

**TOWNSHIP OF FAIRFIELD
ORDINANCE #2013-22**

**AN ORDINANCE AMENDING CHAPTER 10
OF THE CODE OF THE TOWNSHIP OF FAIRFIELD
REGARDING THE FEE CHANGES FOR CONSTRUCTION CODES**

WHEREAS, the governing body has been advised that the costs of providing building and housing inspections have increased; and

WHEREAS, after careful consideration, the governing body was determined that certain fees need to be increased to ensure their cost is covered; and

WHEREAS, the Mayor and Council of the Township of Fairfield has determined that raising building and housing fees is in the best interest of Fairfield Township.

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Township of Fairfield, County of Essex, and State of new Jersey as follows:

1. The following shall be an amendment to the Ordinance relating to Chapter X Building and Housing Fees as follows:

Chapter 10. Building and Housing

10-1.3 Fees.

- a. The fee for a construction permit shall be the sum of the subcode fees listed in paragraph d, 1 through 4 hereof and shall be paid before the permit is issued.

1. Building Subcode Fees: The Building Subcode Fees shall be:

- a) Fees for new construction shall be based upon the volume of the structure. Volume shall be computed in accordance with the N.J.A.C. 5:23-2.28. The new construction fee shall be in the amount of ~~\$0.025~~ **(\$0.50)** 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;
- b) Fees for Rehabilitation (renovations, alterations and repairs) shall be based upon the estimated cost of the work. The fee shall be in the amount of ~~twenty-two (\$22.00)~~ **thirty (\$30.00)** dollars per one thousand (\$1,000.00) dollars from fifty thousand one (\$50,001.00) dollars to and including one hundred thousand (\$100,000.00) dollars, the additional fee shall be in the amount of ~~fourteen (\$14.00)~~ **nineteen (\$19.00)** dollars per one thousand (\$1,000.00) dollars estimated cost above one hundred thousand (\$100,000.00) dollars. 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.

- c) No change.
- d) No change.
- e) Minimum Fee: The minimum fee shall be ~~forty-three (\$43.00)~~ **fifty-eight (\$58.00)** dollars.
- f) **Fee for single family roofing and siding shall be a flat fee of one-hundred (\$100.00) dollars.**

2. Plumbing Subcode Fee: The Plumbing Subcode Fees shall be (the Uniform Construction Code Fee Schedule)

- a) Fixtures and Stacks: the fee for each fixture or stack, including but not limited to all sinks, urinals, water closets, bathtubs, shower stalls, laundry tubs, floor drains, drinking fountains, dishwashers, garbage disposals, clothes, washers, hot water heaters, sump pumps or similar devices shall be ~~nine (\$9.00)~~ **thirteen (\$13.00)** dollars each.
- b) Special Devices: The fee for each special device, including but not limited to grease traps, oil separators, water-cooled air-conditioning units, refrigeration units, utility service connections, back flow preventers, steam boilers, hot water boilers (excluding those for domestic water heating), gas piping, gas service entrances, active solar systems, sewer pumps, interceptors and fuel oil piping shall be ~~sixty (\$60.00)~~ **eighty-two (\$82.00)** dollars each.
- c) Minimum Fee: The minimum fee shall be ~~forty-three (\$43.00)~~ **fifty-eight (\$58.00)** dollars.

3. Electrical Subcode Fee: The Electrical Subcode Fees shall be: The State Fee Schedule.

- a) The State Fee Schedule. All items listed below ~~nine (\$9.00)~~ **thirteen (\$13.00)** dollars (must list size and how many).

Electric Heat	Sauna
Garbage Disposal	Heat Pump
Range	Gas and Oil Heaters
Dryer-Electric	Air-conditioners
Oven	
Surface Units	Dishwashers
Hot Water Heater	Sub Panels,
Transformers, Generators and Service Use C, D, E, and F plus forty-three (\$43.00) fifty-eight (\$58.00) dollars.	

Disconnect over 10 HP or 10 kW ~~forty-three (\$43.00)~~ **fifty-eight (\$58.00)** dollars.

Minimum fee for any application ~~forty-three (\$43.00)~~ **fifty-eight (\$58.00)** dollars.

6. Fire Subcode Fees. The fee for 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 shall be.

a) Sprinklers and Detectors:

20 or fewer heads		\$ 82.00
21 to and including 200 heads		
or detectors	\$111.00	\$151.00
101 to and including 200 heads		
or detectors	\$212.00	\$289.00
201 to and including 400 heads		
or detectors	\$550.00	\$748.00
401 to and including 1,000 heads		
or detectors	\$761.00	\$1,036.00
Over 1,000 heads or detectors		
	\$972.00	\$1,323.00

b) In computing fees for heads and detectors, the number of each shall be counted separately and two (2) fees, one (1) for heads and one (1) for detectors shall be charged.

c) Each standpipe ~~\$212.00~~ **\$ 289.00**

d) Each independent pre-engineered system ~~\$ 35.00~~ **\$ 58.00**

f) Each kitchen exhaust system ~~\$ 43.00~~ **\$ 58.00**

g) Each incinerator \$338.00

h) Each crematorium \$338.00

7. Sign Fees: The fee for a permit to construct a sign shall be ~~one dollar and eleven (\$1.11)~~ **two dollars and fifty (2.50) cents** per square foot of the surface of the sign, whether single or double faced, provided that the minimum fee shall be ~~forty-three (\$43.00)~~ **fifty eight (\$58.00)** dollars.

8. Renovations, alterations, repair and minor work fees: The fee for renovations, alterations, repairs and minor work shall be ~~twenty-two (\$22.00)~~ **thirty (\$30.00)** dollars per one thousand (\$1,000.00) dollars of costs or any fraction thereof.

9. Demolition Permit Fees: The fee for a permit for demolition of a building or structure shall be:

a) Residential building ~~\$ 60.00~~ **\$ 82.00**

b) Nonresidential building ~~\$110.00~~ **\$151.00**

10. Heating and cooling Units: For the installation of heating and cooling units, residential ~~forty-three (\$43.00)~~ **fifty-eight (\$58.00)** dollars per unit. The fee for the permit and inspection of an oil tank or oil burner shall be ~~forty-three (\$43.00)~~ **fifty-eight (\$58.00)** dollars each. The installation of heating and cooling units in non-residential structures shall be twenty-two (\$22.00) dollars per one thousand (\$1,000.00) dollars of the installation costs.

11. Fees for Certificate of Occupancy shall be:

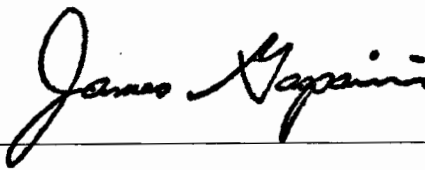
- a) New Construction: The Certificate of Occupancy fee for new construction shall be ten (10%) percent of the new construction permit fees, provided that the minimum fee shall be one hundred eleven (\$111.00) dollars.
- b) Exceptions: Certain one (1) and (2) family residences – The minimum fee for one (2) and two (2) family residences less than five thousand (5,000) square feet in area and less than thirty (30) feet in height shall be ~~fifty (\$50.00)~~ **one hundred eleven (\$111.00)** dollars.
- c) Temporary Certificate of Occupancy: ~~There shall be no fee. The fee shall be thirty-five (\$35.00) dollars.~~
- d) Certificate of Continued Occupancy: The fee for Certificates of Continued Occupancy shall be ~~one hundred eleven (\$111.00)~~ **one hundred fifty-one (\$151.00)** dollars, except that the fee for a Certificate of Continued Occupancy for one (1) and two (2) family residences less than five thousand (5,000) square feet in area and less than thirty (30) feet in height shall be ~~fifty (\$50.00)~~ **one hundred fifty-one (\$151.00)** dollars.
- e) Certificate for Change of Use: The fee for a Certificate of Occupancy granted for a change of use shall be ~~one hundred sixty-one (\$161.00)~~ **one hundred fifty-one (\$151.00)** dollars.
- f) Certificate of Approval: The fee for Certificates of Approval shall be ~~twenty-six (\$26.00)~~ **fifty-eight (\$58.00)** dollars.
- g) Certificates of Compliance shall be ~~twenty-six (\$26.00)~~ **fifty-eight (\$58.00)** dollars.

2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

3. If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged to be invalid, such adjudication shall apply only to that section, paragraph, subdivision, clause or provision so adjudged, and the remainder of this ordinance shall be deemed, valid and effective.

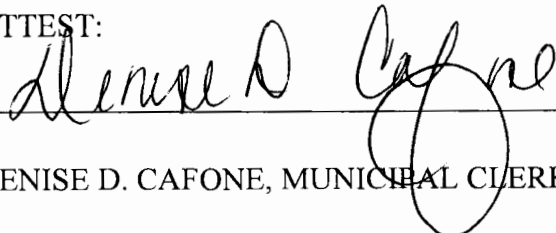
4. This Ordinance shall take effect immediately upon passage and publication in accordance with law.

Intro: 10/14/13
Adopted: 10/28/13



JAMES W. GASPARINI, MAYOR

ATTEST:



DENISE D. CAFONE, MUNICIPAL CLERK

NOTICE

Notice is hereby given that the foregoing ordinance was submitted in writing at a meeting of the Mayor and Council of the Township of Fairfield, County of Essex, State of New Jersey, held on **October 14, 2013** introduced and read by title and passed first reading, and that said Governing Body will further consider the same for second reading and final passage thereof at a meeting to be held on **October 28, 2013 at 7:30 p.m.**, at the Municipal Building, 230 Fairfield Road, Fairfield, New Jersey, at which time and place a public hearing will be held thereon by the Governing Body and all persons and citizens of interest shall have an opportunity to be heard concerning same.

Denise D. Cafone
Municipal Clerk

INTRODUCTION OF ORDINANCE October 14, 2013: ORDINANCE #2013-21 AN ORDINANCE AMENDING CHAPTER 10 OF THE CODE OF THE TOWNSHIP OF FAIRFIELD REGARDING THE FEE CHANGES FOR CONSTRUCTION CODES

INTRODUCED BY: Councilman Cifelli

SECONDED BY: Councilman Morgan

PUBLISHED October 17, 2013

ROLL CALL VOTE

GOVERNING BODY	AYES	NAYS	ABSTAIN	ABSENT	NO VOTE
COUNCIL PRES McGlynn				X	
COUNCILMAN Cifelli	X				
COUNCILMAN Morgan	X				
COUNCILMAN LaForgia	X				
MAYOR Gasparini	X				

Intro: 10/14/13
Adopted: 10/28/13

2ND READING AND PUBLIC HEARING - OCTOBER 28, 2013:

INTRODUCED BY: Council President McGlynn

SECONDED BY: Councilman Cifelli

PUBLISHED: October 31, 2013

ROLL CALL VOTE

GOVERNING BODY	AYES	NAYS	ABSTAIN	ABSENT	NO VOTE
COUNCIL PRES McGlynn	X				
COUNCILMAN Cifelli	X				
COUNCILMAN Morgan	X				
COUNCILMAN LaForgia	X				
MAYOR Gasparini	X				