

Chapter 159

CONSTRUCTION CODES, UNIFORM

GENERAL REFERENCES

Construction Official; Building Subcode Official; Fire Subcode Official; Plumbing Subcode Official; Electrical Subcode Official; Code Enforcement Officer — See Ch. 79.	Plumbing — See Ch. 394.
Unfit buildings — See Ch. 149.	Sewage disposal systems — See Ch. 400.
Flood hazard areas — See Ch. 185.	Sewer connections — See Ch. 404.
	Water supply and sewerage facilities — See Ch. 412.

§ 159-1. Adoption of regulations.

The Regulations for the New Jersey Uniform Construction Code as promulgated by the Commissioner of the New Jersey Department of Community Affairs, pursuant to the authority of the State Uniform Construction Code Act (P.L. 1975, c. 217, as amended),¹ together with any subsequent amendments, changes or supplements thereto, is hereby adopted in and for the Township of Lacey.

§ 159-2. Enforcing agency. [Amended 7-11-1996 by Ord. No. 96-36; 2-12-1998 by Ord. No. 98-05]

There is hereby established in the Township of Lacey a State Uniform Construction Code enforcing agency to be known as the "Lacey Township Building Department." The Construction Official shall be the chief administrator of the Building Department, and the Building Subcode Official shall administer the building subcode. The Lacey Township Building Department is hereby designated as the Electrical Subcode Official and the Plumbing Subcode Official for the purpose of administering the electrical and plumbing subcodes.

§ 159-3. Construction Board of Appeals.

Any appeals from decisions of the enforcing agency shall be heard by the Construction Board of Appeals of Ocean County.

§ 159-4. Adoption of fee schedule. [Amended 2-5-1981 by Ord. No. 4-81; 12-22-1983 by Ord. No. 35-83; 2-8-1990 by Ord. No. 3-90; 4-14-1994 by Ord. No. 94-20; 3-9-2000 by Ord. No. 00-01; 6-11-2004 by Ord. No. 2004-37; 4-26-2007 by Ord. No. 2007-11; 2-11-2010 by Ord. No. 2010-05; 2-28-2013 by Ord. No. 2013-02; 9-24-2015 by Ord. No. 2015-10]

A. The following fee schedule is hereby adopted and established for the following construction and subcode fees:

(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.

1. Editor's Note: See N.J.S.A. 52:27D-119 et seq.

Use groups and types of construction are as classified and defined in Articles 3 and 4 of the building subcode.

[1] New residential construction.

[a] Per cubic foot of volume: \$0.030.

[2] Other use groups.

[a] Use Groups A-1, A-2, A-3, A-4, F-1, F-2, S-1, S-2, B and M: \$0.030.

[b] Structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d): \$0.0007.

[c] Minimum fee: \$65.

- (b) Renovations, alterations and 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 homeowner, 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.

Estimated Cost of Work	Fee
\$1 to \$50,000	\$30 per \$1,000
\$50,001 to \$100,000	Add \$20 per \$1,000
Over \$100,000	Add \$15 per \$1,000
Minimum fee	\$65
Residential Roof	\$100

- (c) Additions. Fees shall be computed on the same basis as for new construction for the added portion.
- (d) Combination renovations and additions. Fees shall be computed separately in accordance with § 159-4A(l)(a) and (b).
- (e) Temporary structures. The fee for temporary structures, towers, fences greater than six feet in height, open decks not attached to a principal or accessory structure and similar structures for which volume cannot be computed shall be \$50.
- (f) Pools.
- [1] Aboveground: \$75.
- [2] In-ground: \$150.
- [3] Commercial: \$150.

(2) Plumbing subcode fees.

- (a) Fixtures and appliances. The fee per fixture for fixtures and appliances shall be \$10, except as provided for in § 159-4A(2)(b) and (c).

- (b) Water heaters, generators, pool heaters, fireplaces and furnaces.
 - [1] Residential: \$35.
 - [2] Commercial: \$50.
 - (c) Special devices. The fee per device for grease traps, oil separators, water-cooled air- conditioning units, refrigeration units, steam boilers, hot-water boilers (excluding those for domestic water heating), gas service entrances, active solar systems, sewer pumps, interceptors, suction relief vacuum systems, auxiliary water meters, rooftop units, bottom drains in pools and fuel oil piping shall be as follows:
 - [1] Residential: \$50.
 - [2] All others: \$65.
 - (d) Sewer service connections.
 - [1] Residential: \$50.
 - [2] All others: \$65.
 - (e) Water service connections.
 - [1] Residential: \$50.
 - [2] All others: \$65.
 - (f) Backflow preventers.
 - [1] Residential: \$50.
 - [2] All others: \$65.
 - (g) Gas piping.
 - [1] Residential: \$50.
 - [2] All others: \$65.
 - (h) Minimum fee: \$65.
- (3) Fire protection subcode fees.
- (a) The fee for sprinklers, standpipes, detectors (smoke and heat), preengineered suppression systems, gas- and oil-fired appliances not connected to the plumbing system, kitchen exhaust systems, incinerators and crematoriums shall be as follows:
 - [1] One to 20 heads: \$50.
 - [2] Twenty-one to 100 heads: \$120.
 - [3] One hundred one to 200 heads: \$229.
 - [4] Two hundred one to 400 heads: \$594.

- [5] Four hundred one to 1,000 heads: \$822.
- [6] Over 1,000 heads: \$1,050.
- [7] R-2, R-3, R-5 13D & 13R system: \$250.
- (b) Standpipe, each: \$229.
- (c) Fire pump, each: \$92.
- (d) Independent preengineered systems:
 - [1] Local application system: \$100.
 - [2] Total flooding system: \$75.
- (e) Gas- or oil-fired appliance not connected to the plumbing system, each: \$35.
- (f) Commercial kitchen exhaust system, each: \$50.
- (g) Incinerator, each: \$365.
- (h) Crematorium, each: \$365.
- (i) Rooftop HVAC units, each: \$46.
- (j) Spray booth and dipping operations, each: \$92.
- (k) Fuel-dispensing units, each: \$92.
- (l) Fuel storage tank abandonment or removal, each: \$50.
- (m) Fuel tank installation, each:
 - [1] Residential: \$35.
 - [2] Commercial: \$100.
- (n) Propane tank installation, each:
 - [1] Zero to 500 gallons: \$35.
 - [2] Five hundred one to 1,000 gallons: \$75.
 - [3] Over 1,000 gallons: \$85.
 - [4] All other use groups: \$100.
- (o) Wood-burning stoves and fireplaces: \$50.
- (p) Minimum fee: \$65.
- (4) Electrical subcode fees.
 - (a) Fixtures or receptacles. The fee for receptacles and fixtures which shall include lighting outlets, wall switches, electric discharge fixtures, convenience receptacle or similar fixture, and motors or devices of less than one horsepower

or one kilowatt, burglar, fire and communication devices, etc., shall be as follows:

- [1] One to 25: \$50.
- [2] For each 25 additional: add \$10.
- (b) Motors or electrical devices, each:
 - [1] Greater than one horsepower to 10 horsepower: \$25.
 - [2] Greater than 10 horsepower to 50 horsepower: \$33.
 - [3] Greater than 50 horsepower to 100 horsepower: \$75.
 - [4] Greater than 100 horsepower: \$375.
- (c) Transformers and generators, each:
 - [1] Greater than one kilowatt to five kilowatts: \$25.
 - [2] Greater than six kilowatts to 20 kilowatts: \$50.
 - [3] Greater than 20 kilowatts to 112.5 kilowatts: \$125.
 - [4] Greater than 112.5 kilowatts: \$375.
- (d) Service panels, service entrance or subpanel, each:
 - [1] One ampere to 200 amperes: \$50.
 - [2] Greater than 200 amperes to 1,000 amperes: \$200.
 - [3] Greater than 1,000 amperes: \$375.
- (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.
- (f) Rain sensor: \$35.
- (g) Solar: \$50.
 - [1] Subpanel: \$50.
 - [2] Inverters:
 - [a] One to 10 kilowatts: \$50.
 - [b] Eleven to 20 kilowatts: \$75.
 - [c] Greater than 21 kilowatts: \$100.
 - [3] Microinverters.
 - [a] One to 25: \$50.

- [b] Each additional: \$5.
- (h) Minimum fee: \$65.
- (5) Mechanical subcode fees.
 - (a) Minimum fee: \$65.
 - (b) A/C condenser and coil: \$50.
 - (c) Furnace/AHU: \$50.
 - (d) Gas piping/fuel oil piping: \$25.
 - (e) Boiler: \$50.
 - (f) Water heater: \$50.
 - (g) Gas fireplace (inside and outside): \$50.
 - (h) New duct for forced hot/cold air: \$25.
 - (i) Generator: \$75.
- (6) Fees applicable to § 159-4A(l) through (5) above.
 - (a) Plan review fee. Twenty percent 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.
 - [1] 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 or R-5), and for structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d): \$100.
 - [b] All other use groups: \$65.
 - [2] Sign permit.
 - [a] Permit fee to construct a ground- or wall-mounted sign shall be in the amount of \$2 per square foot surface area of the sign for the first 100 square feet and \$1.50 per square feet above 100 square foot, computed on one side only for double-faced signs. Fees are based on construction, not refacing, of signs. Minimum fee: \$20.
 - [b] Permit fee to construct pylon signs shall be in the amount of \$4 per square foot surface area of the sign for the first 100 square feet and \$3 per square feet above 100 square foot, computed on one side only

for double-faced signs. Fees are based on construction, not re-facing of signs.

- [3] Certificate of occupancy. Two percent of the new construction permit fee which would be charged pursuant to these regulations. Minimum fee: \$75.
 - [4] Temporary certificate of occupancy: \$50.
 - [5] Annual permits.
 - [a] Construction permit. The fee for a construction permit shall be a 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.
 - [6] Reinstatement of any lapsed permit referenced in any portion of § 159-4: \$35.
 - [7] Letter of no interest: \$50 per letter.
- B. A schedule of the instruction and subcode fees established by this chapter shall be posted in the office of the Construction Official and shall be made available to the public.