

Chapter 21

CONSTRUCTION CODES, UNIFORM

§21-1. Enforcing agency.

§21-2. (Reserved)

§21-3. Fees.

§21-4. (Reserved)

§21-5. Repealer.

§21-6. Effective date.

HISTORY: Adopted by the Mayor and Borough Council of the Borough of Seaside Park 12-23-1976 as Ordinance No. 745. Amended 1-27-1977 by Ord. No. 748; 2-24-1977 by Ord. No. 752; 9-17-1981 by Ord. No. 826; 3-3-1983 by Ord. No. 863; 7-16-1987 by Ord. No. 1018; 8-17-1989 by Ord. No. 1070; 10-19-1989 by Ord. No. 1077; 11-3-1994 by Ord. No. 1173.

Be it ordained by the Mayor and Borough Council of the Borough of Seaside Park, in the County of Ocean and State of New Jersey, as follows:

§21-1. Enforcing agency.

- A. There is hereby established in the Borough of Seaside Park a State Uniform Construction Code enforcing agency to be known as the "Building Official's Office," consisting of a Construction Official, Plumbing 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. 217¹, 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 (1) 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. Salaries for individuals holding such positions shall be determined by the Mayor and Council.

- C. The public shall have the right to do business with the enforcing agency at one (1) office location, except for emergencies and unforeseen or unavoidable circumstances.

§21-2. (Reserved)²

§21-3. Fees.

*Amended 1-27-1977 by Ord. No. 748
9-17-1981 by Ord. No. 826; 3-3-1983 by Ord. No. 863
7-16-1987 by Ord. No. 1018; 8-17-1989 by Ord. No. 1070
10-19-1989 by Ord. No. 1077
11-3-1994 by Ord. No. 1173*

(1) BUILDING SUBCODE FEES

- (a) NEW CONSTRUCTION: Fees for new construction shall be based upon the volume of structure. Volume shall be computed in accordance with N.J.A.C. 5:23-2.28. Use groups and types of construction are as classified and defined in Articles 3 and 4 of the Building Subcode.

(b) NEW RESIDENTIAL CONSTRUCTION:

- i. Per cubic foot of volume \$0.019

OTHER USE GROUPS:

- ii. Use Groups A-1, A-2, A-3, A-4,
F-1, F-2, S-1 and S-2 \$0.011
- iii. Structures on farms, including commercial farm buildings under

¹ EDITOR'S NOTE: N.J.S.A. 52:27D-119 et seq.

² EDITOR'S NOTE: Former §21-2 (Construction Board of Appeals) was repealed 2-24-1977 by Ord. No. 752.

- N.J.A.C. 5:23-3.2 (D) \$0.0005
- Maximum fee \$815.00
- (c) RENOVATIONS, ALTERATIONS & REPAIRS:
- Fee based on estimated cost of the work. To determine estimated cost, the applicant shall submit to the Construction Official 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 Construction Official shall make the final decision regarding estimated cost.
- i. \$1.00 - \$50,000.00 \$17.00
per \$1,000.00
- ii. \$50,001.00 - \$100,000.00 add \$13.00
per \$1,000.00
- iii. Over \$100,000.00 add \$11.00
per \$1,000.00
- (1) Additions: Fees shall be computed on the same basis as for new construction for the added portion.
- (2) Combination Renovations and Additions: Fees shall be computed separately in accordance with items a and b above.
- (3) Temporary Structures: Temporary structures, towers, fences greater than six (6) feet in height, open decks not attached to a principal or accessory structure, and similar structure for which volume cannot be computed \$35.00
- (4) Pools:
 - i. Above ground \$35.00
 - ii. In ground \$100.00
 - iii. Commercial \$200.00
- (5) Bulkheads, Docks, Wharves, Piers: The fees shall be computed as an alteration.
- (2) PLUMBING SUBCODE FEES:
 - (a) Fixtures and Appliances, per fixture \$7.00
(except as listed in (b))
 - (b) Special Devices: Grease trap, oil separators, water-cooled air-conditioning units, refrigeration units, utility service connections, back flow preventors, 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, per device \$46.00
- (3) FIRE PROTECTION SUBCODE FEES:
 - (a) 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:
 - i. 1 - 20 heads \$46.00
 - ii. 21 - 100 heads \$85.00
 - iii. 101 - 200 heads \$163.00
 - iv. 201 - 400 heads \$423.00
 - v. 401 - 1,000 heads \$585.00
 - vi. Over 1,000 heads: the number of each shall be counted separately and two fees, one for heads and one for detectors shall be charged.
- (b) Standpipe, each \$163.00
- (c) Independent pre-engineered system, each \$65.00
- (d) Gas or oil fired appliance not connected to the plumbing system, each \$33.00
- (e) Kitchen exhaust system, each \$33.00
- (f) Incinerator, each \$260.00
- (g) Crematorium, each \$260.00
- (4) ELECTRICAL SUBCODE FEES:
 - (a) Fixtures or Receptacles: (Receptacles and fixtures shall include lighting outlets, wall switches, electric discharge fixtures, convenience receptacle or similar fixture, and motors or devices of less than one horse-power or one kilowatt, burglar, fire and communication devices, etc.):
 - i. 1 - 50 \$40.00
 - ii. For each 25 additional add \$4.00
 - (b) Motors or Electrical Devices (each):
 - i. One horsepower to 10 horsepower \$7.00
 - ii. Greater than 10 horsepower - 50 horsepower \$33.00
 - iii. Greater than 50 horsepower - 100 horsepower \$75.00
 - iv. Greater than 100 horsepower \$375.00
 - (c) Transformers and Generators (each):
 - i. 1 kilowatt to 10 kilowatts \$7.00
 - ii. Greater than 10 kilowatts to 45 kilowatts \$33.00
 - iii. Greater than 45 kilowatts to 112.5 kilowatts \$75.00
 - iv. Greater than 112.5 kilowatts \$375.00
 - (d) Service Panels, Service Entrance or Subpanel (each):
 - i. 1 - 200 amperes \$33.00
 - ii. Greater than 200 amperes to 1,000 amperes \$75.00
 - iii. Greater than 1,000 amperes \$375.00

- (e) 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 electrical current.

(5) FEES APPLICABLE TO SUBSECTIONS 1 THROUGH 4 ABOVE:

- (a) Plan Review Fee: 20% of the amount to be charged for a new construction permit.
- (b) Basic Construction Fee: The sum of the parts computed on the basis of the volume or cost of construction, the number of plumbing fixtures and 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.
- (c) Certificates and Other Permits:
 - i. Demolition or Removal Permit:
 - a. Structures less than 5,000 square feet in area and less than 30 feet in height (Use Group R-3), and for Structures on farms including commercial farm buildings under N.J.A.C. 5:23-3.2(d) \$46.00
 - b. All other Use Groups \$85.00
 - ii. Sign Permit: Permit fee to construct a sign shall be in the amount of \$1.00 per square foot surface area of the sign, computed on one side only for double-faced signs.
 - iii. Certificate of Occupancy:
 - a. 10% of the new construction permit fee which would be charged pursuant to these regulations, minimum fee \$85.00
 - b. One or two-family structures (Use Group R-3 of the Building Subcode) 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), minimum fee \$46.00
 - iv. Certificate of Occupancy granted pursuant to a change of Use Group \$125.00
 - a. \$50.00 to Building
 - b. \$25.00 to Plumbing
 - c. \$25.00 to Fire
 - d. \$25.00 to Electrical
 - v. Certificate of Continued Occupancy \$100.00
 - a. \$40.00 to Building
 - b. \$20.00 to Plumbing
 - c. \$20.00 to Fire

- d. \$20.00 to Electrical
- vi. Temporary Certificate of Occupancy No Fee
- vii. Certificate of Approval \$20.00 (Certifying that work done under a construction permit has been satisfactorily completed)
- viii. Periodic Inspections. Fees for the Department's periodic reinspection of equipment and facilities granted a Certificate of Approval for a specified duration in accordance with N.J.A.C. 5:23-2.23 shall be as follows:
 - a. Elevators, escalators and moving walks requiring reinspection every six (6) months \$65.00
 - b. Five-year inspection and witnessing of tests on elevators \$208.00
 - c. Dumbwaiters requiring inspection every 12 months \$26.00
 - d. Cross connections and backflow preventers requiring reinspection every three (3) months, each \$33.00 annually (broken down and tested) each \$85.00
- xi. Annual Permits:
 - a. Construction Permit - flat fee based upon the number of maintenance workers who are employed by the facility, and who are primarily engaged in work that is governed by a subcode. Managers, engineers and clericals shall not be considered maintenance workers for the purpose of establishing the annual construction permit fee.
 - b. Annual permits may be issued for building, fire protection, electrical and plumbing.
 - c. Reinstatement of lapsed permit \$25.00

§21-4. (Reserved)³

§21-5. Repealer.

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

§21-6. Effective date.

This ordinance shall take effect on January 1, 1977.

³ EDITOR'S NOTE: Former §21-4 (Report on fire limits) was repealed 11-3-1994 by Ord. No. 1173.