to modify Section 10-1.3 entitled "Fees";

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Borough of Roseland that Chapter 10 of the Revised General Ordinances of the Borough of Roseland entitled "Uniform Construction Code Enforcing Agency" shall be amended by adding the following ~~thus~~ and deleting the following ~~thus~~:

10-1.3 Fees.

The fees for construction and related permits shall be ~~the sum of the applicable fees listed in paragraphs a. through e. hereof and shall be paid before any permit or certificate is issued.~~
The fee to be charged for a UCC Certificate of Occupancy (CO) shall be in addition to the construction permit fee and shall be paid and applied for before the CO is issued.

- a. Plan Review Fee. The fee for plan review shall be twenty (20%) percent of the construction permit fee and shall be paid before the plans are reviewed. The fee shall be credited toward the fee for the construction permit, but shall not be refundable in the event a permit is not issued.
- b. Building Subcode Fees.

1. New Construction.

~~Per cubic foot, for B, E, H-1, H-2, H-3, H-4, H-5, I-1, I-2, I-3, I-4, M, R-1, R-2, R-3, R-4, R-5 and U foot: \$.040050~~

~~Per cubic foot, for A-1, A-2, A-3, A-4, A-5, F-1, F-2, S-1, and S-2: \$.030~~

~~Basic Minimum fee for new construction for a:~~

~~All uUse gGroups: \$655.00~~

2. Renovations, Alterations, Repairs.

For Use Groups R-3 and R-5 only:

First \$50,000.00/per \$1,000.00: \$30.00

Next \$50,000.00/per \$1,000.00: \$25.00

Balance/per \$1,000.00: \$20.00

For all other Use Groups, per \$1,000.00: \$34.00

3. ~~Additions. Fees for combination renovations and~~ Additions shall be computed ~~in accordance with N.J.A.C. 5:23-4.18(e)1.iii. on the same basis as new construction for the added portion.~~

4. ~~Combined Renovations and Additions.~~ Fees for combination renovations and additions shall be computed ~~in accordance with N.J.A.C. 5:23-4.18(e)1.iv. as the sum of the fees of the addition and alteration computed separately.~~

5. Sheds over 200 square feet: \$100.00

65. Tent Fees.

Tents in excess of 900 square feet or more than 30 feet in any dimension shall be: \$125.00

76. Retaining Walls.

Retaining walls for R-3 and R-5

Wall surface greater than 550 square feet: \$200.00

Wall surface less than 550 square feet: \$125.00

All other use groups ???

~~Newly constructed walls of any size at other than R-3 and R-5. Shall be based on cost of construction in accordance with N.J.A.C. 5:23-4.18(e)1.ii.~~

87. Radon Remediation \$ 65.00\$

98. Pool, aboveground \$ 100.00

109. Pool, in-ground \$ 150.00

11. Demolition or Removal

(a) R-3 and R-5 <5,000 sq. ft., 30 ft. height: \$100.00

(b) All other Use Groups: \$300.00

12. Sign

Per square foot computed on one side only for double-faced signs: \$5.00

Minimum fee: \$60.00

13. Fence

(a) R-3 and R-5: \$60.00

(b) All other Use Groups: \$200.00

14. Roofing

(a) 3 or more connected residential structures: \$75

(b) commercial: \$30 per \$1,000 of estimated cost

15. Temporary Structure (air-supported structures, construction trailers, etc.): \$100.00

~~7160. — Basic Fee.~~

~~Basic~~Minimum fee ~~for all All Use g~~Groups: \$55.00~~65.00~~

17. For anything not listed \$65

~~81811. — Plan Review.~~

There shall be a fee of \$45.00 per hour for review of any amendment or change to a plan that has already been released.

~~912. Minor Work. As defined in N.J.A.C. 5:23-2.17A(c)1, 2, 3, 4, 5 and 6 fees for minor construction work shall be computed in accordance with N.J.A.C. 5:23-4.18(e)1.vii.~~

c. Plumbing Subcode Fees.

1. First fixture connected to the plumbing system, except those listed in subparagraph 3: ~~\$55~~65.00

2. Each additional application connected to the plumbing system, except those listed in subparagraph 3: \$15.00

3. Per special device listed below but not limited to: \$85.00

Grease Traps, Oil Separators, Interceptors, Refrigeration Units, Backflow Preventers equipped with test ports (double check valve assembly, reduced pressure zone and pressure vacuum breaker backflow preventers), Steam Boilers, Hot Water Boilers, Gas Piping/Service Connection, Active Solar Systems, Sewer Pumps, Fuel Oil Piping, Sewer Connection, Water Service Connection, and Interceptors and Vent Stacks, HVAC, Mini Splits, Generator, Air Handler, Oil Tank, Fireplace, Water Heater, Chimney Liner

4. ~~Basic Fee.~~

~~Basic~~Minimum fee All Use Groups: ~~\$65~~\$55.00

~~5. Minor Work. As defined in N.J.A.C. 5:23-2.17A(e)2: \$55.00~~ 5. For anything not listed \$65

d. Electrical Subcode Fees.

1. Receptacles, Fixtures, Switches, Detectors, Etc.

First fifty (50): \$65.00

Each additional twenty-five (25): \$12.00

2. Motors, Transformers, Generators and Electrical Devices.

1 hp or 1 kW to 10 hp or 10 kW: \$20.00

Greater than 10 hp or 10 kW to 50 hp or 50 kW: \$75.00

Greater than 50 hp or 50 kW to 100 hp or 100 kW: \$150.00

Greater than 100 hp or 100 kW: \$600.00

3. Additional Devices Listed Below: \$15.00

For each storable pool or hydro massage bath tub; for each underwater lighting fixture; for household electric cooking equipment rated up to 16 kW; for each fire, security or burglar alarm control unit; for each receptacle rated from 30 amps to 50 amps; for each light-standard greater than eight (8) feet in height including luminaries; and for each communication closet.

4. Service Panels, Entrances and Subpanels.

225 amps or less: \$75.00

226 amps to 1,000 amps: \$150.00

Greater than 1,000 amps: \$600.00

5. Solar Photovoltaic Systems:

1 to 50 kilowatts: \$75.00

51 to 100 kilowatts: \$150.00

Greater than 100 kilowatts: \$600.00

6. Permanently Installed Private Swimming Pool, Spa, Hot Tub or Fountains: \$75.00

(Shall include required bonding and associated equipment such as filter pumps, motors, disconnecting means, switches, required receptacles and heaters, etc., excepting panelboards and underwater lighting fixtures.) For public swimming pools the fee shall be charged as per N.J.A.C. 5:23-4.20(c)iii(1) through (5).

7. ~~Basic Fee.~~

~~Basic~~Minimum fee all use groups: ~~\$55.00~~\$65.00

8. ~~Minor Work.~~

~~As defined in N.J.A.C. 5:23-2.17A(e)3: \$55.00~~8. For anything not listed \$65

e. Fire Subcode Fees.

1. Sprinkler Systems, Wet or Dry Heads.

(a) ~~1-20~~ heads: \$90.00

(b) ~~21-100~~ heads: \$165.00

(c) ~~101-200~~ heads: \$300.00

(d) ~~201-400~~ heads: \$750.00

(e) ~~401-1,000~~ heads: \$1,050.00

(f) ~~Over 1,000~~ heads: \$1,350.00

2. Alarm, Signaling and Supervisory Devices.

(a) First 20 devices: \$50.00

(b) Each additional 25 devices: \$75.00

3. Pre-Engineered Systems: \$150.00
4. Each Standpipe with Riser: \$300.00
5. Commercial Kitchen Exhaust System: \$250.00
6. Smoke Control Systems: \$200.00
7. Gas, Oil or Wood Fired Appliance Including Furnaces, Boilers or Fireplaces: \$75.00

~~8. Fuel Storage Tank Installation:~~

- ~~(a) 1-999 gallons: \$75.00~~
- ~~(b) 1,000-1,999 gallons: \$100.00~~
- ~~(c) 2,000-5,000 gallons: \$150.00~~
- ~~(d) Over 5,000 gallons: \$225.00~~

~~9. Fuel Storage Tank Removal or Abandonment:~~

- ~~(a) R-3 and R-5, per tank: \$75.00~~
- ~~(b) All other Use Groups, per tank: \$200.00~~

10. Solar Photovoltaic Systems: \$65

110. ~~Basic Minimum Fee:~~

~~Basic fee~~ All Use Groups: ~~\$55.00~~\$65.00

12. For anything not listed \$65

f. Mechanical

1. Minimum mechanical fee: \$85
2. Water Heater: \$85.
3. Fuel Oil Piping connections: \$85
4. Gas Piping Connections: \$85.
5. Hot water boiler: \$85.
6. Oil Tank: \$85
7. LPG Tank: \$85

- 8. Fireplace: \$85
- 9. Generator: \$85.
- 10. HVAC: \$85.
- 11. Devices not listed \$85

fg. Elevators or Escalator Fees.

1. 1.—When the State acts as the local enforcing agency, all fees shall be assessed pursuant to N.J.A.C. 5:23-12.6.

h. Tank Fees

18. Fuel Storage Tank Installation.

- (a) 1-999 gallons: \$75.00
- (b) 1,000-1,999 gallons: \$100.00
- (c) 2,000-5,000 gallons: \$150.00
- (d) Over 5,000 gallons: \$225.00

29. Fuel Storage Tank Removal or Abandonment.

- (a) R-3 and R-5, per tank: \$75.00
- (b) All other Use Groups, per tank: \$200.00

gi. Certificate Fees. ~~Certificates shall be issued for all permits upon final approval.~~

1. UCC Certificate of Occupancy.

(a) ~~For n~~ New construction, commercial: -10% of the ~~construction permit fee~~ building permit fee with ~~basic minimum fee~~ of: \$~~100~~75.00

(b) New construction, residential: ~~Exception: New one and two family residences — <5,000 sq. ft. area, and 30 ft. height shall have a basic fee of: \$~~10075.00

(c) Multiple Certificate of Occupancy: \$100 for the first certificate of occupancy and \$75 for each additional unit

(d) ~~For R-3 and R-5 A~~ Additions, Renovations/Alterations to Existing

~~Buildings or Accessory Buildings: \$75.00~~

~~R-3 and R-5: \$75~~

~~All other Use Groups: \$20150.00~~

~~(e) Temporary Certificate of Occupancy: \$100~~

~~2. Change of Use: \$175.00-~~

~~23. Non UCC Certificate of Continued Occupancy and Non UCC Temporary Certificate of Occupancy, payment due at application submittal.-~~

~~(a) Residential (R-3 and R-5) Resale Only: \$200.00~~

~~(b) All other (R-3 and R-5) Rental Only: \$100.00~~

~~(c) All other Use Groups~~

~~First 5,000 sq. ft.: \$300.00~~

~~5,001 sq. ft. through 20,000 sq. ft.: \$750.00~~

~~Over 20,001 sq. ft.: \$1,250.00~~

~~Residential (R-3 and R-5) Resale Only: \$200.00~~

~~All other (R-3 and R-5): \$100.00~~

~~All other Use Groups~~

~~First 5,000 sq. ft.: \$300.00~~

~~5,001 sq. ft. through 20,000 sq. ft.: \$750.00~~

~~Over 20,001 sq. ft.: \$1,250.00~~

~~h. Other Permits [MC1][HL2]~~

~~1. Demolition or Removal Permit [MC3][HL4]-~~

~~(a) R-3 and R-5 <5,000 sq. ft., 30 ft. height: \$85.00-~~

~~(b) All other Use Groups: \$300.00-~~

~~2. Sign Permit. Per square foot computed on one side only for double faced signs: \$5.00~~

~~Basic fee: \$60.00 [MC5][HL6]~~

~~3. Swimming Pool Permit. Shall be computed the same as in-~~

~~4. Fence Permit:~~

~~(a) R-3 and R-5: \$60.00~~

~~(b) All other Use Groups: \$200.00 [MC7][HL8]~~

~~5. Move/Relocate a Structure Permit. Any other permits necessary (Building, Plumbing, Electric, and Fire, etc.) must also be obtained.~~

~~6. Temporary Structure Permit. For all temporary structures (air-supported structures, construction trailers, etc.): \$100.00~~

~~7. Asbestos Hazard Abatement Permit: \$84.00~~

~~Asbestos Hazard Abatement Certificate of Occupancy: \$17.00~~

~~8. Lead Abatement Permit: \$176.00~~

~~Lead Abatement Certificate of Clearance (CCL): \$35.00~~

~~i. The fee for reinstatement of a lapsed permit shall be one-half the fee charged originally, but not less than \$25.00 per each subcode~~

~~ji. Variation Fees. The fee for an application in accordance with N.J.A.C. 5:23-2.10 shall be:~~

Class I structure	\$748.00	Resubmission	\$300.00
Class II structure	\$155.00	Resubmission	\$85.00
Class III structure	\$155.00	Resubmission	\$85.00

~~kj. Training Fees.~~

Minimum Permit Surcharge Fee	\$1.00 for all permits
New Building and Additions	\$0.003 7134 per cubic foot of volume
All other construction:	\$0.001 97 per dollar (\$1.00) of value for alteration construction

Note: Other Fees: Any fees not referenced in this subsection, refer to the Uniform Construction Code N.J.A.C. 5:23-4.19 for the applicable fees.

Notwithstanding the above schedule of fees, a third-party agency fee, any fees herein omitted from the above schedule, and any upgraded fees adopted pursuant to P.L. 1975 c. 217, the Uniform Construction Code Act (N.J.S.A. 52:27D-199 et seq.) promulgated by the

Commissioner of the Department of Community Affairs, shall be adjusted to conform to the fee schedule of the Department of Community Affairs. Whenever the Borough of Roseland shall contract with private on-site inspection and plan review agencies to administer a subcode(s), a surcharge of fifteen (15%) percent shall be added to the relevant subcode(s) permit fee(s). The surcharge shall apply only to subcode areas for which the municipality has a contract with the on-site agency.

Effective Date

This ordinance shall take effect on January 1, 2022.

DATE OF INTRODUCTION: November 23, 2021

Motion to Introduce by: Councilwoman Perrotti

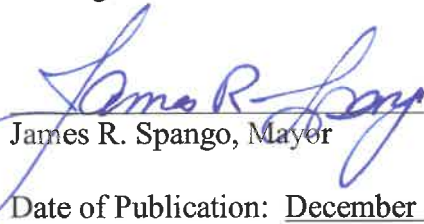
Motion Seconded by: Councilman Trillo

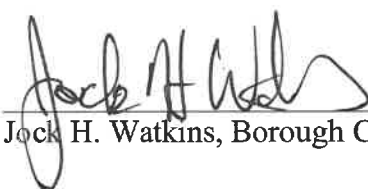
Introduction Approved: 5-0 Voice Vote (Fishman absent)

DATE OF ADOPTION: December 21, 2021

COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	RECUSE	ABSENT
Councilman Bardi	X		X				
Council President Fishman		X	X				
Councilman Freda			X				
Councilwoman Perrotti			X				
Councilwoman Tolli			X				
Councilman Trillo			X				
Mayor Spango (In case of tie)							
VOTE:			6	0			

I hereby certify that the above Ordinance was duly adopted by the Mayor and Council of the Borough of Roseland at a meeting of Borough Council held on the 21st day of December, 2021.


James R. Spango, Mayor


Jock H. Watkins, Borough Clerk

Date of Publication: December 30, 2021, The Progress