



# TOWNSHIP OF FLORENCE

711 BROAD STREET • FLORENCE, NEW JERSEY 08518-2323

PHONE: (609) 499-2525 • WWW.FLORENCE-NJ.GOV

## Disproportionate Cost & Explanation

In a building required to be accessible, if the project scope of work meets the applicability guidelines stated below, the disproportionate cost shall be submitted. This shall be submitted on letterhead from the designer, contractor, project manager, or applicant, or shall be included on the submitted plans. See below for calculation guidelines and type of improvements.

- **Applicability** *NJAC 5:23-6.6(k) and 6.7(k)*
  1. Any building required by chapter 11 of the building subcode (IBC) to be accessible
  2. The project is a primary function space
  3. The project is considered alteration or reconstruction by the rehab subcode
    - **Alteration** *NJAC 5:23-6.3*
      1. Rearrangement of a space
      2. Addition or elimination of a door or window
      3. Change in ceiling height
      4. Installation of additional equipment or fixtures
      5. Reduction of loadbearing capacity
      6. Extension or rearrangement of any system
    - **Reconstruction** *NJAC 5:23-6.3*
      1. Extent of work requires a new certificate of occupancy
      2. Work area cannot be occupied while the work is in progress
- **Calculation guidelines** *NJAC 5:23-6.6(k)2 and 6.7(k)2*
  1. Take the overall cost of the project
  2. Deduct the windows, hardware, operating controls, electric outlets, signage
  3. Deduct the mechanical systems, electrical systems, installations or alterations of the fire protection systems, or abatement of hazardous materials
  4. Deduct the repair or installation of roofing, siding, or other exterior façade
  5. Calculate 20% of the remaining cost after deductions
- **Improvements** *NJAC 5:23-6.6(k)1 and 6.7(k)1*
  1. The calculated 20% shall be spent on making accessible upgrades to the building
  2. Priority shall be given first to entrances and restrooms
  3. Thereafter can be used for:
    - a. Accessible parking or an exterior accessible route
    - b. Accessible interior route
    - c. Other accessible features as approved by the construction official