

Township of Mount Laurel, NJ
Wednesday, November 5, 2014

Chapter 66. CONSTRUCTION CODES, UNIFORM

[HISTORY: Adopted by the Township Council of the Township of Mount Laurel 12-3-2001 by Ord. No. 2001-16.^[1] Amendments noted where applicable.]

[1]: *Editor's Note: This ordinance also repealed former Ch. 66, Construction Codes, Uniform, adopted 12-20-1976 by Ord. No. 1976-12, as amended.*

§ 66-1. Enforcing agency established; composition; offices.

- A. There is hereby established in the Township of Mount Laurel a State Uniform Construction Code enforcing agency to be known as "Division of Inspection," consisting of a Construction Official, Building 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, as amended,^[1] 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.
- [1]: *Editor's Note: See N.J.S.A. 52:27D-119 et seq.*
- C. The public shall have the right to do business with the enforcing agency at the Mount Laurel Municipal Center, 100 North Mount Laurel Road, Mount Laurel, New Jersey, except for emergencies and unforeseen or unavoidable circumstances.

§ 66-2. Appeals.

Burlington County Board of Appeals will handle all appeals.

§ 66-3. Fees.

[Amended 2-3-2003 by Ord. No. 2003-1; 4-21-2003 by Ord. No. 2003-10; 8-2-2004 by Ord. No. 2004-13^[1]; 6-1-2009 by Ord. No. 2009-10]

A. 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.

(1) The building subcode fees are as follows:

- (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 \$0.040 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 6 of the building subcode, except that the fee shall be \$0.020 per cubic foot of volume for Use Groups F-1, F-2, S-1 and S-2, and the fee shall be \$0.015 per cubic foot of volume for structures on farms, including commercial buildings under N.J.A.C. 5:23-3.2 (d), with the maximum fee for such structures on farms not to exceed \$750.
- (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 \$25 per \$1,000 up to \$50,000. From \$50,001 to and including \$100,000, the additional fee shall be in the amount of \$19 per \$1,000 of estimated cost. Above \$100,000, the additional fee shall be in the amount of \$16 per \$1,000 of estimated cost 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.
- (c) Fees for additions shall be computed on the same basis as for new construction for the added portion.
- (d) Fees for combination renovations and additions shall be computed as the sum of the fees computed separately in accordance with Subsection **A(1)(b)** and **(c)** above.
- (e) Fees for plan review shall be 5% of the amount to be charged for a new construction permit.
- (f) The fee for a model change on an existing permit shall be \$125.
- (g)

Fees for a temporary structure 100 square feet or larger or 10 feet or more in height shall be a flat fee of \$150.

- (h) Fees for tents 900 square feet or larger or more than 30 feet in any one direction shall be a flat fee of \$175.
 - (i) Fees for tower or dish antennas shall be a flat fee of \$150.
 - (j) Fees for fences six feet or larger shall be a flat fee of \$40.
 - (k) Fees for swimming pools shall be a flat fee of \$150.
 - (l) The fee for a mechanical inspection in a Use Group R-3 or R-4 structure shall be \$100.
- (2) Plumbing fixtures and equipment. The fee shall be as follows:
- (a) The fee for fixtures or appliances connected to a plumbing system shall be as follows:
 - [1] Fixtures or appliances fee: \$20 each.
 - (b) The fee shall be \$125 per special device for the following on nonresidential structures: grease traps, oil separators, water-cooled air-conditioning units, refrigeration units, utility service connections and backflow preventers equipped with test ports (all other types backflow protectors shall be treated as fixtures), steam boilers (excluding those used exclusively for domestic water heating), gas piping, active solar systems, sewer pumps, sump pumps, interceptors and fuel oil piping.
- (3) Electrical fixtures and devices. The fee shall be as follows:
- (a) For one to 25 receptacles or fixtures, the fee shall be in the amount of \$50; for each 25 fixtures or receptacles in addition to this, the fee shall be in the amount of \$17. For the purpose of computing this fee, receptacles or fixtures shall include lighting outlets, wall switches, fluorescent fixtures, convenience receptacle or similar fixture and motors or devices of less than one horsepower or one kilowatt or less.
 - (b) For each motor or electrical device greater than one horsepower and less than or equal to 10 horsepower and for transformers and generators greater than one kilowatt and less than or equal to 10 kilowatts, the fee shall be \$25.
 - (c) 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 equal to 200 amperes; and for all transformers and

generators greater than 10 kilowatts and less than or equal to 45 kilowatts, the fee shall be \$90.

- (d) For each motor or electrical devices greater than 50 horsepower and less than or equal to 100 horsepower; for each service panel, service entrance or subpanel greater than 200 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 \$150.
 - (e) 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 \$650.
 - (f) 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 electric current.
- (4) 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, the fees shall be as follows:
[Amended 9-20-2010 by Ord. No. 2010-16]
- (a) Sprinkler heads or detectors.
 - [1] The fee for 20 or fewer heads shall be \$82; for 21 to and including 100 heads, the fee shall be \$151; for 101 to and including 200 heads, the fee shall be \$289; for 201 to and including 400 heads, the fee shall be \$748; for 401 to and including 1,000 heads, the fee shall be \$1,036; for over 1,000 heads, the fee shall be \$1,323.
 - [2] The fee for one to 12 detectors shall be \$45; for each 25 detectors in addition to this, the fee shall be in the amount of \$15.
 - (b) The fee for each standpipe shall be \$289.
 - (c) The fee for each independent pre-engineered system shall be \$116.
 - (d) The fee for each gas- or oil-fired appliance that is not connected to the plumbing system shall be \$58.
 - (e) The fee for each kitchen exhaust system shall be \$58.
 - (f) The fee for each incinerator shall be \$460.

- (g) The fee for each crematorium shall be \$460.
 - (h) For single- and multiple-station smoke or heat detectors and fire alarm systems in any one- or two-family dwellings, there shall be a flat fee of \$29 per dwelling unit. For detectors and fire alarm systems in buildings other than one- or two-family dwellings, the fee shall be charged in accordance with current New Jersey state statutes.
- (5) Certificates and other permits.
- (a) The fees shall be as follows:
 - [1] The fees for a demolition or removal permit shall be \$75 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 and structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d), and \$200 for all other use groups.
 - [2] The fee for a permit to construct a sign shall be in the amount of \$2 per square foot area of the sign, computed on one side only for double-faced signs.
 - [3] The fee for a certificate of occupancy shall be in the amount of \$200, except for one- and two-family 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 fee shall be \$75.
 - [4] The fee for a certificate of occupancy for a change of use shall be \$100.
 - [5] The fee for a continued certificate of occupancy shall be \$150.
 - [6] The fee for plan review of a building for compliance under the alternate systems and nondepletable energy source provisions of the energy subcode shall be \$25 for one- and two-family homes and for light commercial structures having the indoor temperature controlled from a single point and \$250 for all other structures.
 - [7] The fee for an application for a variation in accordance with N.J.A.C. 5:23-2.10 shall be \$300 for Class 1 structures and \$200 for Class 2 structures and \$150 for a Class 3 structure. The fee for resubmission of an application for a variation shall be \$150 for Class 1 structures and \$75 for Class 2 and Class 3 structures. The fee for an application for a variation on a one- and two-family structure less than 5,000 square feet in area and less than 30 feet in height shall be \$50.

- [8] In addition to the fees specified above, a surcharge fee of \$0.00334 per cubic foot volume shall be charged for new construction or additions. A surcharge fee of \$0.00170 times the cost of construction shall be charged for alterations, renovations and repairs. The surcharges shall be collected for training, certification and support programs as required by the Uniform Construction Code Act.
- [9] The fee shall be \$75 for each device for cross-connections and backflow preventers on nonresidential structures that are subject to testing requiring reinspection annually.
- [10] The fee shall be \$100 for the annual electrical inspection on nonresidential swimming pools, spas or hot tubs.
- (b) All fees shall be paid in full prior to the enforcing agency issuing a permit.
- (6) The fee for elevator tests and inspections shall be in accordance with N.J.A.C. 5:23-12.6(a) and (b) and N.J.A.C. 5:23A.20(c).
- (7) Special inspection fees.
- (a) Fee pursuant to certain court order.
- [1] The fee for the inspection of any dwelling unit to determine code compliance with the applicable section of the code regarding combustion air, and the inspection of any repairs necessary to assure code compliance for combustion air, shall be \$30 per unit.
- [2] The fee of \$30 set forth in Subsection **A(7)(a)[1]** hereof is specifically limited to those units which will be inspected and/or repaired pursuant to court order of the Superior Court of New Jersey in the litigation entitled Donald and Debora Melnick, husband and wife; Heather Roberts, and William McDade; on behalf of themselves and all others similarly situated, Plaintiffs v. Orleans Homebuilders, Inc., John Doe Corporations 1-5 Defendants, Docket No. C-000152-01.
- (b) Tricia Meadows.
[Amended 3-15-2010 by Ord. No. 2010-7]
- [1] The fee for the inspection of any dwelling unit in Tricia Meadows being retrofitted with roof heat stack extensions shall be waived until December 31, 2010.
- [2] The waiving of the inspection fee set forth in Subsection **A(7)(b)[1]** hereof is specifically limited to those fossil-fuel-burning units in Tricia Meadows which shall be repaired and inspected as a result of public

safety concerns. This waived fee shall end at the end of business on December 31, 2010, and the regular fee will go into effect.

- B. The Construction Official shall determine the fee for special services and/or conditions not specifically provided in Subsection **A(1)**. The Construction Official shall, with the advice of the subcode officials, prepare and submit to the Council biannually a report recommending a fee schedule based on the operating expenses of the agency and any other expense of the Uniform Construction Code Act.
- C. The local enforcing agency fee schedule for the various subcodes shall be deleted and the current stated Department of Community Affairs (DCA) fee schedule inserted in its place *in the event that the work is contracted for by a third party*.
- D. Waiver of fees for certain governmental bodies.
 - (1) In the case of construction by the Township of Mount Laurel, the Mount Laurel Board of Education, the Mount Laurel Municipal Utilities Authority, the Mount Laurel Fire Department and Emergency Squads, all construction, inspection or any other fees, of whatever nature, set forth in this chapter may be waived by the Director of the Department of Community Development. The waiver of such fees is limited to the fees which represent income to the Township of Mount Laurel; such a waiver shall not include payments the third-party inspection agencies or other fees that are mandated by the State of New Jersey.
 - (2) Such waiver as set forth in Subsection **D(1)** of this section shall be effectuated by request, in writing, of the Director of Community Development. Said Director of Community Development shall give the waiver once he is satisfied that the waiver is consistent with the terms of this section.
 - (3) In the case of construction for all handicap ramps constructed for one- and two-family dwellings, the Department of Community Development shall waive all fees of whatever nature set forth in this chapter. The waiver of such fees is limited to the fees which represent income to the Township of Mount Laurel; such waiver shall not include payments to the State of New Jersey.
 - (4) Waiver of fees under emergency conditions.
 - (a) The fee for the inspection of any dwelling unit in Mount Laurel Township may be waived by the Township governing body during a declared emergency by the Township Emergency Management Coordinator or after the rescinding of a declaration of emergency to repair damages caused by the event that triggered the declaration.
 - (b) This waiver of construction permit fees is limited to repairs specifically resulting from the declared emergency.

- E. Nonrelated Uniform Construction Code fees. The fee for a zoning permit in accordance with Township ordinance shall be \$35.
 - F. The fee shall be \$4 per page for any reproduction of a large document requested.
- [1]: *Editor's Note: This ordinance also provided that: "This waiver of fees shall end one year from the date of the adoption of this ordinance."*

§ 66-4. Fire limits.

Fire limits shall be determined at a later date.