



BOROUGH OF HIGHLANDS
COUNTY OF MONMOUTH

ORDINANCE 0-18-24

An Ordinance Amending Chapter 21 of the Revised General Ordinances of the Borough of Highlands that Established Fees for the Department of Building and Housing within the Borough of Highlands

WHEREAS, the Borough of Highlands had established fees for the Department of Buildings and Housing, which were codified in Section 10-2 of the Code of the Borough of Highlands; and

WHEREAS, the Borough of Highlands will be entering into a shared services agreement with the Township of Middletown for building department services; and

WHEREAS, N.J.A.C. 5:23-4.17(e) requires that when municipalities enter into a shared services agreement to administer and enforce the Uniform Construction Code, those municipalities must utilize a uniform fee schedule; and

WHEREAS, the Governing Body of the Borough of Highlands wishes to amend and update the Borough Code to incorporate the fee schedule of the Township of Middletown effective January 1, 2019 for ease of administration and enforcement and in order to comply with N.J.A.C. 5:23-4.17(e).

NOW, THEREFORE, BE IT ORDAINED by the governing body of the Borough of Highlands as follows:

SECTION I.

Chapter 10 (Buildings and Housing), Section 2 (Fees), of the Code of the Borough of Highlands is hereby repealed in its entirety.

SECTION II.

Chapter 10 (Buildings and Housing), Section 2 of the Code of the Borough of Highlands entitled "Fees" is hereby added to provide as follows:

10-2 FEES.

10-2.1. Uniform Construction Code Fees.

- a. State of N.J. Training Fees. This fee shall be in the amount of \$0.00334 per cubic foot of volume for new buildings and additions. Volume shall be computed in accordance with N.J.A.C. 5:23-4.19(a)(b)1-6.
 - (1) No training fee shall be collected for pre-engineered systems of commercial farm buildings.
 - (2) No training fee shall be collected for permits to perform asbestos or lead abatement.
- b. General fees.
 - (1) The fee for plan review shall be twenty percent (20%) of the amount charged for a construction permit.
 - (2) The fee to be charged for a construction permit will be the sum of the basic construction fee plus all applicable special 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.
 - (4) All fees shall be rounded to the nearest dollar.
 - (5) All fees shall be paid in cash, check or money order payable to the Borough of Highlands.
- c. Fee schedule. The basic construction permit fee shall be the sum of the parts computed on the basis of volume or cost of construction, the number of plumbing fixtures and pieces of equipment, the number of electrical fixtures and rating of electrical devices, the number of sprinklers, standpipes and detectors (smoke and heat) at the unit rates and/or the applicable flat fees as provided herein plus any special fees. The minimum fee for a basic construction permit covering any and all of the technical sub codes shall be seventy-five dollars (\$75).

For the purpose of determining estimated cost for renovations, alterations, repairs, and the external utility connection for pre-manufactured construction the applicant shall submit to the department such cost data as may be available and produced by the architect or engineer of record, or by a recognized estimating firm, or by the contractor. A bona fide contractor's bid, or contract if available, shall be submitted. The Construction Official and/or sub code official shall make the final decision regarding the estimated cost.

The fee for an application for a variation in accordance with N.J.A.C. 5:23-2.10 shall be two hundred fifty dollars (\$250.). The fee for resubmission of an application for a variation shall be one hundred twenty-five dollars (\$125.).

The fee to reinstate lapsed, suspended or revoked permits noted in N.J.A.C. 5:23-216(b) or N.J.A.C. 5:23-2.16(f) or otherwise shall be fifty dollars (\$50.) per outstanding sub code.

Any fee not specifically contained within this fee schedule shall be based upon the State of New Jersey Department of Community Affairs Fee Schedule.

(1) Building Subcode Fees.

Minimum building subcode fee	\$75.00
New construction or addition	.030 per cubic foot

Alterations/renovations of existing building or structure	\$30.00 per thousand dollars of estimated cost of work
Swimming pools (above ground)	\$75.00
Swimming pools (inground)	\$150.00
Storage sheds (greater than 100 s.f.)	\$75.00
Fence installation for pool enclosure	\$75.00
Demolition of dwelling (1 & 2 family)	\$150.00
Demolition of all other use groups	\$350.00
Demolition of accessory structure	\$75.00
Tank abandonment/removal	\$100.00
Tank installation	\$50.00
Radon abatement	\$75.00 per unit
Asbestos/removal	\$100.00
Lead hazard abatement	\$100.00
Signs (No permit required for signs installed in accordance with N.J.A.C. 5:23-2.14(b)6.)	\$75.00
Solar panel racking system	\$30.00 per thousand dollars of estimated cost of work
Tents, tension membraned structures and canopies regulated by building subcode	\$150.00
Temporary structure (greater than 120 s.f.)	\$75.00
Retaining walls	\$30.00 per thousand dollars of estimated cost of work
U.C.C. certificate of occupancy	\$125.00
Extension of temporary certificate of occupancy	\$75.00

(2) Electric Subcode Fees.

Fixture/Equipment	Fee
Minimum subcode fee	\$75.00
Electrical fixtures and devices: 1-50	\$75.00
Receptacles, fixtures and devices to be counted for these parts are lighting fixtures, wall switches, convenience receptacles, sensors, dimmers, alarm devices, smoke and heat detectors, communications outlets, light standards 8 feet or less in height including luminaries, emergency lights, electric signs, exit lights or similar electric fixtures and devices rated 20 amps or less including motors or equipment rated less than 1 hp or 1 kw.	
Every additional 25 or fraction of:	\$50.00
Alarm Panels (fire or security)	\$50.00
Service Panels	
100 amps or less	\$100.00
101-200 amps	\$150.00
201-300 amps	\$200.00
301-400 amps	\$250.00
Every 100 amp increase over 400 amps	\$75.00
Devices over 1 hp/kw, to 10kw/hp	\$50.00
Devices over 10 hp/10 kw to 50 kw/hp	\$100.00
Devices over 50 kw/hp to 100 kw/hp	\$150.00
Devices over 100 kw/hp to 150 kw/hp	\$300.00
Increasing \$75.00 for every 50 kw/hp over 150b kw/hp	
Above ground pools/spas/ hot tubs/fountains	\$100.00
Inground pool	\$150.00
shall include any "required" bonding, and associated equipment such as filter pumps, motors, disconnecting means, switches, required receptacles and heaters, etc., excepting panelboards and underwater lighting fixtures	
Area lighting, 1 to 5 standards (greater than 8 feet)	\$100.00
Area lighting, over 5 standards	\$25.00 each

Electric appliances, oven, dishwasher, microwave, air conditioner, heaters, water heaters, dryer, range, furnace, exhaust fan (over 1 kw), radon, lawn sprinklers	\$50.00
Annual inspection for commercial swimming pools	\$125.00
Transformer/generators: [Amended 6-3-2013 by Ord. No. 2013-3090]	
1kw up to and including 45kw	\$150.00
Greater than 45kw up to and including 112.5kw	\$250.00
Greater than 122.5kw	\$475

(3) Fire Protection Subcode Fees.

Minimum subcode fees	\$75.00
Storage tank installations for flammable and combustible liquids:	
Tanks up to 500 gallons	\$100.00
501-1000 gallons	\$150.00
1001-2000 gallons	\$200.00
2001-5000 gallons	\$350.00
5000-10,000 gallons	\$500.00
10,001-19,999 gallons	\$750.00
Underground fire water mains-standpipe and sprinkler systems:	
Underground fire water mains (each building)	\$300.00
Standpipe systems	\$300.00
Additional standpipe risers	\$150.00
Sprinklers (other than R-5):	
1-10	\$150.00
11-25	\$250.00
For each additional 25 heads or part thereof the fee shall be increased by:	\$75.00
Fire hydrants on private property	\$200.00
Residential sprinklers in new single family	\$200.00
Preaction/Dry pipe valve (incl. compressor)	\$250.00
Fire pumps	

Fire pumps	\$300.00
Jockey/booster pumps	\$250.00
Smoke, heat and duct detectors and fire alarm panels:	
Detectors (R-5 use group):	
1-12	\$50.00
13-25	\$100.00
For each additional 25 detectors or part thereof, the fee shall be:	\$75.00
Carbon Monoxide Detectors:	
1-5	\$25.00
5-10	\$50.00
10 +	\$5.00 each
Fire Alarm panels (R-5 use group):	
1-12 devices	\$25.00
13-25 devices	\$50.00
For each additional 25 detectors or part thereof, the fee shall be:	\$75.00
Detectors (all other use groups):	
1-12	\$150.00
13-25	\$200.00
Each additional 25 devices or part thereof:	\$75.00
Fire Alarm Panels (all other use groups):	
1-12	\$150.00
13-25	\$200.00
Each additional 25 devices or part thereof:	\$75.00
Manual fire alarm systems	
Pull Stations:	
1-10	\$100.00
11-25	\$250.00
For each additional 10 pull stations or part thereof, the fee shall be:	\$25.00
Emergency light/exit signs	
1-5	\$50.00
6-10	\$100.00
11-15	\$150.00
16-20	\$200.00
21-25	\$250.00

For each additional emergency light or exit sign the fee shall be:	\$10.00
Independent pre-engineered suppression system (including dry chemical, wet chemical, halon, carbon dioxide, etc.):	
Pre-engineered suppression system	\$175.00
Kitchen exhaust hoods and flammable/combustible liquid exhaust hoods:	
Kitchen exhaust hoods	\$150.00
Flammable/combustible liquids exhaust hood	\$300.00
Incinerators and crematoriums	\$500.00
Gas, masonry and wood burning fireplaces, wood burning and other nonconventional heating devices:	
Fireplaces, stoves and other heating devices	\$75.00
Chimney liner	\$35.00
Gas or oil fired furnaces:	
Furnace	\$75.00
Chimney liner	\$35.00
Elevator/smoke detectors recall systems:	
Elevator recall systems	\$150.00
Smoke removal systems:	
Smoke removal systems	\$300.00
Gasoline station tanks and pumps:	
New gasoline station tank installation up to 10,000 gallons and up to six (6) pumps	\$750.00
Each additional gasoline tank up to 10,000 gallons, (installed at the same time as new installation)	\$200.00
Additional gasoline pumps-new or replacement	\$200.00

Replacement gasoline tanks	See tank installation #1
Fire department lock box/knox box:	
Lock box	\$25.00

(4) Plumbing Subcode Fees.

Minimum fee	\$75.00
Water closet	\$25.00
Urinal/bidet	\$25.00
Bath tub	\$25.00
Lavatory	\$25.00
Shower	\$25.00
Floor drain	\$25.00
Sink	\$25.00
Dishwasher	\$25.00
Drinking fountain	\$25.00
Washing machine	\$25.00
Hose bib	\$25.00
Other plumbing fixtures	\$25.00
Gas piping	\$75.00
Fuel oil piping	\$75.00
Steam boiler/furnace	\$75.00
A/C or refrigeration unit	\$75.00
Water heater	\$75.00
Other gas appliances (stove/range/pool htr/fireplace)	\$75.00
Generator	\$75.00
Sewer pump	\$75.00
Interceptor/separator	\$75.00
Water powered sump (incl. backflow prevention device)	\$130.00
Sump Pump	\$75.00
Grease trap	\$75.00
Sewer connection (per 100 feet)	\$75.00
Backflow prevention device (no charge for device used on boilers)	\$85.00

Water service connection (per 100 feet)	\$75.00
Active solar system	\$75.00
Special device	\$75.00
High pressure gas regulators	\$65.00
LPG tanks above ground	
Up to 500 gal.	\$95.00
501-2000 gal.	\$125.00
LPG tanks under ground	
Up to 2000 gal.	\$125.00
Septic tank abandonment	\$75.00
Swimming pool drains/vacuum release device	\$75.00
Lawn sprinkler (incl. backflow preventer)	\$95.00
Yard hydrants (does not incl. related piping)	\$75.00

10-2.2. Housing standards.

Pursuant to Chapter 10, Section 5, of the Revised General Ordinances of the Borough of Highlands, the following fees are hereby established:

- A. Certificate of occupancy for rental with one (1) inspection: one hundred dollars (\$100.).
- B. Certificate of occupancy for resale with one (1) inspection: one hundred dollars (\$100.).
- C. Added reinspection for certificate of occupancy: fifty dollars (\$50.).
- D. Housing certificates of occupancy that require electrical inspection are not charged a fee for initial inspection. Any violations cited by the Electrical Subcode Inspector must have an electrical application with fee paid before the certificate of occupancy is issued

SECTION III.

Chapter 10 (Buildings and Housing), Section 5.7 of the Code of the Borough of Highlands entitled "Fees" is hereby amended to provide as follows (All additions are shown in ***bold italics with underlines***. The deletions are shown as ~~***strikeovers in bold italics***~~. Sections of Chapter 16, Section 3 that will remain unchanged are shown in normal type.):

10-5.7 Fees.

The fees for the certificate of occupancy inspection and issuance of the certificate are set forth in Chapter X, subsection ~~10-1.2~~ **10-2.3** above.

SECTION IV. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance, which shall otherwise remain in full force and effect.

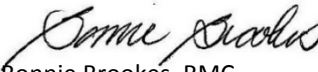
SECTION V. REPEALER. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION VI. EFFECTIVE DATE. This Ordinance shall take effect on January 1, 2019.

MOTION to Introduce Ordinance 18-24:

	INTROUCED	SECONDED	AYE	NAY	ABSTAIN	ABSENT
BRASWELL			X			
BROULLON		X	X			
D'ARRIGO					X	
RYAN			X			
O'NEIL	X		X			

I, Bonnie Brookes, Municipal Clerk of the Borough of Highlands, in the County of Monmouth, State of New Jersey, hereby certify this to be a true copy of the action of the Governing Body, at its Council Meeting, held December 5, 2018. WITNESS my hand this 6th day of December 2018.


Bonnie Brookes, RMC
Municipal Clerk

MOTION to Adopt Ordinance 18-24:

	INTROUCED	SECONDED	AYE	NAY	ABSTAIN	ABSENT
BRASWELL			X			
BROULLON	X		X			
D'ARRIGO						X
RYAN			X			
O'NEIL		X	X			

I, Bonnie Brookes, Municipal Clerk of the Borough of Highlands, in the County of Monmouth, State of New Jersey, hereby certify this to be a true copy of the action of the Governing Body, at its Council Meeting, held December 19, 2018. WITNESS my hand this 20th day of December 2018.


Bonnie Brookes, RMC
Municipal Clerk