

ORDINANCE NO. 420-23

VOORHEES TOWNSHIP SCHEDULE OF FEES
FOR THE YEAR 2023

J. CONSTRUCTION CODE ENFORCEMENT FEES

1. BUILDING SUBCODE PERMIT FEES

- a. Fees for new construction shall be based upon the volume of the structure. Volume shall be computed in accordance with N.J.A.C. 5:23-2.28. The new construction fee shall be in the amount of \$0.039 per cubic foot of volume for buildings and structures of all use groups and types of construction as classified and defined in Chapters 3 and 6 of the building subcode; provided, however, that the fee shall be \$0.022 per cubic foot of volume for Use Groups A-1, A-2, A-3, A-4, F-1, F-2, S-1 and S-2, and the fee shall be \$0.0011 per cubic foot for structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d)
- b. Fees for renovations, alterations and repairs shall be based upon the estimated cost of the work. The fee shall be in the amount of \$36 per \$1,000 up to and including the first \$50,000 of estimated cost of work. From \$50,001 up to and including \$100,000, the additional fee shall be in the amount of \$27 per \$1,000 of estimated cost above \$50,000. Above \$100,000, the additional fee shall be in the amount of \$23 per \$1,000 of estimated cost above \$100,000. For the purpose of determining the estimated cost, the applicant shall submit such cost data as may be available, produced by the architect or engineer of record, by a recognized estimating firm or by the contractor. A bona fide contractor's bid, if available, shall be submitted. The enforcing agency shall make the final decision regarding estimated cost.
- c. Fees for additions shall be computed on the same basis as for new construction for the added portion. The minimum fee for R-5 Residential shall be \$225.00. For all other use groups the minimum shall be \$275.00.
- d. Fees for combination renovations and additions shall be computed as the sum of the fees for the addition and alteration computed separately in accordance with the above.
- e. Fees for minor construction work shall be based upon the estimated cost of work. The fee shall be computed as a unit rate per \$1,000 of estimated cost or fraction thereof, as set forth in subparagraph b. above.
- f. Temporary structures and all structures for which volume can't be computed, such as swimming pools and open structural towers, shall be charged a flat rate as follows:

- (i) Open structural towers: \$225.00
- (ii) Swimming pools:
 - (A) Above ground \$90.00
 - (B) In-ground: \$225.00
 - (C) Spa Cover \$20.00
 - (D) Replacement fence for Existing pools \$25.00

NOTE: This does not include fees required for electrical work, fences and contiguous decks.

- (iii) Fences: \$50.00 for fences in excess of six feet.
- (iv) Satellite dish antennas:
 - (A) Use groups R-3 and R-5: \$ 65.00
 - (B) All other use groups: \$165.00

- g. The fee to set modular homes in place shall be \$225.00 plus other relevant sub-code fees.

- h. Except as provided in subsection (i), below, the fee for a demolition or removal permit shall be \$85.00 for a structure of less than 5,000 square feet in area and less than 30 feet in height, for one-family or two-family residences (Use Group R-3 of the Building Code) and for structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d), and \$150.00 for all other use groups.
- i. The fee for a permit to construct a sign shall be as follows
 - (i.) Fees for pylon signs shall be \$6.00 per square foot for the first 100 square feet, \$4.75 per square foot for the next 400 square feet, and \$3.50 per square foot, thereafter.
 - (ii.) Fees for ground signs or wall signs shall be \$3.00 per square foot for the first 100 square feet, \$2.10 per square foot for the next 400 square feet, and \$1.40 per square foot, thereafter.
 - (iii.) The minimum fee for a sign shall be \$65.00.
- j. The following are FEE EXEMPT: Only schools and related facilities owned and operated by Voorhees Twp. BOE and Eastern Regional High School, all buildings and structures owned and used by Voorhees Township municipal government and related entities such as fire, police, and all buildings owned and used by county and state government.
- k. The fee for partial release of a footing and foundation permit shall be per cubic foot of volume of the area of footing and foundation for the use Groups specified in 1.a. of the Building Sub-code Permit Fee.
- l. The fee for partial release of a footing and foundation permit shall be per cubic foot of volume of the area of the footing and foundation for the use Groups specified in 1.a. of the Building Sub-code Permit Fee.
- m. The fee to be charged for a construction permit will be the sum of the basic construction fee plus all applicable special fees, such as elevator or sign fees. This fee shall be paid before a permit is issued.
- n. The fee to be charged for a certificate of occupancy shall be paid before a certificate is issued. This fee shall be in addition to the construction permit fee.

2. PLUMBING SUBCODE PERMIT FEES

- a. For one to five fixtures, the fee shall be \$45 each. For each additional fixture, the fee shall be \$15.00 per fixture for all fixtures and appliances, except as listed directly below.
- b. The fee shall be \$91.00 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.
- c. Minimum fee for any plumbing permit shall be \$70.00.

3. ELECTRICAL SUBCODE PERMIT FEES

- a. Electrical sub-code fees for electrical fixtures and devices shall be as follows:
 - (i) For one to 25 receptacles or fixtures, the fee shall be in the amount of \$40.00. For each 25 receptacles or fixtures in addition to this, the fee shall be increased by the amount of \$10.00 for each additional group of 25 or part thereof. For the purpose of computing this fee, receptacles or fixtures shall include lighting outlets, wall switches, fluorescent fixtures, convenience receptacles or similar fixtures and motors or devices of less than one horsepower or one kilowatt. Minimum fee shall be \$70.00.

- (ii) For each motor or electrical device greater than one horsepower and less than or equal to ten horsepower and for transformers and generators greater than one kilowatt and less than or equal to ten kilowatts, the fee shall be \$12.00 each. Minimum fee shall be \$70.00.
- (iii) For each motor or electrical device greater than ten horsepower and less than or equal to 50 horsepower, each service panel, service entrance or subpanel less than or equal to 200 amperes and all transformers and generators greater than ten kilowatts and less than or equal to 45 kilowatts, the fee shall be \$70.00.
- (iv) For each motor or electrical device greater than 50 horsepower and less than or equal to 100 horsepower, each service panel, service entrance or subpanel greater than 200 amperes and each transformer or generator greater than 45 kilowatts and less than or equal to 112.5 kilowatts, the fee shall be \$98.00.
- (v) For each motor or electrical device greater than 100 horsepower, each service panel, service entrance or subpanel greater than 1,000 amperes and each transformer or generator greater than 112.5 kilowatts, the fee shall be \$475.00.
- (vi) Electrical permit for swimming pools shall be \$70.00.
- (vii) Rain Sensor flat fee \$20.00
- (viii) For photovoltaic systems the fee shall be based on the designated kilowatt Rating of the solar photovoltaic systems as follows:
 - (1) One to 50 kilowatts, the fee shall be \$75.00
 - (2) Fifty-one to 100 kilowatts, the fee shall be \$139.00 and
 - (3) Greater than 100 kilowatts, the fee shall be \$650.00

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

4. FIRE SUBCODE PERMIT FEES

Fees for fire protection and other hazardous equipment such as 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 shall be as follows:

- a. Wet and Dry Sprinkler Heads
 - (i) For 1 to 20 heads or detectors, the fee shall be \$75.00
 - (ii) For 21 to 100 heads or detectors, the fee shall be \$130.00
 - (iii) For 101 to 200 heads or detectors, the fee shall be \$239.00
 - (iv) For 201 to 400 heads or detectors, the fee shall be \$625.00
 - (v) For 401 to 1000 heads or detectors, the fee shall be \$850.00
 - (vi) For over 1,000 heads or detectors, the fee shall be \$1100.00
- b. The fee for one to twelve detectors shall be \$40.00. For each 25 additional detectors, a fee of \$15.00 shall be added to the base fee.
- c. In computing 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.
- d. The fee for standpipes shall be \$249.00
- e. The fee for each independent pre-engineered system shall be \$98.00
- f. The fee for each gas- or oil-fired appliance other than in an R-3 or R-5 Use Group and which is not connected to the plumbing system shall be \$50.00 per appliance.

- g. The fee for each commercial/industrial kitchen exhaust system will be \$50.00 Use Groups R-3 and R-5 are exempted from this fee.
- h. The fee for each incinerator shall be \$385.00
- i. The fee for each crematorium shall be \$385.00
- j. The fee for installation of fuel storage tanks is \$75 per tank, for tanks equal to or larger than 600 gallons.
- k. The fee for each smoke control system shall be \$250.00.
- l. Heat-producing devices, fireplaces and wood stoves are \$75.00 each.
- m. Fire hose cabinets are \$100 each.
- n. Fire pumps are \$200.00 each.
- o. Minimum fee shall be \$70.00
- p. The fee for replacement of an existing transmission means as per N.J.A.C. 5:32-2.17A(c)5v shall be \$35.00

5. ELEVATOR SUBCODE PERMIT FEES

- (a) The fee for plan review for elevator devices in structures of Group R-3, R-4 or R-5 and for elevator devices wholly within dwelling units in structures of Group R-2 shall be \$70.00 for each device.
- (b) The fee for plan review for elevator devices in structures of Groups other than R-3, R-4 or R-5 and devices in structures of Group R-2 exempted by (c)6 above shall be \$365.00 for each device.
- (c) The fees for elevator device inspections and tests shall be as set forth in N.J.A.C 5:23-12

6. MISCELLANEOUS CONSTRUCTION CODE ENFORCEMENT FEES

- a. Tents. The fee for an application to erect a tent which is in excess of 16,800 square feet in area or more than 140 feet in any dimension (width, depth or height) shall be \$116.00.
- b. Asbestos Abatement. The fee for a construction permit issued for asbestos hazard abatement shall be a flat fee of \$70.00. The fee for a certificate of occupancy issued following the successful completion of an asbestos hazard abatement project shall be \$14.00.
- c. Lead Hazard Abatement. The fee for a construction permit issued for lead hazard abatement shall be a flat fee of \$140.00. The fee for a lead hazard abatement clearance certificate shall be \$28.00.
- d. State Permit Fees.
 - (i) Per cubic foot of volume of new building or additions: \$0.00371
 - (ii) All other construction: \$1.90/\$1,000 of value of construction.
- e. Plan Review Fee. Twenty percent (20%) of construction permit fee.
- f. Fees for retaining walls shall be as follows:
 - (i) The fee for a retaining wall with a surface area greater than 550 square feet that is associated with a Class 3 residential structure shall be \$210.00.
 - (ii) 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 \$106.00; and

- (iii) The fee for a newly constructed retaining wall of any size at other than a Class 3 residential structure shall be based on the cost of the construction.
- g. The fee for roofing and siding work completed on structures other than R-3 and R-5 shall be a flat fee of \$300.00 respectively. The installation of any amount of poly propylene siding requires a permit.
- h. For cross connections and backflow preventers that are subject to annual re-testing, the fee shall be \$12.00 for each device.
- i. There shall be an additional fee of \$64.00 per hour for review of any amendment or change to a plan that has already been released.
- j. Kitchen cooking exhaust fans in excess of 400 C.U. FT. MIN. The permit fee shall be \$70.00.
- k. Reinstatement of a lapsed permit shall be \$70.00.
- l. The fee to remove or abandon in place any fuel tank, septic tank, or any other underground tank shall be \$75.00.

7. **CERTIFICATE OF OCCUPANCY**

- a. The fee for a certificate of occupancy shall be in the amount of 3% of the commercial construction permit fee. The minimum fee shall be \$60.00. One & two family dwellings (Group R-3 & R-5) and structures on farms, including commercial farm buildings subject to N.J.A.C. 5:23-3.2(d), the fee shall be \$60.00.
- b. The fee for a certificate of occupancy granted pursuant to a change of use group shall be \$175.00.
- c. The fee for a certificate of continued occupancy shall be \$175.00.
- d. The fee for a temporary certificate of occupancy shall be as follows
 - 1. First certificate shall be \$25.00
Exemption: There shall be no fee for the 1st issuance of a TCO provided the CO fee is paid at that time.
 - 2. All certificates issued after the first shall be charged at \$40.00 per certificate.
 - 3. The duration for any temporary certificate shall be sixty (60) days.
 - 4. No fee shall be charged for any use group R-5.

8. **ALTERNATE SYSTEMS AND NON-DEPLETABLE ENERGY SOURCES**

The fee for plan review of a building for compliance under the alternate systems and non-depletable energy source provisions of the energy subcode shall be \$380.00 for one and two-family homes (Use Group R-5 of the building subcode) and light commercial structures having the indoor temperature controlled from a single point, and \$1,900.00 for all other structures.

9. **FEES FOR APPLICATION FOR VARIATIONS**

The fee for an application for a variation in accordance with N.J.A.C. 5:23-2.10 shall be \$594.00 for Class I structures and \$120.00 for Class II structures and \$25.00 for Class III structures. The fee for resubmission of an application for a variation shall be \$229.00 for Class I structures, \$65.00 for Class II structures and \$25.00 for Class III structures.

10. MECHANICAL SUB-CODE PERMIT FEES

The fee for a mechanical inspection in a structure of Group R-3 or R-5 by a mechanical inspector shall be \$70.00 for the first device and \$30.00 for each additional device. No separate fee shall be charged for gas, fuel oil or water piping connections associated with the mechanical equipment inspected.