

**TOWNSHIP OF FRANKLIN**  
**O-6-18**

**ORDINANCE AMENDING CHAPTER 190-2 OF THE CODE OF THE TOWNSHIP OF FRANKLIN- CONSTRUCTION PERMITS**

**WHEREAS**, it is the desire of the Township Committee of the Township of Franklin, County of Gloucester, State of New Jersey, to establish a fee schedule and make such fee schedule available to all of the citizens of the Township of Franklin, and establish fees that are to be fairly administered to all persons in need of Construction Permits within Franklin Township;

**WHEREAS**, the Township Committee may establish fees for such services; and

**WHEREAS**, the Finance Committee shall periodically review the adopted fee schedule and make recommendations for amendment or revision to the Township Committee as necessary and appropriate.

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Committee of the Township of Franklin, County of Gloucester, New Jersey that the Fees as listed below shall be charged to all persons applying to the Construction Office for permits:

(A) The basic construction permit fee shall be the sum of the parts computed on the basis of the 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, carbon monoxide and heat) at the unit rates and/or the applicable flat fees as provided therein plus any special fees, as set forth in this section and shall be paid before the permit is issued.

1. Fees for new construction other than sheds and small storage buildings, shall be based upon the volume of the structure. In each case the minimum fee shall be \$80. Volume shall be computed in accordance with N.J.A.C. 5:23-2:28. The new construction fee shall be in the amount of \$0.038 per cubic foot of volume for building and structures of all use groups and types of construction as classified and defined in articles 3 and 6 of the N.J.A.C. building sub code; except that the fee shall be \$0.021 per cubic foot of volume for use groups A-1, A-2, A-3, A-4, A-5, F-1, F-2, S-1 and S-2, and the fee shall be \$0.011 per cubic foot for structures on farms, including commercial farms building under N.J.A.C. 5:23-3.2 (d), with the maximum fee for such structures on farms not to exceed \$1,443.
2. Fees for renovations, alterations, and repairs or site construction associated with pre-engineered systems of commercial farm buildings, pre-manufactured construction, and the external utility connection for pre-manufactured construction shall be based upon the estimated cost of work. The fee shall be in the amount of \$34.00 per \$1,000. From \$50,001 to and including \$100,000, the additional fee shall be in the amount of \$26.00 per \$1,000 of estimated cost above \$50,000. Above \$100,000, the additional fee shall be in the amount of \$22.00 per \$1,000 of estimated cost above \$100,000. For the purpose of determining estimated cost, the applicant shall submit to the Department such cost data as may be available produced by the architect or the engineer of record, or by a recognized estimated firm, or by the contractor. A bonafide contractor's bid, if available, shall be submitted. The Department shall make the final decision regarding estimated cost.
  1. Fees for additions shall be computed on the same basis as for new construction for the added portion. Provided in each case, there shall be a minimum fee of \$80.00.
  2. Fees for the combination renovations and additions shall be computed as the sum of the fees computed separately in accordance with this section.
  3. The fee for tents, in excess of 900 square feet or more than 30 feet in any dimension, shall be \$129.00.
  4. The fee for roofing and siding work completed on structures of Group R-3 or R-5 shall be \$58.00. No permit required as of 3/5/18.
  - 5.

6. The fee for an above-ground swimming pool and Hot Tub shall be \$140.00 for a pool with a surface area greater than 550 square feet; the fee in all other cases shall be \$80.00. The fee for an in-ground swimming pool shall be \$210.00
7. For sheds and storage buildings over 100 square feet in size and up to 200 square feet in size the fee shall be a flat fee of \$52. No permit required as of 3/5/18.
8. For sheds over 200 square feet the fees shall be calculated like garages and additions.
  9. Storage Tanks: The fee for removal per tank in R-3 and R-5 use groups shall be \$80. All other use groups \$105.
  10. The fee for demolition of an in ground pool shall be \$80.
  11. The fee for elevator test and inspections shall be N.J.A.C. 5:23-12
- i. Plumbing fixtures and equipment, with the minimum permit fee being \$80. The fees shall be as follows:
  1. The fee shall be in the amount of \$15.00 per fixture, stack, piece of equipment or appliance connected to the plumbing system, and for each appliance connected to the gas piping or oil piping system and sump pumps, except as otherwise indicated.
  2. The fee shall be \$91.00 per special device for the following: grease traps, oil separators, refrigeration units, utility service connections, backflow preventers equipped with test ports (double check valve assembly, reduced pressure zone and pressure vacuum breaker backflow preventers), steam boilers, hot water boilers (excluding those for domestic water heating), active solar systems, sewer pumps, and interceptors, LP underground gas lines and tanks. R-3 and R-5 vacuum breakers and backflow preventers shall be \$80.00.
  3. Fees for well and septic connections shall be \$35.00 each.
  4. Pool drains or Anti - entrapment devices fee shall be \$30
- ii. Electrical fixtures and devices, with the minimum permit fee of \$80.00. The fee shall be as follows:
  1. For the first block consisting of one to 50 receptacles, fixtures or devices, the fee shall be \$50.00; for each additional block consisting of up to 25 receptacles, fixtures or devices, the fee shall be \$15.00. For the purpose of computing this fee, receptacles, fixtures or devices shall include lighting fixtures, wall switches, convenience receptacles, sensors, dimmers, alarm devices, smoke, co2 and heat detectors, communications outlets, light- standards eight feet or less in height including luminaries, emergency lights, electric signs, exit lights or similar electric fixtures and devices rated 20 amperes or less including motors or equipment rated less than one horsepower (hp) or one kilowatt (kw).
  2. For each motor or electrical device rated from one hp or kw to 10 hp or kw; for each transformer or generator rated from one kw or one kva to 10 kw or 10 kva; for each replacement of wiring involving one branch circuit or part thereof; for each storable pool or hydro massage bath tub; for each under-water lighting fixture; for household electric cooking equipment rated up to 16 kw; for each fire, security or burglar alarm control unit; for each receptacle rated from 30 amperes to 50 amperes; for each light-standard greater than eight feet in height including luminaries; and for each communications closet, the fee shall be \$15.00.
  3. For each motor or electrical device rated from greater than 10 hp or 10 kw to 50 hp or 50kw; for each service equipment, panel board, switch gear, motor-controlled- center, or disconnecting mean rated 225 amperes or less; for each transformer or generator rated from greater than 10 kw or 10 kva to 45 kw or 45 kva; for each electric sign rated from greater than 20 amperes to 225

amperes including associated disconnecting means; for each receptacle rated greater than 50 amperes; and for each utility lead management device, the fee shall be \$65.00.

4. For each motor or electrical device rated from greater than 50 hp or 50 kw to 100 hp or 100 kw; for each service equipment, panel board, switch board, switch gear, motor-controlled-center or disconnecting means rated from greater than 225 amperes to 1,000 amperes; and for each transformer or generator rated from greater than 45 kw or 45 kva to 112.5 kw or 112.5 kva, the fee shall be \$129.00.
  5. For each motor or electrical device rated greater than 100 hp or 100 kw; for each service equipment, panel board, switch board, switch gear, motor-controlled- center, or disconnecting means rated greater than 1,000 amperes; and for each transformer or generator rated greater than 112.5 kw or 112.5 kva, the fee shall be \$640.00.
  6. The fee charged for electrical work for each permanently installed private swimming pool as defined in the building sub code, spa, hot tub or fountain shall be a flat fee of \$80.00 which shall include any required bonding, and associated equipment such as filter pumps, motors, disconnecting means, switches, required receptacles, and heaters, etc., excepting panel boards and under-water lighting fixtures. For public swimming pools, the fee shall be changed on the basis of number of electrical fixtures and rating of electrical devices involved in accordance with (a) 2iii (1) through (5) above.
  7. The fee charged for the installation of single and multiple station smoke, co2 or heat detectors and fire, burglar or security alarm systems in any one or two- family dwelling shall be a flat fee of \$40.00 per dwelling unit. For fire, burglar, and security alarm systems and detectors in buildings other than one or two-family dwellings, the fee shall be charged in accordance with (a) 2iii (1) and (2) above.
  8. For installations consisting of multimeter stacks, the fee shall be based on 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 (a) 2iii (3), (4) or (5) above. There shall be no additional fee charged for the concurrent installation of individual feeder conductors.
  9. 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.
  10. For electrical work requiring replacement of service entrance conductors or feeder conductors only, the fee shall be in accordance with (a) 2iii (2) through (5) above based on the designated ampere rating of the overcurrent device of the service or feeder.
  11. The fee charged for process equipment shall be based on the ampere rating of the overcurrent device protecting the conductor feeding the process equipment or the cutoff device.
  12. For the purpose of computing these fees, all electrical and communication devices, utilization equipment and motors which are not part of premises wiring, except those which are portable plug-in type, shall be counted.
  13. For photovoltaic systems, the fee shall be based on the designated kilowatt rating of the Solar photovoltaic system as follows
    - A. One to 50 kilowatts, the fee shall be \$65.
    - B. Fifty one to 100 kilowatts, the fee shall be \$129.
    - C. Greater than 100 kilowatts shall be \$640.
  14. For the purpose of bonding of pools hot tubs motors any other attached equipment that requires such connection the fee shall be \$62.
- iii. For fire protection and-hazardous equipment, sprinklers, standpipes, detectors (smoke, co2 and heat), pre-engineered suppression systems, gas and oil fired appliances not connected to

the plumbing system, kitchen exhaust system, incinerators and crematoriums, with minimum permit fee \$80. The fee shall be as follows:

1. The fee for 20 or fewer heads shall be \$91.00; for 21 to and including 100 heads, the fee shall be \$168.00; for 101 to and including 200 heads, the fee shall be \$321.00; for 201 to and including 400 heads, the fee shall be \$831.00; for 401 to and including 1,000 heads, the fee shall be \$1,150.00; for over 1,000 heads, the fee shall be \$1,469.00
2. The fee for one to 12 detectors shall be \$50.00; for each 25 detectors in addition to this, the fee shall be in the amount of \$15.00 but not less than minimum fee of \$80.
3. The fee for each standpipe shall be \$321.00
4. The fee for each independent pre-engineered system shall be \$129.00.
5. The fee for each gas or oil fired appliance that is not connected to the plumbing system shall be \$65.00.
6. The fee for each kitchen exhaust system shall be \$65.00.
7. The fee for each incinerator shall be \$604.00.
8. The fee for each crematorium shall be \$511.00.
9. For single and multiple station smoke, CO<sub>2</sub> or heat detectors and fire alarm systems in any one or two-family dwellings, there shall be a flat fee of \$33.00 per dwelling unit. For detectors and fire alarm systems in buildings other than one or two-family dwellings, the fee shall be charged in accordance with (a) 2iv (2) above.

(B) Fees for certificates and other permits are as follows:

- i. The fee for a demolition or removal permit shall be \$92.00 for a structure of less than 5,000 square feet in area and less than 30 feet in height, for one or two-family dwellings (Group R-3 or R-5 of the building sub code), structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d), and \$168.00 for all other groups.
- ii. The fee for a permit to construct a sign shall be in the amount of \$3.75 per square foot surface area of the sign, computed on one side only for double-faced signs. The minimum fee shall be \$65.00.
- iii. The fee for a certificate of occupancy shall be \$50.00.
- iv. The fee for a certificate of occupancy granted pursuant to a change of the use group shall be \$168.00
- v. The fee for a certificate of continued occupancy issued under N.J.A.C. 5:23-2.23(c) shall be \$168.00.
- vi. The fee for the first issuance and renewal of a temporary certificate of occupancy shall be \$35.00.

(1) Exception: There shall be no fee for the first issuance of the temporary certificate of occupancy provided the certificate of occupancy is paid at that time.

- vii. The fee for plan review of a building for compliance under the alternate systems and non-depletable energy source provisions of the energy sub code shall be \$345.00 for one and two-family dwelling (Group R-3 or R-5 of the building sub code), and for light commercial structures having the indoor temperature controlled from a single point, and \$ 1,725.00 for all other structures.
- viii. The fee for an application for a variation in accordance with N.J.A.C. 5:23-2.10 shall be \$625.00 for class I structures and \$151.00 for class II and class III structures. The fee for resubmission of an application for a variation shall

be \$289.00 for all class T structures and \$82.00 for class II and class III structures.

ix. The fee for a permit for lead hazard abatement work shall be \$176.00. The fee for a lead abatement clearance certificate shall be \$35.00

x.(C) For cross connections and backflow preventers that are subject to testing, requiring inspection annually, the fee shall be \$52.00 for each device when they are tested.

1. Annual permit requirements are as follows:

i. The fee to be charged for an annual construction permit shall be charged annually. This fee 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 sub code. Managers, engineers, and clericals shall not be considered maintenance workers for the purpose of establishing the annual construction permit fee. Annual permits may be issued for building/fire protection, electrical, and plumbing.

ii. Fees for annual permits shall be as follows:

1. One to 25 workers (including foreman) \$667.00/worker; each additional worker over 25, \$232.00/worker.

2. Prior to the issuance of the annual permit, a training registration fee of \$140.00 per sub code and a list of not more than three individuals to be trained per sub code shall be submitted by the applicant to the Department of Community Affairs, Bureau of Code Services, Education Unit along with a copy of the construction permit (Form F170). Checks shall be made payable to "Treasurer, State of New Jersey." The Department shall register these individuals and notify them of the courses being offered.

2. The fees for elevator device inspections and tests shall be as set forth in N.J.A.C. 5:23-12.

3. The mechanical sub-code permit in a structure of Group R-3 or R-5 by a mechanical inspector shall be \$52.00 for the first device and \$15.00 for each additional device, minimum fee \$80.00. No separate fee shall be charged for gas, fuel oil, or water piping connections associated with the mechanical equipment inspected.

4. The fee for the annual electrical inspection of swimming pools, spas or hot tubs shall be \$80.00.

5. The fee for a permit for the removal of a building or structure from one lot to another or to a new location on the same lot shall be \$28 for each \$1,000 of estimated cost for moving and placement in a completed condition at the new location, provided that there shall be a minimum fee of \$150. The new foundation shall be computed as for new construction.

6. Where the township has secured the services of a private on-site inspection agency, an administrative fee of 15% shall be charged over and above the state approved third party agency fees.

7. For plans already reviewed, those plans processed as prototype; there will be a discount of five percent (5%) of the construction permit. Said prototype plan approvals shall be valid for the purpose of applying for the construction permit. When submitting under prototype plan review, the Construction Code Office shall be notified.

8. The municipality shall remit fees to the DCA on a quarterly basis, in conjunction with report number R-840A State Training Fee Report in Accordance with N.J.A.C. 5:23-4.5(d).

**BE IT FURTHER ORDAINED**, that if any section, sentence, clause, provision or portion of this Ordinance shall be held to be invalid or unconstitutional by any Court of competent jurisdiction, such holdings shall not effect or impair any other section, sentence, clause, provision or portion of this Ordinance.

**BE IT FURTHER ORDAINED**, that this Ordinance shall take effect immediately upon its final passage, adoption and publication as provided by law.

ATTEST:

TOWNSHIP OF FRANKLIN

\_\_\_\_\_  
BARBARA FREIJOMIL, CLERK

\_\_\_\_\_  
DAVID DEEGAN, DEP. MAYOR

**CERTIFICATION**

I, Barbara Freijomil, Clerk of the Township of Franklin, County of Gloucester, do here certify that the foregoing Ordinance was introduced at the Regular Meeting of the Township of Franklin held on May 8, 2018 and thereafter duly advertised in the legal newspaper of the Township at least seven (7) days prior to it being considered for final passage and adoption at a subsequent meeting to be held on March 22, 2018, at which time any person interested therein will be given an opportunity to be heard.

\_\_\_\_\_  
Barbara Freijomil, Municipal Clerk

Introduced May 8, 2018

Name	Yes	No	Abstain	Absent
Ms. Vassallo				
Mrs. Flaim				
Mrs. Petsch-Wilson				
Mr. Deegan				
Mr. Pluta				

Adopted May 22, 2018

Name	Yes	No	Abstain	Absent
Ms. Vassallo				
Mrs. Flaim				
Mrs. Petsch-Wilson				
Mr. Deegan				
Mr. Pluta				