

**TOWNSHIP OF WEST ORANGE**  
**ORDINANCE 13-4 CONSTRUCTION CODE OFFICIAL FEE SCHEDULE**

**13-4.1 Construction Permit Fee.**

The fee for a construction permit shall be the sum of the subcode fees listed in paragraphs a. and b. hereof and shall be paid before the permit is issued.

a. *Building Subcode Fee.* The building subcode fee shall be:

1. For new construction and additions, \$0.25 per cubic foot of building or structure volume, provided that the minimum fee shall be one hundred twenty-five (\$125.00) dollars, and certificate of occupancy, fifty (\$50.00) dollars.
2. For renovations, repairs and alterations eighteen (\$18.00) dollars per one thousand (\$1,000.00) dollars of estimated costs up to fifty thousand (\$50,000.00) dollars; then fifteen (\$15.00) dollars per one thousand (\$1,000.00) dollars over fifty thousand (\$50,000.00) dollars provided that the minimum fee shall be sixty-five (\$65.00) dollars for work costing up to three thousand (\$3,000.00) dollars.
3. For combinations of renovations, repairs and additions, the sum of the fees computed separately as renovations, repairs and additions.
4. For filling or removal of abandoned in-ground fuel oil storage tanks, seventy-five (\$75.00) dollars for each residential tank and one hundred fifty (\$150.00) dollars for each commercial or industrial tank.
5. For temporary structures, sixty-five (\$65.00) dollars each.
6. Applications for a Temporary Certificate of Occupancy for the second issuance and any renewal thereafter shall be thirty (\$30.00) dollars.
7. Applications for a variation of the adopted codes
  - a. Residential, one hundred (\$100.00) dollars
  - b. Commercial, two hundred fifty (\$250.00) dollars
8. Construction of retaining walls
  - a. Residential walls with a wall surface area of less than 550 square feet in area shall have a flat fee of one hundred (\$100.00) dollars
  - b. Residential walls with a wall surface area of more than 550 square feet in area shall have a flat fee of two hundred fifty (\$250.00) dollars
  - c. Commercial retaining walls of any size shall have a flat fee as per an alteration
9. Sheds and garden type structures over 100 square feet in area shall be a flat fee of seventy five (\$75.00) dollars
10. For the installation of swimming pools
  - a. Residential above ground pools for one & two family homes shall have a flat fee of seventy five (\$75.00) dollars
  - b. Residential in-ground pools for one & two family homes shall have a flat fee of two hundred fifty (\$250.00) dollars
  - c. All other Uses Groups shall pay a flat fee of three hundred fifty (\$350.00) dollars
11. Change of Use
  - a. Change of Use review for ant space without alteration work shall be a flat fee of two hundred fifty (\$250.00) dollars. If accompanied by alteration work the minimum fee shall be two hundred fifty (\$250.00) dollars.

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- b. *Plumbing Subcode Fee.* The plumbing subcode fee for proposed plumbing construction or alteration shall be fifty (\$50.00) dollars for the first fixture, device or plumbing stack to be installed and five (\$5.00) dollars for each additional fixture, device or plumbing stack shown in the approved plan for construction or alteration provided that the minimum fee shall be fifty (\$50.00) dollars.
1. In addition to the fees set forth above, there are hereby established the fees for issuance of permits for the installation of the following:
- a. Water service connections—\$50.00
  - b. Hot water heater—\$50.00
  - c. Gas piping—\$50.00
  - d. Sewer service connections—\$50.00
  - e. Boilers—\$50.00 up to 300,000 BTU and \$100.00 above 300,000 BTU
  - f. Warm air furnace—\$50.00
  - g. Air conditioning unit—\$50.00
  - h. Grease traps, oil separators, back flow preventer, interceptors, fuel oil piping, sewer ejector—\$50.00 (provided that residential backflow preventer for in-ground or above-ground pools shall be \$20.00)
  - i. Oil burner unit—same as gas-fired boilers—subsection d.
  - j. Oil tank: residential—\$75.00; industrial or commercial—\$150.00
  - k. Lawn sprinkler outlets—\$3.00 each head
  - l. Fire sprinkler heads—\$3.00 each head
  - m. Hose cabinets—\$50.00 each cabinet

**13-4.2 Plan Review Fee.**

The fee for plan review shall be twenty (20%) percent the amount to be charged for the Construction Permit and shall be paid before the plans are reviewed. The amount paid for this fee shall be credited toward the amount of the fee to be charged for the Construction Permit.

**13-4.3 Demolition.**

The fee for a permit for demolition of a building or structure shall be one hundred (\$100.00) dollars for each one (1) or two (2) family residential structure, or portion thereof, fifty (\$50.00) dollars for accessory structures and two hundred (\$200.00) dollars for all other structures.

**13-4.4 Building Removal.**

The fee for a permit for the removal of a building or structure from one (1) lot to another or to a new location on the same lot shall be at the rate of five (\$5.00) dollars per one thousand (\$1,000.00) dollars of the sum of the estimated cost of moving, for new foundations and for placement in a completed condition in the new location; provided, however, that the minimum fee shall be fifty (\$50.00) dollars.

**13-4.5 Elevator Installation and Inspection.**

- a. The fee as set forth in N.J.A.C. 5:23-12.6.
- b. The fee for inspection or re-inspection of an elevator shall be determined by third party inspection service.

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**13-4.6 Biannual Fee Schedule Report Required.**

The Construction Official shall with the advice of the Subcode Officials, prepare and submit to the Mayor and Township Council biannually, a report recommending a fee schedule based on the operating expenses of the agency, and any other expenses of the Township fairly attributable to the enforcement of the State Uniform Construction Code.

**13-4.7 Surcharge for New Construction.**

- a. In order to provide for the training, certification and technical support programs required by the State Uniform Construction Code and the regulations promulgated thereunder, the enforcing agency shall collect, in addition to the fees specified above, a surcharge fee of \$0.0016 per cubic foot of volume of new construction. The surcharge fee shall be remitted to the Bureau of Housing Inspection, Department of Community Affairs, on a quarterly basis for the fiscal quarters ending September 30, December 31, March 31 and June 30 and not later than thirty (30) days after the end of the quarter for which it is due.
- b. *Annual Report to the Bureau of Housing Inspection.* 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.

**13-4.8 Payment of Fees.**

All fees, penalties and other monies collected under any provision of this chapter shall be paid to the Township of West Orange.

**13-4.9 Waiver of Building Permit Fees.**

- a. No person shall be charged a construction permit surcharge fee or enforcing agency fee for any construction, reconstruction, alteration or improvement designed and undertaken solely to promote accessibility by disabled persons to an existing private structure or any of the facilities contained therein.
- b. A disabled person, or a parent or sibling of a disabled person, shall not be required to pay any municipal fee or charge in order to secure a construction permit for any construction, reconstruction, alteration or improvement which promotes accessibility to his or her own living unit.
- c. "Disabled person" means a person who has the total and permanent inability to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment, including blindness, and shall include, but not be limited to, any resident of this State who is disabled pursuant to the Federal Social Security Act (42 U.S.C. 416), or the federal Railroad Retirement Act of 1974 (45 U.S.C. 231, et seq.), or is rated as having a sixty (60%) percent disability or higher pursuant to any Federal law administered by the United States Veterans' Act. For purposes of this paragraph "blindness" means central visual acuity of 20/200 or less in the better eye with the use of a correcting lens. An eye which is accompanied by a limitation in the fields of vision such that the widest diameter of the visual field subtends an angle no greater than twenty (20) degrees shall be considered as having a central visual acuity of 20/200 or less.

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**13-7.4 Electrical Subcode Fees.**

In connection with this subsection the following inspection/permit fees shall be charged:

- a. *Rough and Final Wiring.* (All switches, receptacles, lighting, outlets and fixtures.)
  1. One to 25—\$50.00
  2. Each additional 25 outlets or fraction thereof— \$12.00
- b. *Swimming Pools.*
  1. Above-ground—bonding; outlets and motors— \$75.00
  2. In-ground—bonding, outlets and motors—\$100.00
- c. *Periodic Electrical Inspections and "Bonding and Grounding" Certificates for Swimming Pools, Spas and Hot Tubs.*
  1. The first pool at a site shall be charged \$100.00 and each additional pool shall be charged \$50.00.
- d. *Electrical Signs.*
  1. Incandescent—\$50.00
  2. Electric Discharge Sign (0–10 Amp)—\$75.00
  3. Each additional 5 Amps or fractions thereof— \$15.00
- e. *Dwellings.*
  1. Electric heaters—\$15.00 each
  2. Electric dryer—\$15.00 each
  3. Electric range—\$15.00 each
  4. Electric surface unit—\$15.00 each
  5. Electric heat pumps—\$15.00 each
  6. Electric oven—\$15.00 each
  7. Electric hot water heater—\$15.00 each
  8. Dishwasher—\$15.00 each
  9. Sump pump—\$15.00 each
  10. Therapeutic pool—\$15.00 each
  11. Whirlpool—\$15.00 each
  12. Jacuzzi—\$15.00 each
  13. Exhaust fan (1 to 3) —\$15.00 each
- f. *Service Panel.* (Includes service conductors, feeders, switchboard and panel boards.)
  1. 0–224 Amp—\$46.00
  2. 225–600 Amp—\$150.00
  3. 601 to 1000 Amp—\$250.00
  4. 1001 Amp and Up—\$500.00
  5. Meters—\$10.00

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*g. Transformers or Generators.*

1. Less than 1 kW—\$15.00
2. 1–10 kW—\$30.00
3. 10.1–35 kW—\$92.00
4. 36–100 kW—\$150.00
5. 101 kW and up—\$500.00

*h. Motors.*

1. Less than 1 hp—\$15.00
2. 1–10 hp—\$30.00
3. 10.1–35 hp—\$92.00
4. 36–100 hp—\$150.00
5. 100.1 hp and up—\$500.00

*i. Furnace.*

1. Central heat, oil, gas, electric and JVAC (One (1) and Two (2) Family Residential—\$25.00 each
2. Central heat, oil, gas, electric and HVAC (Commercial and Industrial)—\$50.00 each

*j. Pole Lights.*

1. 1 to 5 poles—\$100.00
2. Each additional pole—\$20.00

*k. Lawn Sprinkler.*

Wiring—residential: \$50.00; commercial—\$75.00

*l. Fire and Burglar Alarm Systems.*

1. Panel and up to 25 devices, each additional 25 or fraction thereof—\$12.00
2. Residential—\$50.00
3. Commercial—\$75.00
4. Communication Writing.
  - i. 1–25 Devices—\$70.00
  - ii. 26–50 Devices—\$80.00
  - iii. 51–75 Devices—\$90.00
  - iv. 76–100 Devices—\$100.00
  - v. 101–125 Devices—\$110.00
  - vi. 126–150 Devices—\$120.00
  - vii. 151–200 Devices—\$130.00
  - viii. 201–225 Devices—\$140.00

*m. Radio and Television Transmitting Equipment—\$75.00*

*n. Temporary Installation (nor more than 60 days) and Decorative Displays—\$100.00*

*o. Inspection and Reintroduction of Current—\$75.00*

*p. Bonding of Footing to Ground Electrode System—\$50.00*

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q. *Minimum Fee.* No fee charged pursuant to this subsection shall be less than fifty (\$50.00) dollars.

**13-7.5 Fire System Fees.**

In connection with this subsection, the following inspection/permit fees shall be charged:

a. *Kitchen Suppression System.*

1. Hood—\$75.00
2. Piping—\$75.00

b. Gas or Oil Appliance Not Connected to Plumbing.

1. Fire place—\$65.00
2. Fireplace insert—\$65.00
3. Free-standing stove—\$65.00

c. Standpipe Systems—\$150.00

1. Additional risers—\$50.00

d. Smoke Detectors.

1. 1–10 Heads—\$75.00
2. 11–35 Heads—\$30.00
3. 36+—\$20.00

e. *Alarm Panel Rep.*—\$75.00

f. *Exit Emergency Lights*—\$75.00

g. *Sprinkler systems.*

1. 1–25 Heads—\$100.00
2. 26 and up—\$3.00 per Head

**13-8 FIRE PREVENTION SUBCODE.**

**13-8.1 Permit Fees.**

In connection with this chapter the following permit fees shall be charged and received:

- a. Acetylene generator, \$25.00 per year.
- b. Ammunition, \$25.00 per year.
- c. Auto tire rebuilding plant, \$35.00 per year.
- d. Auto wrecking yards, \$45.00 per year.
- e. Blasting agents, \$45.00 per year or per trans.
- f. Bonfires, \$30.00 each incident except nonprofit.
- g. Bowling establishments, \$25.00 each application, \$45.00 per year in refinishing.
- h. Calcium carbide, \$25.00 per year.
- i. Cellulose nitrate motion picture film, \$30.00 per year.
- j. Cellulose nitrate plastics, \$30.00 per year.
- k. Combustible fibers, \$30.00 per year.

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- l. Combustible materials, \$45.00 per year.
- m. Compressed gases, \$25.00 per year.
- n. Containers for welding and cutting gases, \$30.00 per year.
- o. Dipping operations (flammable), \$35.00 per year.
- p. Dry cleaning plants, \$25.00 per year.
- q. Dust producing materials, plant handling, \$35.00.
- r. Explosives, \$75.00 per month or \$300.00 per year.
- s. Fireworks display, \$45.00 each event or \$40.00 per year storage.
- t. Flammable finishes, \$25.00 per year.
- u. Gasoline filling stations, \$50.00 for first nozzle per year and \$15.00 for each additional nozzle per year. Any fee for tank installation shall be separate.
- v. Fruit ripening, \$30.00 per year.
- w. Fumigation, \$30.00 each application.
- x. Garages, repair, \$35.00 per year.
- y. Hazardous chemicals, \$40.00 per year.
- z. Liquid petroleum gases, \$30.00 each installation.
- aa. Lumber yards, \$35.00 per year.
- bb. Magnesium, \$30.00 per year.
- cc. Matches, \$30.00 per year.
- dd. Oil burning equipment, to work in conjunction with plumbing, \$35.00 each application.
- ee. Organic coatings, \$25.00 each application.
- ff. Commercial ovens, \$25.00 each installation, \$10.00 each item each year.
- gg. Places of assembly, \$20.00 per year, excludes religious buildings.
- hh. Rubbish fires, \$30.00 each incident except nonprofit.
- ii. Spraying operations (flammable), \$35.00 per year.
- jj. Storing combustible materials, \$25.00 per year.
- kk. Tents, \$20.00 each installation.
- ll. Thermal insecticidal fogging, \$20.00 each application.
- mm. Waste material handling plants, \$30.00 per year.
- nn. Welding and cutting, \$25.00 per year.
- oo. Welding and cutting, tank storage, \$25.00 per year.
- pp. Welding and cutting, calcium carbide acetylene generator use, \$20.00 per year.