

ORDINANCE 2024-15

ORDINANCE AMENDING CHAPTER 127, CONSTRUCTION CODES, UNIFORM, OF THE CODE OF THE BOROUGH OF MOUNT EPHRAIM

WHEREAS the Borough of Mount Ephraim (“Borough”), a New Jersey municipal corporation organized under the laws of the State of New Jersey and located in Camden County; and

WHEREAS the Borough seeks to update its current Ordinance pertaining to construction codes and fees; and

WHEREAS analysis of construction fees has been performed and the fee schedule has been submitted to the New Jersey Department of Community Affairs (NJ DCA) for review; and

WHEREAS the NJ DCA has approved said fees.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Mount Ephraim, County of Camden, State of New Jersey, that the Code of the Borough of Mount Ephraim is hereby amended, supplemented, and revised as follows:

Section 1. Chapter 127, Section 2 of the Borough Code, entitled “Fees,” is hereby repealed and replaced as follows:

§ 127-2. Fees

A. The fee for a construction permit shall be the sum of the fees listed in subsection B through H. The minimum fee for a construction permit shall be eighty dollars (\$80). The fee for a construction permit shall be paid for before the permit is issued.

B. Building subcode fee shall be computed as follows:

1. For new Construction:

a. Use Groups: B, E, H-1, H-2, H-3, H-4, I-1, I-2, I-3, M, R-1, R-2, R-3, R-5, and U shall be \$0.045 per cubic foot of building or structure volume; minimum fee: \$250. Garden type sheds – Over 201 square feet; minimum fee: \$250.

b. Use groups: A-1, A-2, A-3, A-4, A-5, F-1, F-2, S-1 and S-2, \$0.030 per cubic foot of building or structure volume; minimum fee; \$250.

c. For new construction that cannot be computed by volume:

Estimated Cost of Work	Fee	Minimum
Up to and including \$50,000.	\$34 per \$1,000 estimated cost of work.	\$80

Estimated Cost of Work	Fee	Minimum
\$50,001 to \$100,000.	\$26 per \$1,000 estimated cost of work	\$80

Over \$100,000	\$22 per \$1,000 estimated cost of work	\$80
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2. Renovations, alterations, repairs, and minor work: \$35 per \$1,000 of the estimated cost of the work; minimum fee: \$80.

a. Open deck structures:

Minimum Fee \$80

b. Handicapped fees. Pursuant to the authority under N.J.S.A. 52:27D-12e, no construction permit shall be required for the construction, reconstruction, alteration, improvement or repair of a structure and related devices installed or erected for the purpose of promoting accessibility by the handicapped, "handicapped" being defined under N.J.S.A. 51:27d-126e, and conforming to the current N.J.A.C. 5:23-7 Barrier Free Code, and any subsequent amendments or additions thereto. "Waiving of the fees" in no way "waives" the right of the enforcing agency to request plans for the purpose of reviewing plans for code compliance.

c. Additions: \$0.045 per cubic foot of the building or structure volume for the added portion: minimum fee of \$250.

d. Carports: \$80.

e. Fees for combinations of renovations and additions shall be computed separately in accordance with Subsection B.1.c.

f. Demolition and removal permit fees.

1) The fee for demolition or removal permit shall be \$170, for a structure of less than 5,000 square feet in area and less than 30 feet in height, for one or two -family dwellings, Use Group R-3 and R-5; the fee for all other use groups shall be \$170.

g. The fee for tents, more than 900 square feet or more than 30 feet on any dimension, shall be \$150.

h. Fee for retaining walls shall be as follows:

1) The fee for a retaining wall with a surface area greater than 550 square feet that is associated with Class 3 Residential shall be \$275.

2) The fee for a retaining wall with a surface area of 550 square feet or less that is associated with a Class 3 Residential structure shall be \$150; and

3) The fee for a newly constructed retaining wall of any size other than a Class 3 Residential structure shall be based on \$40 per \$1,000 of the cost of the construction with a minimum fee of \$75.

i. The fee for a permit to construct a sign shall be as follows:

- 1) The amount of \$8. Per square feet of the surface area of the sign computed on one side only for double-faced signs. The minimum fee shall be \$80.

j. Photovoltaic Systems, flat fee of \$200.

k. Certificates of Occupancy.

- 1) The fee for a Certificate of Occupancy granted pursuant to a change of the use group shall be \$174.
- 2) The fee for a Certificate of Continued Occupancy shall be \$174.
- 3) The fee for a Certificate of Occupancy for new construction shall be in the amount of ten percent (10%) of the construction permit fee.

Exceptions: one- and two-family residences less than 5,000 square feet in area and less than 30 feet in height.

- a) Minimum fee: \$100; reinspection fee: \$50.
- b) Fee for certificate of continued occupancy: \$120.
- c) Fee for certificate of occupancy granted pursuant to a change of use group: \$174.
- d) The fee for the first issuance and renewal of a temporary certificate of occupancy shall be \$30.

C. **Elevator subcode fees.** The fee for elevator device inspections and test shall be N.J.A.C. 5:23-12, the State Department of Community Affairs shall be the sole enforcing agency.

D. **Plumbing subcode fees.** For fixtures and equipment, the fee shall be as follows:

1. The fee shall be in the amount of \$20, 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 2 below for special devices.
2. The fee shall be \$95 per special device for the following: grease traps, oil separators, refrigeration units, water-cooled air-conditioning units, pumps, water or sewer utility service connections, steam boilers, hot water boilers (excluding those for domestic water heating), active solar systems sewer pumps and interceptors. There shall be no fee charged for gas service entrances.
3. For cross-connections and backflow preventers that are subject to testing requiring reinspection every three months: \$35 for each device when it is tested (twice

annually) and \$100 for each device when it is broken down and tested (once annually).

4. The fee for residential and commercial gas piping shall be \$95.
5. In any case, minimum fee for any plumbing subcode permit, in part or total: \$80.
6. Plan review fee. 25% of the amount to be charged for a new construction plumbing permit as set forth above.
7. For anything not listed above, the minimum fee shall be \$80.

E. Electrical subcode fees.

1. Minimum fee: \$80.
2. Rough wiring (all switches, fixtures, devices, receptacles, sensors, dimmers, alarm devices, smoke and heat detectors, communication outlets, emergency lights, electric signs, exit lights or similar electric fixtures, and devices rated 20 amperes or less including motors and equipment rated at less than one horsepower (1 hp) or one kilowatt (1 kW) and lighting outlets shall be counted as outlets):
 - a. One (1) to fifty (50) outlets: \$75.
 - b. For each additional 25 outlets or fraction: \$25.
3. For each motor or electrical device rated from one horsepower (1 hp) or one kilowatt (1kW) to ten horsepower (10 hp) or ten kilowatts (10kW); for each transformer or generator rated from one kilowatt (1 kW) or one kilovolt-amperes (1 kVA); for each replacement or wiring involving one branch circuit or part thereof; for each storable pool or hydro massage bath tub; for each underwater lighting fixture; for household electric cooking equipment rated up to sixteen kilowatts (16 kW); for each fire, security, or burglar alarm control unit; for each receptacle rated from thirty amperes (30 amps) to fifty amperes (50 amps); for each light standard greater than eight feet (8') in height including luminaries; and for each communication closet, the fee shall be \$40.
4. For each motor or electrical device rated from eleven horsepower (11 hp) to eleven kilowatts (11 kW) to fifty horsepower (50 hp) or fifty kilowatts (50 kW); for each service equipment, panel board, switch board, switch gear, motor-control center, or disconnecting means rated two-hundred twenty-five (225 amps) or less; for each transformer or generator rated from eleven kilowatts (11 kW) or eleven kilovolt-amperes (11 kVA) to fifty kilowatts (50 kW) or fifty kilovolt-amperes (50 kVA); for each electric sign rated from greater than twenty amperes (20 amps) to two-hundred twenty-five amperes (225 amps) including associated disconnecting means; for each receptacle rater greater than fifty amperes (50 amps); for each utility load management device, the fee shall be \$75.
5. For each motor or electrical device rated from greater than fifty-one horsepower (51 hp) or fifty-one kilowatts (51 kW) to one-hundred horsepower (100 hp) or one-hundred kilowatt (100 kW); for each service equipment, panel board, switch board, switch gear, motor-control-center, or disconnecting means rated from greater than two-

hundred twenty-five amperes (225 amps) to one-thousand amperes (1000 amps); and for each transformer or generator rated from greater than forty-five kilowatts (45 kVA) to one-hundred twelve and one-half kilowatts (112.5 kW) or one-hundred twelve and one-half kilovolt-amps (112.5 kVA), the fee shall be \$139.

6. For each motor electrical device rated at greater than one-hundred one horsepower (101 hp) or one-hundred one kilowatts (101 kW); for each service equipment, panel board, switch board, switch gear, motor-control-center, or disconnecting means rated at greater than one-thousand amperes (1,000 amps); for each transformer or generator rated at greater than one-hundred twelve and one-half kilowatts (112.5 kW) or one-hundred twelve and one-half kilovolt-amps (112.5 kVA) the fee shall be \$700.
7. Fee charged for electrical work for each permanently installed private swimming pool as defined in the building subcode, spa, hot tub, or fountain shall be a flat fee of \$90, which shall include any required bonding, and associated equipment such as filter pumps, motors, disconnecting means, switches, required receptacles and heaters, etc., excepting panel board and underwater lighting fixtures. For public swimming pools, the fee shall be charged based on the number of electrical fixtures and rating of each electrical device involved in accordance with 1-6 above.
8. The fee charged for the installation of single and multiple station smoke or heat detectors and fire, burglar or security alarm systems in any, one- or two-family dwellings, the fee shall be charged in accordance with section B through D.
9. For the installation consisting of multi-meter stacks, the fee shall be based on the ampere rating of the main bus and not upon the number of meters or rating of disconnects on the meter stack. Individual load side panel boards shall be charged in accordance with 4, 5, and 6 above. There shall be no additional fee charged for the concurrent installation of the individual feeder conductors.
10. For motors or similar devices requiring concurrent installation of individual controls, relays and switches, the fee shall be based only upon the rating of the motor or device. There shall be no additional fee charged for the concurrent installation of individual circuit components, for example, controllers, starters and disconnecting means.
11. For electrical work requiring replacement or service entrance conductors or feeder conductors only, or panels, sub-panels, service disconnects, the fee shall be based on the designated ampere rating of the overcurrent of the device of the service or feeder as follows:
 - a. Two-hundred amperes (200 amps) or less, the fee shall be \$100.
 - b. Two-hundred one amperes (201 amps) to one-thousand amperes (1,000 amps), the fee shall be \$150.
 - c. Greater than one thousand (1,000 amps), the fee shall be \$660.
12. The fee charged for the process equipment shall be based on the ampere rating of the overcurrent device protecting the conductor feeding the process equipment or the cut off device.
13. For computing these fees, all electrical and communication devices, utilization

equipment and motors which are part of the premise wiring, except those which are portable plug-in type shall be counted.

14. For photovoltaic systems, the fee shall be based on the designated kilowatt rating of the solar photovoltaic system as follows:

a. One kilowatt (1 kW) to one-hundred kilowatts (100 kW), fee is \$200.

b. Greater than one-hundred kilowatts (100 kW), the fee is \$700.

15. Plan review fee. 25% of the amount to be charged for a new construction electrical permit set forth above.

16. For anything not listed above, the minimum fee shall be \$80.

F. Fire protection subcode fees.

1. For fire protection and hazardous equipment, sprinklers, standpipes, detectors (smoke and heat), pre-engineered suppression systems, gas and oil-fired appliances not connected to the plumbing system, kitchen exhaust systems, incinerators, and crematoriums, the minimum permit fee shall be \$80.

2. The fee for sprinklers (wet or dry) or detector heads (smoke or heat) or pull stations shall be as follows.

a. For twenty (20) or fewer heads, the fee shall be \$100.

b. For twenty-one (21) heads up to and including one hundred (100) heads, the fee shall be \$225.

c. For one hundred one (101) heads up to and including two hundred (200) heads, the fee shall be \$350.

d. For two hundred one (201) heads up to and including four hundred (400) heads, the fee shall be \$900.

e. For four hundred one (401) heads up to and including one thousand (1,000) heads the fee shall be \$1,200.

f. For over one thousand (1,000) heads the fee shall be \$1,600.

3. The fee for each standpipe shall be \$375.

4. The fee for each independent pre-engineered system shall be \$175. (Wet chemical, dry chemical, CO₂ suppression, foam suppression, FM200 suppression, Ansul system, etc.)

5. The fee for each gas or oiled fired appliance that is not connected to the plumbing system shall be \$75.

6. The fee for the installation of an above-ground oil tank shall be \$70.

7. The fee for each commercial kitchen exhaust system shall be \$175.
8. The fee for each crematorium shall be \$550.
9. The fee for each incinerator shall be \$550.
10. The fee for the fire pumps shall be \$200.
11. The fee for gasoline and propane tanks, in-ground and above ground shall be \$95 each.
12. The fee for supervisory devices (i.e., tampers, high/low air, etc.) the fee shall be \$20 each.
13. The fee for signaling devices (i.e., horns/strobes, bells, etc.) shall be \$20 each.
14. The fee for dry pipe alarm and pre-action valves shall be \$70 each.
15. The fee for smoke control systems shall be \$85 each.
16. Permits for the installation of fireplaces, wood burning stoves and solid fuel burning appliances shall be \$40 per \$1,000 of estimated cost per unit. Minimum fee shall be \$80 per device or appliance.
17. Fireplace venting/metal chimney or chimney liner shall be \$80.
18. Fee for the mains to the building shall be \$1.50 per linear foot.
19. Fee for fire hydrants shall be \$80 each.
20. The fee for fire extinguishers shall be a flat fee of \$50.
21. Photovoltaic systems, flat fee of \$80.
22. Plan review fee. 25% of the amount to be charged for a new construction fire protection permit as set forth above.
23. For anything not listed above, the minimum fee shall be \$80.

G. Mechanical Systems.

1. Oil/Electric heat to gas heat.

a. Permits Required:

Commercial

1. Building

2. Electric

Residential

1. Mechanical

2. Fire

- 3. Plumbing
- 4. Fire
- 2. Oil/Gas heat to heat pump.

a. Permits Required:

Commercial

Residential

- | | |
|--|--|
| <ul style="list-style-type: none"> 1. Building 2. Electric 3. Fire (if gas back up) | <ul style="list-style-type: none"> 1. Mechanical 2. Electric |
|--|--|

- 3. Oil /Electric to propane

a. Permits Required:

Commercial

Residential

- | | |
|---|--|
| <ul style="list-style-type: none"> 1. Building 2. Plumbing 3. Fire | <ul style="list-style-type: none"> 1. Mechanical 2. Electric |
|---|--|

- b. For cross connections and back flow preventers that are subject to re-testing, requiring inspections annually, the fee shall be \$50 for each device.

- 4. The fee for a mechanical inspection in a Use Group R-3 and R-5 structure by a mechanical inspector shall be \$100 for the first device and \$20 for each additional device. No separate fee shall be charged for gas, fuel oil or water piping connections associated with the mechanical equipment inspected.

H. Other Fee

1. State training fees.

- a. The fee shall be computed based on the volume of new construction times the current rate set by N.J.A.C. 5:23 – 4.19 and as amended from time to time.
- b. The fee for alteration shall be based on the estimated cost of the alterations per thousand for each subcode involved times the fee set by N.J.A.C. and amended from time to time.
- 2. **Variation fees.** The fee for an application for a variation in accordance with N.J.A.C. 5:23-shall be \$820 for Class I structures and \$175 for Class II and Class III structures. The fee for re-submission of an application for a variation shall be \$320 for Class I

structures and \$90 for Class II and Class III structures.

3. **Reinstatement fee.** Whenever a permit shall become void or lapse by definition of N.J.A.C. 5:23, the fee, upon request, and approval of the Construction Official, may be reinstated at a rate not to exceed seventy-five percent (75%) of the original fee charged. The fee is to be calculated with the use of the current fee schedule, less twenty-five percent (25%) for reinstatement fees.

4. **Swimming Pools.**

- a. Above-ground swimming pools shall be \$175.
- b. In-ground swimming pools shall be \$275.
- c. The fee for annual electric inspection of swimming pools, spas or hot tubs shall be \$200. The fee for each additional swimming pool, spa or hot tub on a site shall be \$100.

5. **Plan Review Fees** – Plan review fees shall be computed as a percentage of the fee to be charged for the construction permit. This fee shall be 15% of the construction permit fee. For projects which do not require plan review for all subcodes, the fee shall be 15% of the subcode fee or fees which are applicable.

- I. The Construction Official shall, with the advice of the subcode officials, prepare and submit to the Mayor and Commissioners, as needed, a report recommending a fee schedule based on operating expenses of the agency and any other expenses of the Borough fairly attribute to the enforcement of the State Uniform Construction Code Act.
- J. All payments to private on-site agencies shall be calculated and paid in accordance with N.J.A.C. 5:23-4.18(k) or any amendments or subsequent enactments thereto.
- K. Refunds. Pursuant to N.J.A.C. 5:23-2.27, in the case of discontinuance of a building project, the plan review fee and state training fees are not refundable.

Section 3. Chapter 121, Section 6 of the Borough Code, entitled "Fees," is hereby amended, supplemented, and revised as follows:

§ 121-6 Fees.

The fee for the inspection and issuance of a certificate of continuing occupancy and the fee for any and all reinspections shall be set forth in Chapter 127, Section 2, "Fees."

Section 4. Chapter 165, Section 8, entitled "Certificate of continued occupancy," Chapter 165, Section 9, entitled "Uniform Construction Code," and Chapter 165, Section 10, entitled "Fire Prevention" are hereby repealed in their entirety.

Section 5. Repealer. Any article, section, paragraph, subsection, clause, or other provision of the Code of the Borough of Mount Ephraim, inconsistent with the provision of this ordinance, is hereby repealed to the extent of such inconsistency, only.

Section 6. Severability. If any section, paragraph, subsection, clause, or provision of this

ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

Section 7. Enactment. This ordinance shall become effective immediately after publication in the manner provided by law.

Section 8. Continuation and Codification. This ordinance shall be a part of the General Code of the Borough of Mount Ephraim as through codified and fully set forth herein. The Borough Clerk shall have this ordinance codified and incorporated in the official copies of the Borough Code. The Borough Clerk and the Borough Attorney are authorized and directed to change any chapter, article and/or section number of the General Code of the Borough of Mount Ephraim in the event that the codification of this ordinance reveals that there is a conflict between the numbers and the existing Code, and in order to avoid confusion and accidental repeal of existing provisions not intended to be repealed.

BOROUGH OF MOUNT EPHRAIM

Date of Introduction: November 6, 2024

Date of Adoption: December 4, 2024

Approved: _____
Susan M. Carney, Mayor

Attest: _____
Terry Shannon, Borough Clerk