

**TOWNSHIP OF FLORENCE**  
**ORDINANCE NO. 2012-10**

**An Ordinance of the Township of Florence Amending Section 64-3 of the Code of the Township of Florence Establishing Construction Code Fees within the Township of Florence**

**WHEREAS**, Chapter 64 of the Code of The Township of Florence, entitled Construction Codes, Uniform, sets forth, in Section 64-3 the fees relating to various construction, plumbing, electrical and fire safety sub-code permits in the Township of Florence, and;

**WHEREAS**, the Township Council has determined that it is necessary that the fees should be amended.

**WHEREAS**, the Construction Code Official and the Assistant Township Administrator performed an extensive review of the fee structure.

**NOW THEREFORE BE IT ORDAINED** by the Township Council of the Township of Florence that:

**Section 1.** Chapter 64 Fees; report. of the Code of the Township of Florence is hereby repealed in its entirety and replaced with the following to read as follows:

§ **64-3. Fees; Report of the Construction Code Official.**

A. General.

(1) The fee for plan review, computed as a percentage of the fee for a construction permit, shall be paid at the time of application for a permit. The amount of this fee shall then be deducted from the amount of the fee due for a construction permit when the permit is issued. Plan review fees are not refundable.

(2) 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, but not limited to, elevator or sign fees. This fee shall be paid before a permit is issued.

(3) 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.

(4) Where the Department, pursuant to N.J.A.C. 5:23-4.24, is designated as the plan review agency, or when the Department has been requested to provide plan review services by a municipality pursuant to N.J.A.C. 5:23-4.24, or when the Department is designated as the local enforcing agency pursuant to N.J.A.C. 5:23-4.3, the following schedule of fees shall pertain.

(5) Newly constructed residential units that are to be legally restricted to occupancy by households of low- or moderate-income shall be exempted from the fees as set forth in Subsections B and C below and otherwise payable to the Department.

(6) State of New Jersey training fee. This fee shall be calculated in accordance with N.J.A.C. 5:23-4.19, as amended and supplemented from time to time.

B. Departmental plan review fee. The fees listed in Subsection C(2) below shall be in addition to a departmental plan review surcharge in the amount of 20% of each listed fee. Where the Department performs plan review only, the plan review fee shall be in the amount of 25% of the new construction permit fee which would be charged by the Department pursuant to these rules. The minimum fee shall be \$49.

C. Departmental (enforcing agency) fees shall be as follows:

(1) Plan review fee. The fee for plan review shall be 25% of the amount to be charged for a new construction permit, except that elevator device plan review shall be as in Subsection C(6) and C(7) below.

(2) The basic construction fee shall be the sum of the parts computed on the basis of the volume or cost of construction, the number of plumbing fixtures and pieces of equipment, the number of electrical fixtures and devices and the number of sprinklers, standpipes and detectors (smoke and heat) at the unit rates provided herein plus any special fees. There shall be a minimum permit fee of \$75 per sub-code.

(a) Building volume or cost. The fees for new construction or alteration are as follows:

[1] 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 \$0.037 per cubic foot of volume for buildings and structures of all use groups and types of construction as classified and defined in Articles 3 and 4 of the building subcode;

except that the fee shall be \$0.023 per cubic foot of volume for use groups A-1, A-2, A-3, A-4, F-1, and F-2, and the fee shall be \$0.0015 per cubic foot for structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d), with the maximum fee for such structures on farms not to exceed \$1,250.

[2] Fees for renovations, alterations and repairs or site construction associated with pre-engineered systems of commercial farm building, premanufactured construction, and the external utility connection for premanufactured construction shall be based upon the estimated cost of the work. Fees are cumulative based on the fees contained herein. The fee shall be in the amount of \$30 per \$1,000. From \$50,001 to and including \$100,000, the additional fee shall be in the amount of \$24 per \$1,000 of estimated cost above \$50,000. Above \$100,000, the additional fee shall be in the amount of \$21 per \$1,000 of estimated costs above \$100,000. For the purpose of determining estimated cost, the applicant shall submit to the Department such cost data as may be available produced by the architect or engineer of record, or by a recognized estimating firm, or by the contractor. A bona fide contractor's bid, if available, shall be submitted. The Department shall make the final decision regarding estimated cost. For the purpose of determining estimated cost for decks, the fee basis shall be \$25 per square foot.

[3] Fees for additions shall be computed on the same basis as for new construction for the added portion.

[4] Fees for combination renovations and additions shall be computed as the sum of the fees computed separately in accordance with Subsections C(2)(a)[2] and [3] above.

[5] Fees for tents in excess of 900 square feet or more than 30 feet in any dimension in any direction shall be \$125 each. Tents or temporary structures meeting the size requirements above, with or without appurtenances, for nonprofit organizations based within the Township, shall have a flat fee of \$75 regardless of the number of structures at the same property. Tents or temporary structures with platforms used as a stage, regardless of size, shall require a permit with the fees provided for herein.

[6] Fees for roofing or siding work completed on a structure in Use Group R-5 having no more than two dwelling units shall be \$75 for each type of work completed. Roofing and siding shall be considered separate and shall each be charged separately. All other use groups shall be charged in accordance with 64-3.C.(2)(a)[2].

[7] The fee for aboveground pools shall be \$125 for a pool with a surface area greater than 550 square feet. The fee for all other aboveground pools shall be \$85. The fee for an in-ground pool shall be \$175 for a pool with a surface area greater than 550 square feet. The fee for all other in-ground pools shall be \$100. The fee for hot tubs and spas shall be \$85.

[8] The fees for new structures, including additions in use group S-1 and S-2, shall be computed per cubic foot of volume and such fees shall be cumulative and calculated in accordance with the following schedule:

[a] Up to and including 1,000,000 cubic feet, the construction fee shall be in the amount of \$0.015 per cubic foot of volume.

[b] Over 1,000,000 cubic feet up to and including 5,000,000 cubic feet, the fee shall be in the amount of \$0.013 per cubic foot of volume.

[c] Over 5,000,000 cubic feet up to and including 35,000,000 cubic feet, the fee shall be in the amount of \$0.011 per cubic foot of volume.

[d] Over 35,000,000 cubic feet up to and including 45,000,000 cubic feet, the fee shall be in the amount of \$0.006 per cubic foot of volume.

[e] For any remaining volume above 45,000,000 cubic feet, an additional fee in the amount of \$0.0012 per cubic foot of volume shall be charged.

[9] The minimum building sub-code fee shall not be less than \$75.

[10] Sheds greater than 100 square feet up to 400 square feet using light frame construction shall be charged a minimum fee of \$75.

(b) Plumbing fixtures and equipment. The fees shall be as follows:

[1] The fee shall be in the amount of \$75 for the first one to four fixtures connected to the plumbing system and/or gas- or oil-fired appliances connected to the gas or oil systems, and the fee for each fixture or appliance over four shall be \$15 each.

[2] The fee shall be \$75 per special device for the following: grease traps, oil separators, water-cooled air-conditioning units, refrigeration units, utility service connections, backflow preventers equipped with test ports (double-check valve assembly, reduced pressure zone, pressure vacuum breaker), 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.

[3] The fee for tents and temporary structures with plumbing appurtenances, regardless of size, for nonprofit organizations based in the Township shall be a flat \$50 for all tents or temporary structures on the same property. For all other applicants, the fee shall be \$75 for all pertinent tents or temporary structures on the same property.

(c) Electrical fixtures and devices. The fees shall be as follows:

[1] For from one to 40 receptacles, fixtures or rain sensors the fee shall be in the amount of \$75; for each 25 receptacles or fixtures in addition to this, the fee shall be in the amount of \$50; 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 or less.

[2] For the first one to four motor(s) or electrical device(s) greater than one horsepower and less than or equal to 10 horsepower, and for each one to four transformers and generators greater than one kilowatt and less than or equal to 10 kilowatts, the fee shall be \$75, and for each motor or device over four, the fee shall be \$11.

[3] 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 150 amperes, and for all transformers and generators greater than 10 kilowatts and less than or equal to 45 kilowatts, the fee shall be \$30.

[4] 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 150 amperes and less than or equal to 1,000 amperes, and for transformers and generators greater than 45 kilowatts and less than or equal to 112.5 kilowatts, the fee shall be \$200.

[5] For each motor or electrical device greater than 100 horsepower, for each service panel, service entrance or subpanel greater than 1,000 amperes, and for each transformer or generator greater than 112.5 kilowatts, the fee shall be \$665.

[6] The fee charged for electrical work for each permanently installed private swimming pool as defined in the building subcode, spa, hot tub, fountain, or man-made pond with electric devices shall be a flat fee of \$125, which shall include any required bonding, and associated equipment such as filter pumps, motors, disconnecting means, switches, required receptacles and heaters, etc., excepting panel boards and underwater lighting fixtures. For public swimming pools, the fee shall be based on the number of electrical fixtures and rating of electrical devices involved, in accordance with Section 64-3C(2)(c)[1] and [2] above.

[7] The fee charged for the installation of single- and multiple-station smoke, heat or carbon monoxide detectors and fire, burglar or security alarm systems in any one- or two-family dwelling shall be a flat fee of \$75 per dwelling unit. For fire, burglar, security alarm systems in buildings other than one- or two-family dwellings, the fee shall be charged in accordance with Section 64-3C(2)(c)[1] and [2] above.

[8] For installations consisting of multimeter stacks, the fee shall be based upon 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 Section 64-3C(2)(c)[3],[4] and [5] above. There shall be no additional fee for the concurrent installation of individual feeder conductors.

[9] 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 device. There shall be no additional fee charged for the concurrent installation of individual circuit components, for example, controllers, starters and disconnecting means.

[10] For electrical work requiring replacement of service entrance conductors or feeder conductors only, the fee shall be in accordance with Section 64-3C(2)(c)[2] through [5] above, based on the designated ampere rating of the overcurrent device of the service or feeder.

[11] The fee charged for process equipment shall be based on the ampere rating of the overcurrent device protecting the conductor feeding the process equipment or the cutoff device.

[12] 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.

[13] The fee for tents or temporary structures with electrical appurtenances for nonprofit organizations based in the township shall be a flat fee of \$50 regardless of the number of tents or structures on the same property. All other applicants shall pay a flat fee of \$75 for the same type structures with appurtenances regardless of the number of structures on the same property.

[14] The fee for Photo Voltaic Systems in R-5 structures shall be \$75.00 when rated from 1KW to 10KW. This fee is only for PV Panels, grounding and combiner boxes. The fee shall be in accordance with 64-3.C. for associated equipment on the basis of electrical devices involved, inverters, sub-panels, disconnects, back-fed circuit breakers. Stand-alone systems shall be charged as a service addition to the above fees

All other use groups the fee for total PVS KW shall be:

1KW	to	10KW	\$75.00
More than 10KW	to	20KW	\$200.00
More than 20KW	to	100KW	\$300.00
More than 100KW	to	500KW	\$400.00
More than 500KW	to	1 MW	\$500.00
More than 1.0MW	to	2.0 MW	\$600.00
More than 2.0 MW	to	5.0 MW	\$700.00
More than 5.0 MW			\$800.00

(d) Fire protection and other 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:

[1] The fee for 20 or fewer heads shall be \$85; for 21 to and including 100 heads, the fee shall be \$150; for 101 to and including 200 heads, the fee shall be \$300; for 201 to and including 400 heads, the fee shall be \$785; for 401 to and including 1,000 heads, the fee shall be \$1,055; for over 1,000 heads, the fee shall be \$1,330.

[2] The fee for each standpipe shall be \$290.

[3] The fee for each independent pre-engineered system shall be \$150.

[4] The fee for each gas- or oil-fired appliance that is not connected to the plumbing system shall be \$75.

[5] The fee for each kitchen exhaust system shall be \$125.

[6] The fee for each incinerator shall be \$425.

[7] The fee for each crematorium shall be \$425.

[8] The fee for 1 to 12 fire and/or smoke detectors shall be \$75; for each additional 25 detectors, or portion thereof, there shall be an additional fee of \$25.

[9] For single- and multiple-station smoke, heat or carbon monoxide detectors and fire alarm systems in any one- or two-family dwellings, there shall be a flat fee of \$75 per dwelling unit. For detectors and fire alarm systems in buildings in other than one- or two-family dwellings, the fee shall be charged in accordance with Section 64-3C(2)(d)[8].

[10] The fee for tents or temporary structures with fire appurtenances, regardless of size, for all nonprofit organizations based in the township shall be a flat fee of \$50 which shall cover all pertinent tents or structures on the property. For all other applicants, the fee shall be \$75.

[11] The fee for alarm valves/dry pipe valves and preaction valves shall be \$75 each. The fee for fire pumps shall be \$300 each. The fee for fireplaces/solid fuel heaters and wood stoves shall be \$75 each.

[12] The fee for the removal of combustible liquid tanks in use group R-5 shall be \$75. In all other use groups it shall be \$125.

(3) Certificates and other permits. The fees are as follows:

(a) The fee for a demolition or removal permit shall be \$100 for a structure of less than 5,000 square feet in area and less than 30 feet in height for one- or two-family residences (Use Group R-5 of the building code) and structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d), and \$175 for all other use groups.

(b) The fee for a permit to construct a sign shall be in the amount of \$1.30 per square foot of surface area of the sign, computed on one side only for double-faced signs. The minimum fee shall be \$75.

(c) The fee for a certificate of occupancy shall be in the amount of 10% of the new construction permit fee that would be charged by the Department pursuant to these regulations. The minimum fee shall be \$175, except for one- or two-family (Use Group R-5 of the building subcode) structures of less than 5,000 square feet in area and less than 30 feet in height and structures on farms, including commercial farm buildings subject to N.J.A.C. 5:23-3.2(d), for which the minimum fee shall be \$120.

(d) The fee for a certificate of occupancy granted pursuant to a change of use group shall be \$250.

(e) The fee for a certificate of continued occupancy shall be \$175, except that the fee for a one- or two-family dwelling shall be \$120.

(f) There shall be no fee for an initial temporary certificate of occupancy. Renewal of an expired temporary certificate of occupancy shall be \$30.

(g) 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 \$293 for one- and two-family homes (Use Group R-5 of the building subcode) and for light commercial structures having the indoor temperature controlled from a single point, and \$1,465 for all other structures.

(h) The fee for an application for a variation in accordance with N.J.A.C. 5:23-2.10 shall be \$250 for Class I structures and \$125 for Class II and \$75 for Class III structures. The fee for resubmission of an application for a variation shall be \$100 for Class I structures, \$75 for Class II and \$30 for Class III structures.

(i) The fee for removal of non-regulated underground, aboveground, or basement heating oil tanks shall be \$75 is use group R-5. In all other use groups the fee shall be \$250.

(4) For cross-connections and backflow preventers that are subject to testing, requiring reinspection every three months, the fee shall be \$75 for each device when they are tested (thrice annually) and \$150 for each device when they are broken down and tested (once annually). For cross-connections and backflow preventers that are subject to testing, requiring reinspection annually, the fee shall be \$75 for each device when they are tested.

(5) Annual permit requirements are as follows:

(a) The fee to be charged for an annual construction permit shall be charged annually. This fee shall be a flat fee based upon the number of maintenance workers who are employed by the facility and who are primarily engaged in work that is governed by a subcode. Managers, engineers and clericals shall not be considered maintenance workers for the purpose of establishing the annual construction permit fee. Annual permits may be issued for building/fire protection, electrical and plumbing.

(b) Fees for annual permits shall be as follows:

[1] One to 25 workers (including foremen): \$714 per worker; each additional worker over 25, \$243 per worker.

[2] Prior to the issuance of the annual permit, a training registration fee of \$140 per subcode shall be submitted by the applicant to the Department of Community Affairs, Bureau of Technical Assistance, Training Section, along with a copy of the construction permit (Form F-170C). Checks shall be made payable to "Treasurer, State of New Jersey."

(6) The fee for plan review for elevator devices in structures in Use Groups R-5 and for elevator devices wholly within dwelling units in R-2 structures shall be \$75 for each device.

(7) The fee for plan review for elevator devices in structures in use groups other than R-5 and devices in R-2 exempted by Subsection C(6) above shall be \$278 for each device.

(8) The fee for elevator device inspections and tests shall be as set forth in N.J.A.C. 5:23-12.

(9) The fee for a mechanical inspection in a Use Group R-5 structure by a mechanical inspector shall be \$75 for the first device and \$15 for each additional device. No separate fee shall be charged for gas, fuel oil or water piping connections associated with the mechanical equipment inspected.

(10) The fee for the annual electric inspection of swimming pools, spas or hot tubs shall be \$75.

D. Report of the Construction Code Official. The Construction Code Official shall, with the advice of the subcode officials, prepare and submit to the Township of Florence, biannually, a report recommending a fee schedule based on the operating expenses of the agency and any other expenses of the municipality fairly attributable to the enforcement of the State Uniform Construction Code Act.

**Section 2.** If any section, paragraph, subsection, clause, or provision of this Ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof.

**Section 3.** All ordinances or parts of ordinances of the Township of Florence heretofore adopted that are inconsistent with any of the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

**Section 4.** This ordinance shall take effect immediately upon adoption and publication of notice of adoption as provided by law.

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JERRY SANDUSKY  
President - Township Council

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JOY M. WEILER, RMC/MMC  
Township Clerk

**TOWNSHIP OF FLORENCE  
NOTICE OF PENDING ORDINANCE  
Ordinance No. 2012-10**

**An Ordinance of the Township of Florence Amending Section 64-3 of the Code of the  
Township of Florence Establishing Construction Code Fees within the Township of  
Florence**

**Take Notice** that the Ordinance identified above which amends the Florence Township Code to adjust the construction code fees, has been adopted on first reading by the Township Council of the Township of Florence, County of Burlington, State of New Jersey, held on March 21, 2012. It will be considered for final passage after public hearing to be held on April 4, 2012, at 8:00 P.M. in the Municipal Complex, Council Chambers, 711 Broad Street, Florence, New Jersey.

The Ordinance will take effect immediately upon adoption and publication as required by law.

Copies of the full ordinance are on file with the Township Clerk of the Township of Florence in the Municipal Complex. Copies may be obtained on request and a copy is posted on the municipal bulletin board in the Municipal Complex at 711 Broad Street, Florence, New Jersey.

Joy M. Weiler, RMC/MMC  
Township Clerk