


Ord.#30-2022 An Ordinance of the Township of Mount Olive, in the County of Morris
and State of New Jersey, Amending Chapter 550, Land Use, of the
Township Code to Update Building Construction Fees.

CLERK:

Delivered to Mayor:

Date: 12/7/2022

Time: 9:15 am

Signed: 
Township Clerk
Michelle Masser

MAYOR:

Action by Mayor:


Approved: ☒

Date: 12/7/22

Vetoed: ☐

Date: _____

(Reasons for which Mayor has withheld approval of Ordinance, item or part Thereof.)

Signed: 
Mayor

CLERK:

Returned:

Date: 12/7/2022

Time: 10:45

Not returned with in (10) days

Date: _____

Signed: 
Township Clerk

ORD.#30-2022

**AN ORDINANCE OF THE TOWNSHIP OF MOUNT OLIVE, IN THE
COUNTY OF MORRIS AND STATE OF NEW JERSEY, AMENDING
CHAPTER 550, LAND USE, OF THE TOWNSHIP CODE TO UPDATE
BUILDING CONSTRUCTION FEES**

WHEREAS, the Township of Mount Olive Building Department has recommended amending the Township Code to update building construction fees.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Mount Olive, in the County of Morris and State of New Jersey, as follows:

SECTION 1. Chapter 550, Land Use, Article III, General Administration; Building Construction; Permits, § 550-9, Building Construction, Paragraph B, Fees, is hereby amended to read as follows in its entirety:

“B. Fees.

(1) No permit, as required by the Building Code, shall be issued until the fee prescribed in the fee schedule shall have been paid; nor shall an amendment to a permit be approved until the additional fee, if any, due to an increase in the estimated cost of the building or structure shall have been paid.

(2) Schedule of building permit fees.

(a) The fee for a construction permit shall be the sum of subcode fees listed in Subsection **B(2)(a)[1]** through **[4]** hereof and shall be paid before the permit is issued:

[1] The building subcode fees shall be:

- [a] For new residential construction, \$0.032 per cubic foot of building or structure volume, provided that the minimum fee shall be \$60.
- [b] For renovations, alterations and repairs, \$30 per \$1,000 of estimated work, provided that the minimum fee shall be \$60.
- [c] For residential additions, \$0.032 per cubic foot of building or structure volume for the added portion, provided that the minimum fee shall be \$60.
- [d] For combinations of renovations and additions, the sum of the fees computed separately as renovations and additions.
- [e] Agricultural pole barns shall be computed at \$0.011 per cubic foot, provided that said property has qualified for farmland assessment.
- [f] Any structure other than residential shall be computed at \$0.021 per cubic foot plus other permits that may be required.

[2] The plumbing subcode fees shall be:

- [a] A minimum fee of \$60, plus \$15 for each fixture over three, plus:
 - [i] Ten dollars for each stack;
 - [ii] Sixty-five dollars per special device for the following: grease traps, oil separators, refrigeration units, utility service connections, backflow preventers equipped with test ports (double check valve assembly, reduced pressure zone and pressure vacuum breaker backflow preventers), steam boilers, hot water boilers (excluding those for domestic water heating), active solar systems, sewer pumps and interceptors. There shall be no inspection fee charged for gas service entrances.
 - [iii] Ten dollars for each gas and/or oil or electric water heater; and
 - [iv] Ten dollars for each tankless water heater.
 - [v] For all nonlisted items, the fee shall be \$50 per item.

[3] The electrical subcode fees shall be:

- [a] The minimum electrical fee shall be \$50.
- [b] From one to 50 receptacles or fixtures, the fee shall be \$50; for each 25 receptacles or fixtures in addition to this, the fee shall be \$25. For the purpose of computing the fee, receptacles or fixtures shall include lighting outlets, wall switches, fluorescent fixtures, convenience receptacles, smoke and heat detectors or similar fixtures and motors or devices of less than or equal to one horsepower or one kilowatt.
- [c] For each motor or electrical device greater than one horsepower and less than or equal to 10 horsepower and for transformers and generators greater than one kilowatt and less than or equal to 10 kilowatts, the fees shall be \$25.
- [d] For each motor or electrical device greater than 10 horsepower and less than or equal to 50 horsepower for each service panel, service entrance or subpanel, less than or equal to 200 amperes; for each transformer and generator greater than 10 kilowatts and less than or equal to 45 kilowatts; and for each utility load management device, the fees shall be \$65.
- [e] For each motor or electrical device greater than 50 horsepower and less than or equal to 100 horsepower; for

each service panel, service entrance or subpanel greater than 200 amperes and less than or equal to 300 amperes; and for transformers and generators greater than 45 kilowatts and less than or equal to 112.5 kilowatts, the fee shall be as follows:

[i]	1 to 10 kilowatts	\$25
[ii]	10.1 to 50 kilowatts	\$65
[iii]	50.1 to 112.5 kilowatts	\$129
[iv]	200 to 300 amperes	\$129
[v]	301 and greater amperes	\$640

[f] For each motor or electrical device greater than 100 horsepower for each service panel, service entrance or subpanel greater than 301 amperes; and for each transformer or generator greater than 112.5 kilowatts, the fee shall be \$457.

[g] For the purpose of computing these fees, all motors, except those in plug-in appliances, shall be counted, including control equipment, generators, transformers and all heating, cooking or other devices consuming or generating electrical current.

[h] Construction pole service:

Service	\$46
One receptacle	\$46
Total pole service	\$92

[i] Air conditioners: Apply motor schedule.

[j] Pools:

In-ground pool (private)	\$70
In-ground pool (public)	\$125
Aboveground pool	\$46
Annual bonding inspection	\$46

[k] Photovoltaic systems, including micro-inverters, based on the designated kilowatt rating as follows:

[i]	1 to 17 kilowatts:	\$100 each.
[ii]	18 to 50 kilowatts:	\$200 each.
[iii]	51 to 100 kilowatts:	\$400 each.
[iv]	101 to 1000 kilowatts:	\$600 each.
[v]	Over 1001 kilowatts:	\$900, plus additional \$300 per each additional 1000 kilowatts

[l] For all nonlisted items, the fee shall be \$25 per item, provided that the minimum fee shall be \$46.

[m] Electric vehicle charging stations:

- [i] 1 to 199 amperes: \$46
- [ii] 200 to 300 amperes: \$65
- [iii] 301 and greater amperes: \$457

[4] The fire subcode fees shall be:

[a] For residential smoke and heat detectors:

- [i] Twenty or less detectors: \$91.
- [ii] Between twenty-one and one hundred detectors: \$168s.
- [iii] Between one hundred and one and two hundred detectors: \$229

[b] Residential sprinkler systems shall be charged at commercial fees.

[c] For commercial sprinkler and detectors (smoke and heat), fees for heads and detectors, the number of each shall be counted separately and two fees, one for heads and one for detectors, shall be charged:

- [i] Twenty or less heads: \$91.
- [ii] Twenty-one to and including 100 heads: \$168.
- [iii] One hundred one to and including 200 heads: \$321.
- [iv] Two hundred one to and including 400 heads: \$831.
- [v] Four hundred one to and including 1,000 heads: \$1,150.
- [vi] One thousand one and above heads: \$1.469/head.

[d] For each standpipe: \$229.

[e] For each pre-engineered system: \$100.

[f] For flammable or combustible liquid storage tanks:

- [i] Each tank of 1,000 gallons capacity or less: \$65.
- [ii] Each tank of more than 1,001, but less than 5,000 gallons capacity: \$91.
- [iii] Each tank of 5,000 gallons or more capacity: \$129.

[g] For oil- or gas-fired heating units:

- [i] Under 500,000 BTUs: \$65.

[ii] For oil- or gas-fired heating units 500,000 BTUs and above: \$91.

[h] For other commercial gas-fired appliances: \$60.

[i] For solid-fuel-burning appliances: \$65.

[j] Chimney Liner: \$65

[k] Minimum fee: \$65.

[l] For all nonlisted items, the fee shall be \$65 per item.

[5] The mechanical subcode fees shall be:

[a] Minimum fee: \$50

[b] First piece of equipment, each: \$65

[c] Additional equipment, each: \$15

[d] for each gas- or oil-fired appliance not connected to the Plumbing system: \$65

[e] Chimney liners: \$65

[f] No separate fee for gas, fuel oil, or water connections Associated with the mechanical equipment

[6] The fee for plan review shall be 20% of the amount to be charged for the construction permit and shall be paid before the plans are reviewed. The amount paid for this fee shall be credited toward the amount of the fee to be charged.

[7] The fee for a demolition permit shall be:

[a] Building or structure: \$91 per one- and two-family dwelling, barn and garage; \$129 for commercial building.

[b] Pool: \$125

[c] Underground (UST) or aboveground (AST) storage tank: \$65.

[8] The fee for a permit for the removal of a building structure from one lot to another or to a new location on the same lot shall be \$15 per \$1,000 of the sum of the estimated cost for moving, for new foundations and for placement in a complete condition in the new location, provided that the minimum fee shall be \$80.

[9] The fee for a permit to construct a sign shall be \$2 per square foot of the surface area of the sign, provided that the minimum fee shall be \$65. In the case of double-faced signs, the area of the surface of only one side of the sign shall be used for purposes of the fee computation.

- [10] The fee for a certificate of occupancy shall be a minimum of \$40 or 10% of the building fee.
 - [11] The fee for a certificate of occupancy pursuant to a change of use shall be \$40.
 - [12] The fee for a certificate of occupancy for a garden apartment shall be \$40 per unit, and the fee for a townhouse shall be \$40 per unit.
 - [13] The New Jersey Department of Community Affairs shall be responsible for elevator plan review, inspection and testing.
 - [14] The fee for an item not enumerated in this section, but included in any state subcode, shall be paid in accordance with the state fee schedule (N.J.A.C. 5:23).
 - [15] The fee for a variation shall be:
 - [i] Residential: \$100
 - [ii] Commercial: \$200
- (3) Certificate of occupancy or final inspection fee. For a certificate of occupancy or final inspection, there shall be a fee of 10% of the building fee or a minimum of \$40, except that in those cases where a building permit was issued without a fee, there shall be no fee charged for a certificate of occupancy or final inspection.
 - (4) Certificate of continued occupancy. Upon request of the owner of an existing building or structure, a certificate of continued occupancy can be issued. The certificate of continued occupancy shall evidence only that a general inspection of the visible parts of the building has been made, and that no violations N.J.A.C. 5:23-2.14 have been determined to have occurred and no unsafe conditions violative of N.J.A.C. 5:23-2.32(a) have been found. For a certificate of continued occupancy, there shall be a fee of \$168.
 - (5) Additional inspection fee. One inspection shall be made without fee at each stage of construction provided for on the building permit. For each additional inspection required to accomplish approval of any stage of construction, a fee of \$5 shall be collected by the Building Official before such additional inspections.
 - (6) Waiver of fees.
 - (a) No person shall be charged a construction permit surcharge fee or enforcing agency fee for any construction, reconstruction, alteration or improvement designed and undertaken solely to promote accessibility by disabled persons to an existing private residential structure or any of the facilities contained therein.

- (b) A disabled person, or a parent or sibling of a disabled person, shall not be required to pay any municipal contract or permit fee or charge in order to secure a construction permit for any construction, reconstruction, alternation or improvement which promotes accessibility to his or her own personal living unit.
- (c) "Disabled person" means a person who has a total and permanent inability to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment, including blindness, and shall include, but not be limited to, any resident of this state who is disabled pursuant to the Federal Social Security Act (42 U.S.C. § 416) or the Federal Railroad Retirement Act of 1974 (45 U.S.C. § 231 et seq.) or is rated as having a 60% disability or higher pursuant to any federal law administered by the United States Veterans Act. For purposes of this section, "blindness" means central visual acuity of 20/200 or less in the better eye with the use of a corrective lens. An eye which is accompanied by a limitation in the fields of vision such that the widest diameter of the visual fields subtends an angle no greater than 20°, shall be considered as having a central visual acuity of 20/200 or less."

SECTION 2. This Ordinance may be renumbered for the purposes of Codification.

SECTION 3. If any section, subsection, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by any court of competent jurisdiction, such decision shall not affect the remaining portions of the Ordinance.

SECTION 4. All ordinances or parts of ordinances of the Township of Mount Olive that are inconsistent herewith are repealed to the extent of such inconsistency.

SECTION 5. This Ordinance shall take effect twenty (20) days following final passage, approval, and publication as required by law.

Introduced: 11/22/2022
Adopted: 12/6/2022
Effective Date: 12/29/2022

TOWNSHIP OF MOUNT OLIVE



Joe Nicastro, Township Council President

Attest: 12/6/2022



Michelle Masser, Township Clerk