

TOWNSHIP OF MOORESTOWN

ORDINANCE NO. _____-2025

AMENDING CHAPTER 56 (CONSTRUCTION CODES, UNIFORM), ARTICLE I (UNIFORM CONSTRUCTION CODES), SECTION 56-3 ENTITLED FEES; REPORTS

WHEREAS, the Township of Moorestown wishes to adopt a Municipal Uniform Construction Code Fee Schedule.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Moorestown, County of Burlington, State of New Jersey, that Chapter 56, Article I, Section 56-3 be amended as follows:

Section 1: Chapter 56, Article I, Section 56-3, Paragraphs A. and B. shall be deleted and replaced with the following language:

A. The fees to be charged by the Construction Code Official are set forth in Schedule A attached hereto entitled “Fee Schedule.”

B. In the event the Township requires the services of a third-party inspection agency, the fees to be charged by the Construction Code Official and each third-party inspection agency employed by the Township shall hereafter be as set forth in Schedule A attached hereto entitled “Fee Schedule.”

Section 3. Repealer. Any and all other ordinances inconsistent with any of the terms and provisions of this ordinance are hereby repealed to the extent of such inconsistencies.

Section 4. Severability. In the event that any section paragraph, clause phrase, term, provision or part of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid or unenforceable for any reason, such judgment shall not effect, impair or invalidate the remainder thereof, but shall be confined in its operation to the section, paragraph, clause, term, provision or part thereof directly involved in the controversy in such judgment shall be rendered.

Section 5. Effective Date. This ordinance shall take effect 20 days after adoption.

Section 3: Short Title. This Ordinance may be cited as Ordinance No. 3-2019.

NOTICE

The ordinance published herewith was introduced and passed upon first reading at a meeting of the Township Council of the Township of Moorestown, County of Burlington, State of New Jersey, held on March 25, 2019. This ordinance will be further considered for final passage by the Township Council at a meeting to be held in the Council Chamber, Town Hall, 111 West Second Street, Moorestown, NJ on April 8, 2019. All persons interested will be given the opportunity to be heard concerning such ordinance. During the week prior to and including the date of such further consideration, copies will be made available at the Municipal Clerk’s Office to any member of the general public who shall request such copies.

Patricia L. Hunt, RMC
Township Clerk

SCHEDULE A

FEE SCHEDULE

Building Fees

A. New Construction and Additions

1. Fees shall be based upon the volume of the structure.
 - a. Volume shall be computed in accordance with NJAC 5:23-2.28.
 - b. Use groups shall be classified and defined in chapter 3 of the Building Sub code as adopted by NJAC 5:23-3. Class of building shall be determined in NJAC 5:23-4.3A(d).
2. All use groups except as listed below in A3..... **.048** per cubic foot
3. Single story structures or portions thereof for Use S-1, S-2..... **.036** per cubic foot
 - a. The calculated height shall be limited to 20' (plus below floor calculation) for Uses S-1, S-2.

B. Reconstruction, Alteration, Renovation, Repair

1. Fees shall be based upon the estimated cost of work.
 - a. Estimated cost of work shall be computed per NJAC 5:23-2.15(a)4 and NJAC 5:23-4.20(c)2i3
 - b. Where any material or labor proposed for installation in the building or structure is furnished or provided at no cost, its normal or usual cost shall be included in the estimated cost.
 - c. If requested by the Construction Official, for the purpose of determining 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 bono fide contractors bid if available shall be submitted.
 - d. The Construction Official shall make the final decision regarding cost.

2. Use groups R-3 and R-5 shall be:

- | | | |
|------|----------------------------|-------------------------|
| i. | Up to \$50,000..... | \$45 per \$1,000 |
| ii. | \$50,001 to \$100,000..... | \$35 per \$1,000 |
| iii. | Over 100,000..... | \$30 per \$1,000 |

3. All other use groups shall be:

- | | | |
|------|----------------------------|-------------------------|
| i. | Up to \$50,000..... | \$45 per \$1,000 |
| ii. | \$50,001 to \$100,000..... | \$35 per \$1,000 |
| iii. | Over \$100,000..... | \$30 per \$1,000 |

C. Tents requiring a UCC permit..... **\$155**

D. Roofing and Siding (as applicable per NJAC 5:23-2)

1. Roofing for use groups R-3 and R-5..... **\$78**
2. Siding for use groups R-3 and R-5..... **\$78**
3. All other use groups for both roofing and siding shall be calculated per Building Section B.

- E. Swimming Pools
 - 1. Above ground pools for use groups R-3 and R-5..... **\$105**
 - 2. Above ground pools for all other uses..... **\$350**
 - 3. In ground pools for use groups R-3 and R-5..... **\$255**
 - 4. In ground pools for all other uses..... **\$750**
- F. Fences and pool barriers
 - 1. Fences used as pool barriers..... **\$75**
 - 2. Fences requiring a UCC permit, other than pool barriers shall be calculated per Building section B.
- G. Storage sheds and similar non-occupiable structures i.e. gazebo, carport, trellis, etc.
 - 1. Up to 225 square feet..... **\$75**
 - 2. 226 to 400 square feet..... **\$130**
 - 3. Over 400 square feet shall be calculated per section A or B as applicable
- H. Decks
 - 1. The fee shall be calculated per Building Section B.
- I. Demolition
 - 1. Demolition of a building or structure (as determined in NJAC 5:23-4.3A(d))
 - i. Class I **\$300**
 - ii. Class II..... **\$200**
 - iii. Class III..... **\$100**

Note: All R-3 and R-5 uses are class III

- J. Radon mitigation system..... **\$75**
- K. Storage and racking systems for all use groups except R-3 or R-5 shall be calculated per Building Section B.
- L. Solar/Photovoltaic systems
 - a. Use group R-3 or R-5..... **\$175**
 - b. All other use groups shall be calculated per Building Section B.
- M. Retaining walls
 - a. Use group R-3 or R-5
 - i. Less than 550 sf of surface area (above and below grade)..... **\$150**
 - ii. 550 sf or greater..... **\$275**
 - b. All other use groups shall be calculated per Building Section B.
- N. Lead/Asbestos abatement
 - a. Lead hazard abatement work requiring a UCC permit..... **\$235**
 - b. Lead abatement clearance certificate..... **\$50**
 - c. Asbestos abatement work requiring a UCC permit..... **\$118**
 - d. Asbestos abatement certificate..... **\$24**
- O. Signs
 - a. Sign size shall be gross overall size of sign based upon one side only
 - b. Pylon signs

i.	First 100 square feet.....	\$7.00/sf
ii.	Next 400 square feet.....	\$6.00/sf
iii.	Thereafter.....	\$4.00/sf
c.	Ground or wall signs	
i.	First 100 square feet.....	\$4.00/sf
ii.	Next 400 square feet.....	\$3.00/sf
iii.	Thereafter.....	\$2.00/sf
P.	<i>Pre-manufactured solid fuel [wood]</i> stoves, fireplaces, heaters, etc.....	\$75
Q.	Chimney liner dedicated for solid fuel burning appliance or equipment...	\$50
R.	Relocation of a building or structure/ set fee	
a.	Includes construction trailer, premanufactured construction, modular, etc.	
b.	Shall be calculated per Building Section B.	
c.	Cost shall include new foundation, anchorage, pad, placement of structure in a completed condition at the site, etc.	
d.	Structures as listed in section G shall be excluded	
S.	Light standard, light pole, lamppost, flagpole, etc. requiring a footing	
1.	Up to 8' in height.....	\$25
2.	Over 8' in total height.....	\$40

Plumbing Fees

A.	Plumbing fixtures, devices, stacks	
1.	All fixtures, appliances, equipment, and devices such as but not limited to, water closets, urinals, bidets, bath tubs, showers, lavatory, floor drain, floor sink, standpipe, sink, dishwasher, drinking fountain, washing machine, hose bibb/sillcock, condensate drain, air admittance device, area drain, vent/drainage stack, indirect waste trap, food waste disposer, roof drain, water filtration, roof hydrant, misc. connection, chemical feeders, medical gas/vacuum outlet , etc.	
a.	Use group R-3 or R-5.....	\$20
b.	All other use groups.....	\$28
B.	Backflow preventers	
1.	Non testable backflow preventer.....	Fee per A1 above
2.	Use group R-3 or R-5 testable.....	\$50
3.	All other uses testable.....	\$115
4.	Certificate of Compliance for testable backflow preventers	
a.	First 1-5 devices	\$50 each
b.	Each additional 6-15 devices.....	\$30 each
c.	Each additional 16+ devices	\$15 each
i.	Minimum charge per administrative fees section F does not apply	
ii.	A one-time late fee of \$10 per device shall apply for any invoices past the due date of the invoice	

- iii. Not applicable for use groups R-3 or R-5
- iv. Not applicable for initial testing and commissioning
- C. Interceptors (including grease), separators, neutralizers, dilution tanks.... **\$115**
- D. Pumps
 - 1. Sump pump or individual fixture pump.....(Fee per Plumbing Fees Section A)
 - 2. Sewage pump, ejector/grinder/booster pump, etc..... **\$85**
- E. Sewer piping and connection..... **\$109**
- F. Water service and connection..... **\$109**
- G. Combination domestic and fire water service all uses except R-3 or R-5.. **\$175**
- H. Pools
 - 1. Pool drain..... **\$35**
 - 2. Hydrostatic pool pressure test per ISPSC **\$35**
 - 3. Pool heater use group R-3 or R-5..... **\$65**
 - 4. Pool heater all other use groups..... **\$100**
- I. Gas, oil, or LPG piping systems (including rearrangement, extension, or new)
 - 1. Use group R-3 or R-5 piping system (includes one outlet).... **\$50**
 - a. Additional outlets per #3 below
 - b. Not applicable for work of a minor nature which doesn't require a pressure test. Item #3 below shall still apply.
 - 2. All other use groups piping system (includes one outlet)..... **\$109**
 - a. Additional outlets per #4 below
 - b. Not applicable for work of a minor nature which doesn't require a pressure test. Item #4 below shall still apply.
 - 3. Use group R-3 or R-5 outlet or appliance/equipment connection..... **\$20**
 - 4. All other use groups outlet or appliance/equipment connection..... **\$28**
 - 5. Pressure test on existing gas piping system with no other work..... **\$65**
 - 6. LPG tank
 - a. R-3 or R-5**\$50**
 - b. All other uses **\$150**
- J. Chimney liner served by all types of fuel (except solid fuels)..... **\$50**
- K. Item / appliance
 - 1. Water heater..... **\$65**
 - 2. Use group R-3 or R-5 steam or hot water boiler, furnace, **heat pump** **\$85**
 - 3. All other use groups steam or hot water boiler, furnace, RTU, chillers, glycol feeders, **heat pump**, etc.....**\$125**
 - 4. Use group R-3 or R-5 air conditioning only (no furnace)..... **\$50**
 - 5. Use group R-3 or R-5 air conditioning when replaced with a furnace.....**No fee**
 - 6. Fireplace inserts all except solid fuel..... **\$65**
 - 7. Generator or pool heater use group R-3 or R-5..... **\$65**
 - 8. All other use groups generator or pool heater..... **\$100**

9. Variable air volume (VAV) & Constant air volume (CAV) systems or similar systems.....price per box/device.....\$85

Note: This fee shall be in lieu of the fee calculated per section I-4

L. Miscellaneous

1. The fees in L2-L5 are in addition to all associated devices/fixtures and appurtenances as calculated per A-J
2. Dental/Medical **gas**/vacuum system.....**\$150**
3. Hydronic piping systems, such as piping that conveys water, antifreeze, mixed solutions, steam, etc. used in heating & cooling systems.....\$125
4. Active solar thermal system..... **\$50**
5. Refrigeration system..... **\$100**
6. Carbonated beverage system requiring UCC permit..... **\$65**
7. Septic tank/cesspool abandonment..... **\$85**

Mechanical Fees

Use group R-3, R-4 or R-5 only. These fees shall be in lieu of plumbing fees when the mechanical subcode is used and is for replacement or installation in an existing dwelling only. No separate fee shall be charged for gas, fuel oil, or water piping connections associated with the mechanical equipment inspected.

A. Item / appliance

1. Water heater..... **\$65**
2. Steam or hot water boiler, furnace, **heat pump**..... **\$85**
3. Air conditioning only..... **\$50**
4. Air conditioning when replaced with a furnace..... **No fee**
5. Fireplace inserts all except solid fuel..... **\$65**
6. Generator or pool heater..... **\$65**
7. Chimney Liner..... **\$50**
8. Piping system – gas, oil, or LPG piping systems (including rearrangement, extension, or new)
 - a. Piping system (includes one outlet)..... **\$50**
 - i. Additional outlets per D below
 - ii. Not applicable for work of a minor nature which doesn't require a pressure test. Item b below shall still apply.
 - b. Outlet or appliance/equipment connection..... **\$20**
 - c. Pressure test on existing gas piping system with no other work... **\$65**
 - d. LPG tank..... **\$50**
9. Hydronic piping system (includes pressure test where applicable)...\$75

Electrical Fees

- A. Fixtures or receptacles (shall include lighting fixtures/outlets, wall switches, convenience receptacles, low voltage outlets, sensors, dimmers, alarm devices, smoke and heat detectors/alarms, communication 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 horsepower or kilowatt.
 - 1. First 25..... **\$69**
 - 2. Each additional 25..... **\$45**

- B. Motors, electrical devices, transformers, generators (each) in horsepower, kilowatt, or kilovolt
 - 1. 1-9 hp/kw/kv..... **\$25**
 - 2. 10-50 hp/kw/kv..... **\$100**
 - 3. 51-100 hp/kw/kv..... **\$200**
 - 4. Over 100 hp/kw/kv..... **\$750**

- C. Service panels, service equipment, sub-panel, switchgear, switchboard, motor control center, disconnecting means, **solar battery back-up**, service entrance or feeder conductors (based upon the designated ampere rating of the overcurrent device (each))
 - 1. Up to 150 amps..... **\$100**
 - 2. 150.01 to 300 amps..... **\$175**
 - 3. 300.01 to 1000 amps..... **\$300**
 - 4. Over 1000 amps..... **\$750**

- D. Miscellaneous
 - 1. Replacement of wiring involving one branch circuit or part..... **\$25**
 - 2. Use group R-3 or R-5 security/fire/burglar alarm control unit only.. **\$25**
 - 3. All other use groups security/fire alarm control unit only..... **\$75**
 - 4. Receptacle rated from 20.01 to 50 amps..... **\$28**
 - 5. Receptacle rated over 50 amps..... **\$75**
 - 6. Light standard, light pole, lamppost, including luminaries over 8 feet high... **\$28**
 - 7. Communications closet..... **\$100**
 - 8. Electric sign rated over 20 amps including disconnecting means..... **\$75**
 - 9. For installations consisting of multimeter stacks, the fee shall be based upon the ampere rating of the main bus and not upon the number of meters or rating of disconnects on the meter stack. Individual load side panel boards shall be charged in accordance with sections B, or C. There shall be no additional fee for the concurrent installation of individual feeder conductors.
 - 10. Fire pumps shall be calculated per section B, with a minimum fee of **\$100**
Jockey pumps shall be calculated per section B, with no minimum fee

11. The fee charged for process equipment shall be based upon the ampere rating of the overcurrent device protecting the conductor feeding the process equipment or the cutoff device.
12. For motors or similar devices requiring concurrent installation of individual controls, relays and switches, the fee shall be based only upon the rating of the motor or device. There shall be no additional fee charged for the concurrent installation of individual circuit components, for example, controllers, starters, and disconnecting means.
13. Hydro-massage bathtub..... **\$50**
14. Inspection fee for electric/power shut down (for inspections outside of normal business hours)

R3/R5 uses.....	\$95
All other uses.....	\$225

E. Photovoltaic

1. **Fee per individual panel \$2.50**
 - a. **Minimum fee \$175**
 - b. **Maximum fee \$2500**
2. All other associated equipment such as inverters, subpanels, disconnects, back-fed circuit breakers, etc. shall be calculated per sections A, B, C, or D.

F. Pools

1. Use group R-3 or R-5 swimming pool as defined in the building sub code, spa, hot tub, or fountain including bonding, associated equipment such as pumps, motors, disconnecting means, switches, required receptacles, etc. Does not include heaters, panel boards, or underwater lighting fixtures..... **\$100**
2. Storable pool use group R-3 or R-5..... **\$50**
3. All other use groups shall be calculated on the basis of the number of electrical fixtures and the rating of electrical devices involved per sections A, B, C, or D.
4. Certificate of Compliance for public pools, spas, and hot tubs for 1st pool, spa, or hot tub on a site (annual pool inspection) **\$85**
5. For each additional pool, spa, or hot tub on same site..... **\$55**
6. Underwater lighting fixture..... **\$25**

Fire Protection Fees

A. Sprinkler heads

1. 1 to 20 heads..... **\$100**
2. 21 to 100 heads..... **\$200**
3. 101 to 200 heads..... **\$400**
4. 201 to 400 heads..... **\$1000**
5. 401 to 1000 heads..... **\$1500**
6. 1001 to 2000 heads..... **\$2250**

7. Over 2000 heads.....	\$2250 plus \$1.00/per head for every head over 2000
B. Initiation and notification devices, such as smoke/heat detectors, alarms, horn/strobe, pull stations, supervisory devices, etc.	
1. 1 to 10.....	\$75
2. For each 25 devices in addition to this (or portion thereof).....	\$45
C. Standpipe (each).....	\$385
D. Alternate/independent fire extinguishing system (dry/wet chemical, foam, halon, etc.).....	\$160
E. Clean agent system.....	\$200
F. Fire pump	
1. Up to 500 gallons per minute.....	\$350
2. Over 500 gallons per minute.....	\$500
3. Jockey pump.....	\$50
G. Fire department connection.....	\$100
H. Smoke control system (each independent system).....	\$350
I. Hazardous exhaust system (each independent system).....	\$250
J. Alarm / Dry pipe / Pre-action valves.....	\$80
K. Kitchen exhaust system (each)	
1. Domestic	\$35
2. Non-domestic.....	\$175
L. Incinerator / Crematorium.....	\$615
M. Tanks (does not include LPG)	
1. Fire suppression water storage tank for use group R-3 or R-5.....	\$100
2. Fire suppression water storage tank for all other uses.....	\$200
3. Fuel tank installation for use group R-3 or R-5.....	\$50
4. Fuel tank installation for all other uses	\$150
5. Demolition or abandonment of a tank – UST, BST, or AST	
a. Use group R-3 or R-5.....	\$95
b. All other use groups	\$175
N. Dedicated fire protection water service up to 75' in length.....	\$175
Over 75' in length.....	\$2.35 per LF
O Gas or oil fired equipment/appliance	
a. Use Group R-3 or R-5.....	\$50
b. All other use groups.....	\$85
P. Fireplace venting.....	\$50
Q. Spray booths, spaces, or rooms, dipping operations.....	\$350
R. Fuel dispensing unit (service station type, each).....	\$40
S. Fire alarm panel all uses except R3/R5.....	\$125

R3 / 5.....	\$35
T. Smoke/heat vent.....	\$50
U. Fire command center.....	\$250
V. Portable fire extinguisher, all use groups except R-3 or R-5	
a. 1 - 5 when applied with other fire protection permit items.....	No Fee
b. 1 - 5.....	\$65
c. 6 - 50.....total fee	\$100
d. Over 50.....total fee	\$150
W. Backflow preventer when installed on a dedicated fire main.....	\$115
X. Photovoltaic	
1. Energy Storage Systems (R-3/R-5).....	\$75
Y. Emergency responder radio coverage system (new or modification)	
1. Emergency responder radio coverage systems.....	\$150

Administrative Fees

A. Certificates

1. Certificate of occupancy for new construction or additions shall be 10% of the construction permit fee. Minimum fee.....	\$100
2. Certificate of occupancy issued on existing structures except R3/R5.....	\$250
3. R3 / R5.....	\$150
4. Certificate of Continued Occupancy (constitutes all disciplines).....	\$180
5. Certificate of Occupancy for a change of use.....	\$250
6. Extension of a Temporary Certificate of Occupancy.....	\$30
7. Lead abatement clearance certificate.....	\$50
8. Certificate of Compliance for public pools, spas, and hot tubs for 1 st pool, spa, or hot tub on a site.....	\$85
for each additional pool, spa, or hot tub on same site.....	\$55
9. Certificate of Compliance for testable backflow preventer (each).....	See plumbing fees section B.
10. Change of occupancy / ownership non UCC certificate [COO].....	\$180

B. Variation fees

a. Class I.....	\$500
b. Class II.....	\$300
c. Class III.....	\$150

Note: All R-3 and R-5 uses are class III

C. New Jersey state permit surcharge fees shall be in accordance with NJAC 5:23-4.19	
D. Development wide inspection fees shall be in accordance with NJAC 5:23-4.17(d)	
E. Annual permit fees shall be in accordance with NJAC 5:23-4.20(c)5	
F. Minimum permit fee per sub code/discipline.....	\$65

- a. Does not apply to administrative fees
- G. Plan review / Other fees
 - 1. Hourly fees for additional review of any amendments or changes to a plan that has already been released (except for use group R-3 or R-5), or development wide inspection fees..... **\$90 per hour with a minimum one hour per plans examiner**
 - 1.a Hourly fee for a required plan review associated with a submission when a permit for that discipline will not be issued **same fee as G1**
 - 2. Plan review fee of use R-3 or R-5 for compliance under the alternate systems and non depletable energy source provisions of the energy sub code and for light commercial structures having an indoor temperature controlled from a single point..... **\$460**
 - All other use groups..... **\$2298**
 - 3. The plan review fee shall be **20%** of the amount to be charged for a new construction permit. This is also the plan review fee for prototype plans.
 - 4. When plans have been reviewed and released by the State of New Jersey DCA, the permit fee shall be reduced by 20% from the amount otherwise specified in our fee schedule.
 - 5. Plan review fees are non-refundable.
- H. An administrative fee of 55% shall be assessed on each permit fee for each sub code performed by a third party inspection agency
- I. Inspections performed outside of normal construction department business hours may incur an additional fee of **\$50 per hour (with a minimum of one hour)** at the discretion of the Construction Official
- J. **In order to support the maintenance and software licensing fees associated with the electronic permitting system a surcharge fee shall be collected in accordance with NJAC 5:23-4.22 and shall be as follows.....\$1.00 per \$1000 value of construction**
 - a. **Minimum fee for electronic plan review shall be \$2.00**

General Provisions

- A. The fee charged for a construction permit will be the sum of the basic construction fee computed in accordance with the fee schedule herein, plus any applicable special fees, such as but not limited to sign fees, racking, etc. This fee shall be paid before a permit is issued.
- B. The fee charged for a certificate of occupancy shall be paid before a certificate is issued. This fee shall be in addition to the construction permit fee.
- C. All other fees not specifically covered by this section shall be in accordance with NJAC 5:23-4.
- D. Fees shall be rounded to the nearest dollar amount and all fees are shown in whole US dollars, except as indicated otherwise, such as Building fee section A.
- E. The elevator sub code is the jurisdiction of the Department of Community Affairs (DCA) for plan review and inspection. Application shall be submitted to the DCA.

NOTICE

The ordinance published herewith was introduced and passed upon first reading at a meeting of the Township Council of the Township of Moorestown, County of Burlington, State of New Jersey, held on March 25, 2019. This ordinance will be further considered for final passage by the Township Council at a meeting to be held in the Council Chamber, Town Hall, 111 West Second Street, Moorestown, NJ on April 8, 2019. All persons interested will be given the opportunity to be heard concerning such ordinance. During the week prior to and including the date of such further consideration, copies will be made available at the Municipal Clerk's Office to any member of the general public who shall request such copies.

Patricia L. Hunt, RMC
Township Clerk