

Chapter 101, CONSTRUCTION CODES, UNIFORM

[HISTORY: Adopted by the Mayor and Council of the Borough of Laurel Springs as indicated in article histories. Amendments noted where applicable.]

GENERAL REFERENCES

Fire hazard districts and fire zones -- See Ch. 133.

Fire prevention -- See Ch. 137.

Site plan review -- See Ch. 213.

Subdivision of land -- See Ch. 233.

Zoning -- See Ch. 270.

ARTICLE I, Enforcing Agency [Adopted 12-27-1976 by Ord. No. 274 (Ch. 101, Art. I, of the 1973 Code)]

§ 101-1. Establishment of enforcing agency.

A. There is hereby established in the Borough of Laurel Springs a State Uniform Construction Code enforcing agency to be known as the "Construction Code Office," consisting of a Construction Official, Building Subcode Official, Plumbing Subcode Official, Electrical Subcode Official, Fire Protection Subcode Official and such other subcode officials for such additional subcodes as the Commissioner of the Department of Community Affairs, State of New Jersey, shall hereafter adopt as part of the State Uniform Construction Code. The Construction Official shall be the chief administrator of the enforcing agency.

B. Each official position created in Subsection A hereof shall be filled by a person qualified for such position pursuant to P.L. 1975, c. 217 (N.J.S.A. 52:27D-119 et seq.), as amended, and N.J.A.C. 5:23, provided that, in lieu of any particular subcode official, an on-site inspection agency may be retained by contract pursuant to N.J.A.C. 5:23. More than one such official position may be held by the same person, provided that such person is qualified pursuant to P.L. 1975, c. 217, and N.J.A.C. 5:23 to hold each such position.

C. The public shall have the right to do business with the enforcing agency at one office location except for emergencies and unforeseen or unavoidable circumstances.

§ 101-2. Appeals. EN

Appeals from the decisions by the enforcing agency shall be made to the Camden County Board of Appeals pursuant to Article 15 of the New Jersey Uniform Construction Code Regulations.

§ 101-3. Fees.

A. Construction permit. The fee for a construction permit shall be the sum of the appropriate subcode fees listed in Article II of this chapter and shall be paid before the permit is issued.

B. Biannual report. The Construction Official shall, with the advice of the subcode officials, prepare and submit to the Mayor and Council, 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 (N.J.S.A. 52:27D-119 et seq.).

C. Surcharge fee.

(1) In order to provide for the training, certification and technical support programs required by the Uniform Construction Code Act and the regulations, EN the enforcing agency shall collect, in addition to the fees specified above, a surcharge of \$0.0019 per cubic feet of volume of the new construction or a surcharge of \$0.96 per \$1,000 of value of construction for permits, other than new construction, based on estimated cost of work. Said surcharge fee shall be remitted to the Bureau of Housing Inspection, Department of Community Affairs, on a quarterly basis for the fiscal quarter ending September 30, December 31, March 31 and June 30, and it shall be remitted not later than one month next succeeding the end of the quarter for which it is due. In the fiscal year in which the regulations first become effective, said fee shall be collected and permitted for the third and fourth quarters only.

[Amended 5-5-2003 by Ord. No. 629-2003]

(2) The enforcing agency shall report annually, at the end of each fiscal year and not later than July 31, to the Bureau of Housing Inspection, the total amount of the surcharge fee collected in the fiscal year. In the fiscal year in which the regulations first become effective, said report shall be for the third and fourth quarters only.

§ 101-4. Staff.

The Construction Official shall use existing Borough personnel as staff. All such dispersed personnel shall be subject to the procedures and policies of the enforcing agency and in the conduct of their duties shall be primarily responsible to the Construction Official.

§ 101-5. Additional fees.

Fees for a plan review, construction permit, certificate of occupancy, demolition permit, moving-of-building permit, elevator permit or sign permit, and fees for the reinstatement of lapsed permits, shall be assessed in Article II of this chapter.

ARTICLE II, Fee Schedule and Fire Limits [Adopted 2-27-1978 by Ord. No. 291 (Ch. 101, Art. II, of the 1973 Code)]

§ 101-6. Fee schedule.

A. Building subcode fees for the Borough of Laurel Springs shall follow the New Jersey State calculations for third-party inspection agencies with an assessment of 15% for expenditures incurred by the Borough of Laurel Springs and shall be as follows: [Amended 6-4-1979 by Ord. No. 311; 3-23-1981 by Ord. No. 326; 6-28-1982 by Ord. No. 343; 8-5-1991 by Ord. No. 470; 3-2-1992 by Ord. No. 482]

(1) Building subcode fee schedule. [Amended 4-5-1993 by Ord. No. 506; 6-2-1997 by Ord. No. 561; 5-5-2003 by Ord. No. 629-2003]

(a) New construction:

[1] Residential: \$0.045 per cubic foot of building or structure volume.

[2] Commercial:

[a] Four cents for open-volume buildings, such as warehouses, greenhouses, etc.

[b] All other commercial at \$0.045 per cubic foot of building or structure.

- (b) Renovations, alterations, minor construction and repairs:
- [1] For estimated cost up to and including \$50,000, the fee shall be \$35 per thousand or fraction thereof.
 - [2] For estimated cost of \$50,001 and up to and including \$100,000, the fee shall be \$32 per thousand or fraction thereof.
 - [3] For estimated cost above \$100,001, the fee shall be \$29 per thousand or fraction thereof.
 - [4] The minimum fee shall be \$60.
- (c) Demolition or removal:
- [1] Structures of less than 5,000 square feet and less than 30 feet in height, one- and two-family residences and structures on farms shall be \$90.
 - [2] The fee for all other use groups shall be \$145.
- (d) Signs:
- [1] The fee shall be the square foot of surface area of the sign times \$2.
 - [2] The minimum fee shall be \$60.
- (e) Pools: \$100.
- (f) Fences: by cost, as an alteration. EN
- (g) Certificate of occupancy:
- [1] For other than residential, the fee shall be in the amount of 10% of the new construction permit fee. The minimum fee shall be \$140.
 - [2] For one- and two-family residences less than 5,000 square feet in area and less than 30 feet in height, the minimum fee shall be \$75.
 - [3] The fee for a certificate of occupancy granted to change of use shall be \$190.
 - [4] The fee for a certificate of continued occupancy shall be \$140.
- (2) Plumbing subcode fee schedule. The minimum fee shall be \$60. [Amended 6-2-1997 by Ord. No. 561; 5-5-2003 by Ord. No. 629-2003]
- (a) The fee shall be in the amount of \$20 per fixture or stack as listed below:
- [1] Bathtubs.
 - [2] Clothes dryers.
 - [3] Clothes washers.
 - [4] Dishwashers/commercial.
 - [5] Drinking fountains.
 - [6] Vent stack.
 - [7] Garbage disposals.
 - [8] Water cooler.
 - [9] Laundry tubs.
 - [10] Radiators.
 - [11] Lavatories.
 - [12] Ranges.
 - [13] Showers/floor drain.
 - [14] Sinks (any type).
 - [15] Water closets/bidet/urinals.
- (b) The fee shall be in the amount of \$80 per special device as listed below:
- [1] Grease traps.
 - [2] Oil separators.
 - [3] Refrigeration units.
 - [4] Active solar systems.
 - [5] Interceptors.
 - [6] Water-cooled air conditioners.
 - [7] Gas piping/gas service entrance.
 - [8] Water utility connection.
 - [9] Sewer utility connection.
 - [10] Steam boilers.
 - [11] Hot-water boilers.
 - [12] Backflow preventers.
 - [13] Sewer pumps.
 - [14] Fuel oil piping.
- (3) Electrical subcode schedule of fees. The minimum fee shall be \$60. [Amended 4-5-1993 by Ord. No. 506; 6-2-1997 by Ord. No. 561; 5-5-2003 by Ord. No. 629.2003]

(a) All switches, receptacles and lighting outlets:

Amount	Fee
1 to 50	\$50
Each additional 25 or fraction thereof	\$20

(b) Motors:

Horsepower	Fee
Over 1 to 10	\$20
Over 10 to 50	\$60
Over 50 to 100	\$110
Over 100	\$480

(c) Electrical devices/generators/transformers:

Kilowatts	Fee
Over 1 to 10	\$20
Over 10 to 45	\$60
Over 45 to 112.5	\$110
Over 112.5	\$480

(d) Electrical items:

(each)	Type	Fee
	Ranges/ovens/surface units	
	1 to 10 kilowatts	\$20
	Over 10 kilowatts	\$60
	Dishwasher	By horsepower size, as listed above
	Garbage disposal	By kilowatt size, include in fixture total
	Dryer	By kilowatt size, as listed above
	Air-conditioner units	By kilowatt size, as listed above
	Burglar alarm/intercom systems	Include in fixture total
	Smoke detectors	Include in fixture total
	Whirlpool/spa	By horsepower size, as listed above
	Water heater	By kilowatt size, as listed above
	Central heat	By kilowatt size, as listed above
	Baseboard heat	By kilowatt size, as listed above
	Thermostats	Include in fixture total
	Heat pump	By horsepower size, as listed above
	Motor control center/subpanels	By amp size, as listed below
	Signs	\$20
	Light standards	\$20
	Motors, fractional horsepower	Include in fixture total
	Motors (all others)	By horsepower size, as listed above
	Transformers/generators	By kilowatt size, as listed above
	*Pool bonding	No charge per SE/charge for GFI in receptacle count
	*Pool filter motor	By horsepower size, as listed above

NOTE: Subpanel for pools, if listed (by size).

(e) Service panels/service entrance subpanels:

Amps	Fee
0 to 200	\$70
Over 200 to 1,000	\$120
Over 1,000	\$490

(4) Fire subcode fees. The minimum fee shall be \$60. [Amended 6-2-1997 by Ord. No. 561; 5-5-2003 by Ord. No. 629-2003]

(a) Sprinkler heads:

Number	Fee
1 to 20	\$85

21 to 100	\$140
101 to 200	\$150
201 to 400	\$615
401 to 1,000	\$845
Over 1,000	\$1,070

(b) Smoke/heat detectors:

Number	Fee
1 to 20	\$80
21 to 100	\$140
101 to 200	\$150
201 to 400	\$615
401 to 1,000	\$845
Over 1,000	\$1,070

(c) Each standpipe: \$250.

(d) Each independent pre-engineered system: \$150.

(e) Each gas- or oil-fired appliance which is not connected to the plumbing system: \$65.

(f) Each kitchen exhaust system: \$70.

(g) Each incinerator/crematorium: \$390.

(5) Elevators.

(a) Installation of an elevator: the fee shall be \$250.

(b) Fees charged to the owner for the inspections as required herein are:

[1] Quarterly fees for passenger elevator:

[a] Low-rise: \$60.

[b] Medium-rise: \$85.

[c] High-rise: \$110.

[2] Semiannual fees:

[a] Freight elevators: \$60.

[b] Escalators: \$60.

[c] Dumbwaiters: \$50.

[d] If inspected separately, reinspection of reported violations: \$60.

[3] Construction plan examination and approval, three cars: \$360.

[4] Acceptance inspections:

[a] Three cars: \$510.

[b] Six cars or more: \$1,620.

(6) Asbestos abatement. [Added 4-5-1993 by Ord. No. 506; amended 6-2-1997 by Ord. No. 561; 5-5-2003 by Ord. No. 629-2003]

(a) The administrative authority having jurisdiction who issues the construction permit and the certificate of occupancy for the asbestos hazard abatement project shall establish by regulation/ordinance the following fiat fee schedule:

[1] An administrative fee of \$84 for each construction permit.

[2] An administrative fee of \$17 for each certificate of occupancy issued following the successful completion of an asbestos hazard abatement project.

(b) The authorization and reauthorization fees for the asbestos safety control monitor are delineated by N.J.A.C. 5:23-8.18.

(c) The application fee for certification as an asbestos safety technician is delineated in N.J.A.C. 5:23-8.19.

(7) Lead hazard abatement. [Added 5-5-2003 by Ord. No. 629-2003]

(a) Fee for permit for lead hazard abatement work shall be \$140.

(b) Fee for a lead abatement clearance certificate shall be \$28.

(8) Plan review fee. The plan review fee shall be 40% of each listed fee. Where the Construction Department performs plan review only, the plan review fee shall be in the amount of 25% of the new construction permit fee. [Added 5-5-2003 by Ord. No. 629-2003]

(9) Application for variation. In accordance with N.J.A.C. 5:23-2.10, an application for a variation fee shall be \$594 for Class I structures and \$120 for Class II and Class III structures. The fee for resubmission of an application for a variation shall be \$229 for Class I structures and \$65 for Class II and Class III structures. [Added 5-5-2003 by Ord. No. 629-2003]

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

C. Surcharge fee.

(1) In order to provide for the training, certification and technical support programs required by the Uniform Construction Code Act and the regulations, EN the enforcing agency shall collect, in addition to the fees specified above, a surcharge fee of \$0.0019 per cubic foot of volume of new construction. There shall also be a surcharge fee of \$0.96 per \$1,000 of value of construction for permits, other than new construction. Said surcharge fees shall be remitted to the Bureau of Housing Inspection, Department of

Community Affairs, on a quarterly basis for the fiscal quarter ending September 30, December 31, March 31 and June 30, and they shall be remitted not later than one month next succeeding the end of the quarter for which they are due. In the fiscal year in which the regulations first become effective, said fees shall be collected and remitted for the third and fourth quarters only. [Amended 8-5-1991 by Ord. No. 470; 3-2-1992 by Ord. No. 482; 4-5-1993 by Ord. No. 506; 6-2-1997 by Ord. No. 561; 5-5-2003 by Ord. No. 629-2003]

(2) The enforcing agency shall report annually at the end of each fiscal year to the Bureau of Housing Inspection, and not later than July 31, the total amount of the surcharge fee collected in the fiscal year. In the fiscal year in which the regulations first become effective, said report shall be for the third and fourth quarters only.

§ 101-7. Fire limits.

A. Fire limits shall be established pursuant to N.J.A.C. 5:23. The boundaries of closely built commercial areas as they exist or are developing and as identified by the report of the enforcing agency as modified by the governing body shall be prepared and implemented no later than July 1, 1977, at which time the same shall be, as if presently implemented, the fire limits of the Borough of Laurel Springs, County of Camden.

B. The Construction Official shall prepare and submit to the Mayor and Council, biannually, a report reevaluating the delineation of the fire limits. This report shall indicate the recommendations of the Construction Official, the Building Subcode Official and the Fire Subcode Official regarding those areas which should be designated as within fire limits, with the reasons therefor.