



BOROUGH OF RIVERDALE NEW JERSEY



ORDINANCE NO. 07-2016

ORDINANCE AMENDING CHAPTER 95 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF RIVERDALE AND AMENDING UNIFORM CONSTRUCTION CODE FEES CHARGED BY THE BOROUGH OF RIVERDALE

NOW, BE IT ORDAINED by the Mayor and Council of the Borough of Riverdale, in the County of Morris and State of New Jersey, as follows:

Section 1. Chapter 95 of the Revised General Ordinances of the Borough of Riverdale, "Fees", shall be amended by the inclusion of new Article XII entitled "Construction Fees" (subsection 95-20 and 95-21) which shall read in its entirety as follows:

ARTICLE XII

Construction Fees

§ 95-20 Uniform Construction Code Fees

There is hereby established the following fee schedule adopted pursuant to the State Uniform Construction Code.

A. Plan review fee. The fee for plan review shall be 20% of the amount to be charged for a new construction permit.

B. The basic construction 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 devices, the number of sprinklers, standpipes and detectors (smoke and heat), at the unit rates provided herein, plus any special fees. The minimum fee for a basic construction permit covering any or all of building, plumbing, electrical or fire protection work shall be \$75.

C. The fees for new construction or alteration are as follows:

(1) Fees for new construction shall be based upon the volume of the structure. 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 \$.08 per cubic foot of volume for buildings and structures of all use groups and types of construction as classified and defined in Articles 3 and 4 of the building sub-code; except that the fee shall be \$.0040 per cubic foot of volume for Use Groups A-1, A-2, A-3, A-4, F-1, F-2, S-1 and S-2, and there shall be \$.002 per cubic foot for structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d) used exclusively for the storage of food or grain or the sheltering of livestock with the maximum fee for such structures on farms not to exceed \$1,000.

(2) Fees for renovations, alterations and repairs shall be based upon the estimated cost of the work. The fee shall be in the amount of \$30 per \$1,000. From \$50,001 to and including \$100,000, the additional fee shall be in the amount of \$27 per \$1,000 of the estimated cost above \$50,000. Above \$100,000, the additional fee shall be in the amount of \$25 per \$1,000 of the estimated cost above \$100,000. 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 bona fide contractor's bid, if available, shall be submitted. The Construction Official shall make the final decision regarding estimated cost.

(3) Fees for additions shall be computed on the same basis as for new construction for the added portion.



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(4) Fees for a combination of renovations and additions shall be computed as the sum of the fees computed separately in accordance with Subsection C(1) and (2) above.

(5) In order to provide for the training and certification and technical support programs required by the Act,[1] the enforcing agency shall collect a surcharge fee to be based upon the volume of new construction or the value of construction for other types of construction within the municipality. Said fee shall be accounted for and forwarded to the Bureau of Housing Inspection. This fee shall be in the amount as set forth in N.J.A.C. 5:234.19(b). For the purpose of calculating this fee, volume shall be computed in accordance with N.J.A.C. 5:23-2.28.

(6) Fees for pools: Above ground pools \$100; in-ground pools \$250.

D. Plumbing fixtures and equipment. For the purpose of computing fees:

(1) Plumbing fixtures shall include but not be limited to stacks, lavatories, kitchen sinks, slop sinks, sinks, urinals, water closets, bathtubs, shower stalls, laundry tubs, floor drains, washing machine connections, hose bibs and similar fixtures.

(2) Plumbing appurtenances shall include but not be limited to devices, a manufactured device, or an on-the-job assembly of component parts which is adjunct to the basic piping system and plumbing fixtures, pressure-reducing valves, backflow prevention devices, backwater valves, vacuum breakers, grease traps, interceptors and similar devices.

(3) Plumbing appliances shall include but not be limited to hot-water heaters, tankless heaters, heat exchangers, water storage tanks, solar panels, water pressure-booster systems, sump pumps, dishwashers, ice makers, instant hot water coils, sewerage ejectors, garbage disposal units, sterilizers, aspirators, water-cooled air-conditioning units, water conditioners and similar equipment.

(4) The fee for the installation or the replacement of a plumbing fixture shall be \$30 for each plumbing fixture.

(5) The fee for the installation or replacement of a plumbing appurtenance and/or special device shall be \$130 per each plumbing appurtenance and/or special device. Exception: The fee for backflow preventers that do not require ongoing inspections shall be \$30. For cross connections and backflow preventers that are subject to testing, requiring re-inspection every three months, the fee shall be \$150 for each device when they are tested (thrice annually) and \$200 for each device when they are broken down and tested (once annually).

(6) The fee for the installation or replacement of a plumbing appliance shall be \$90. Exception: when installed in Use Groups R-3 and R-4 in new construction or a complete renovation that is not considered an ordinary repair, the fee for dishwashers, ice makers and instant hot water coils shall be \$30.

(7) The fee for the installation of a house or building, sewer and/or a water service pipe is \$125.

(8) The fee for the installation of a lawn sprinkler system shall be a fee of \$10 for each sprinkler head.

(9) The fee for the installation or replacement of subsoil drains shall be \$70.

(10) The fee for the removal or abandonment in place of a sewerage disposal system and/or septic tank shall be \$70.

(11) The fee for the installation or replacement of roof drains and/or area drains shall be \$70 per drain.

(12) The fee for gas line piping is \$30 per each gas appliance connection.

(13) The fee for the installation or replacement of oil lines and/or oil tank piping shall be \$70.

(14) The fee for radon mitigation, lead abatement or asbestos abatement shall be \$100.



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(15) There shall be a minimum permit fee of \$75.

E. Electrical fixtures and devices. The fees shall be as follows:

(1) From one to 50 receptacles or fixtures, the fee shall be in the amount of \$75 ; for each 25 receptacles or fixtures in addition to this, the fee shall be in the amount of \$30 . For the purpose of computing this fee, receptacles or fixtures shall include lighting outlets, wall switches, fluorescent fixtures, convenience receptacles or similar fixture and motors or devices of less than one horsepower or one kilowatt.

(2) For each motor or electrical device one horsepower or greater than one horsepower and less than or equal to 10 horsepower, and for transformers and generators one kilowatt or greater than one kilowatt and less than or equal to 10 kilowatts, the fee shall be \$30.

(3) For each motor or electrical device greater than 10 horsepower and less than or equal to 50 horsepower; for each service panel, service entrance or subpanel less than or equal to 200 amperes and for all transformers and generators greater than 10 kilowatts and less than or equal to 45 kilowatts, the fee shall be \$100.

(4) For each motor or electrical device greater than 50 horsepower and less than or equal to 100 horsepower, for each service panel, service entrance or subpanel greater than 200 amperes and less than or equal to 1,000 amperes and for transformers and generators greater than 45 kilowatts, the fee shall be \$190.

(5) For each motor or electrical device greater than 100 horsepower, for each service panel, service entrance or subpanel greater than 1,000 amperes and for each transformer or generator greater than 112.5 kilowatts, the fee shall be \$950.

(6) For the purpose of computing these fees, all motors except these in plug-in appliances shall be counted, including control equipment, generators, transformers and all heating, cooking or other devices consuming or generating electrical current.

(7) The fee for swimming pools shall be \$75 for in-ground pools and \$75 for aboveground pools.

F. Fire protection and other hazardous equipment. 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:

(1) The fee for 20 or fewer heads or detectors shall be \$75; for 21 to and including 100 heads or detectors, the fee shall be \$150; for 101 to and including 200 heads or detectors, the fee shall be \$500; for 201 to and including 400 heads or detectors, the fee shall be \$700; for 401 to and including 1,000 heads or detectors, the fee shall be \$1500 In computing fees for heads and detectors, the number of each shall be counted separately and two fees, one for heads and one for sprinklers, shall be charged.

(2) The fee for each standpipe shall be \$600.

(3) The fee for each pre-engineered system shall be \$210.

(4) The fee for each gas- or oil-fired appliance not connected to the plumbing system shall be \$75.

(5) The fee for each kitchen exhaust system will be \$180.

(6) The fee for each incinerator shall be \$1,000.

(7) The fee for each crematorium shall be \$1,000.

G. Elevator devices. Elevators shall be installed and inspected pursuant to N.J.A.C. 5:23-12.1 et seq.



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(1) All elevator devices shall be registered with the State Department of Community Affairs. All fees for registration shall be paid to the Department of Community Affairs at the time of registration. Fees shall be in the amounts as set forth in N.J.A.C. 5:23-12.1 et seq.

(2) All plan review for the installation of new elevators shall be done pursuant to N.J.A.C. 5:23-12.1 et seq.

(3) The fee for the installation of a new elevator device shall be \$600.

(4) The fees for witnessing acceptance tests and performing inspections shall be as follows:

(a) The basic fees for elevator devices in structures not in Use Group R-3, R-4 R-5, or an exempted R-2 structure, shall be as follows:

[1] Tractor and winding drum elevators:

[a] One to 10 floors: \$340.

[b] Over 10 floors: \$567.

[2] Hydraulic elevators: \$302.

[3] Roped hydraulic elevators: \$340.

[4] Escalators and moving walks: \$302.

[5] Dumbwaiters: \$76.

[6] Stairway chairlifts, inclined and vertical wheelchair lifts and manlifts: \$76.

(b) Additional charges equipped with the following features shall be as follows:

[1] Oil buffers (charge per oil buffer): \$60.

[2] Counterweight governor and safeties: \$151.

[3] Auxiliary power generator: \$114.

(c) The fee for elevator devices in structures in Use Group R-3, R-4 or otherwise exempt R-2 structures shall be \$227. This fee shall be waived when signed statements and supportive inspection and acceptance test reports are filed by an approved qualified agent or agency in accordance with N.J.A.C. 5:23-2.19 and 5:23-2.20.

(d) The fee for witnessing acceptance tests and performing inspections of alterations shall be \$76.

(e) The fees for routine and periodic tests and inspections for elevator devices in structures not in Use Group R-3, R-4 R-5 or otherwise exempt R-2 structures, shall be as follows:

[1] The fee for the six-month routine inspection of elevator devices shall be as follows:

[a] Traction and winding drum elevators:

[i] One to 10 floors: \$211.

[ii] Over 10 floors: \$271.

[b] Hydraulic elevators: \$151.

[c] Roped hydraulic elevators: \$211.

[d] Escalators and moving walks: \$211.



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[2] The fee for the one-year periodic inspection and witnessing of tests of elevator devices, which shall include the six-month routine inspection of elevator devices, shall be as follows:

[a] Traction and winding drum elevators:

[i] One to 10 floors: \$302.

[ii] Over 10 floors: \$362.

[b] Hydraulic elevators: \$227.

[c] Roped hydraulic elevators: \$302.

[d] Escalators and moving walks: \$484.

[e] Dumbwaiters: \$120.

[f] Stairway chair lifts, inclined and vertical wheelchair and man lifts: \$183.

[3] Additional yearly periodic charges for elevator devices equipped with the following features shall be as follows:

[a] Oil buffers: (charge per oil buffer): \$60.

[b] Counterweight governor and safeties: \$120.

[c] Auxiliary power generator: \$76.

[4] The fee for three-year or five-year inspection of elevator devices shall be as follows:

[a] Traction and winding drum elevators:

[i] One to 10 floors: \$513.

[ii] Over 10 floors: \$646.

[b] Hydraulic elevators three-year inspection: \$387.

[c] Roped hydraulic elevators three-year inspection: \$387.

[d] Hydraulic elevators five-year inspection: \$227.

[e] Roped hydraulic elevators five-year inspection: \$227.

[f] A certificate of compliance shall be issued for each elevator device inspected.

§ 95-21 Certificates and other permits.

The fees for certificates and other permits issued under the Uniform Construction Code are as follows:

A. The fee for a demolition or removal permit shall be \$200 for a structure of less than 5,000 square feet in area and less than 30 feet in height; \$300 for one- or two-family residences (Use Group R-4 of the Building Subcode) and structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d) used exclusively for storage of food or grain, or sheltering of livestock; and \$400 per story for all other use groups.

B. The fee for a permit to construct a sign shall be in the amount of \$3.00 per square foot surface area of the sign, computed on one side only. For single faced signs the minimum fee shall be \$75. For double-faced signs, the minimum fee shall be \$150.



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C. The fee for a certificate of occupancy shall be in the amount of 10% of the new construction permit fee which would be charged by the enforcing agency pursuant to these regulations. The minimum fee shall be \$200 except for one or two-family (Use Group R-5 of the Building Subcode) structures 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) used exclusively for storage of food or grain or sheltering of livestock, for which the minimum fee shall be \$150 .

D. The fee for a certificate of occupancy granted pursuant to a change of use group shall be \$300.

E. The fee for certificate of continued occupancy shall be \$200 for one- and two-family dwellings, for multifamily buildings (three-family or more) and commercial buildings, the fee shall be \$300.

F. The fee for a temporary certificate of occupancy is \$200 and for a certificate of approval is \$40.

G. There shall be no fee for a certificate of compliance issued for each elevator device inspected on a routine periodic basis.

H. The fee for plan review of a building for compliance under the alternate systems and nondepletable energy source provisions of the Energy Subcode shall be \$500 for one- and two-family homes and for light commercial structures having the indoor temperature controlled from a single point, and \$1000 for all other structures.

I. The fee for an application for a variation in accordance with N.J.A.C. 5:23-2.10 shall be \$300 for a Class 1 structures and \$150 for Class 2 structures and Class 3 structures. The fee for resubmitting of an application for a variation shall be \$500 for Class 1 structures and \$100 for Class 2 and Class 3 structures.

J. 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 employed by this facility and who are primarily engaged in work that is governed by a subcode. Managers, engineers and clerics 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. Fees shall be as follows:

(1) One to 25 workers (including foreman), \$1000 and each additional worker over 25, \$200.

(2) Prior to the issuance of the annual permit, a training registration fee as per the current Department of Community Affairs schedule per subcode shall be submitted by the applicant to the Department of Community Affairs, Construction Code Element, Training Section, along with a copy of the construction permit (form F-170). Checks shall be made payable to "Treasurer, State of New Jersey."

K. All fees collected pursuant to this Article are nonrefundable.

Section 2 Chapter 85 of the Revised General Ordinance of the Borough of Riverdale, entitled "Construction Codes, Uniform" is hereby repealed as the Uniform Construction Code fees have been incorporated into Chapter 95 and since there is no longer a Construction Department in Riverdale as construction services are provide through an Interlocal service agreement.



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Section 3. If any section or provision of this Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

Section 4. All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 5. This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

Adopted this ___ day of
_____, 2016.

Abubakar Jalloh, Borough Clerk

Paul M. Carelli, Mayor

NOTICE OF PENDING ORDINANCE

The ordinance published herewith was introduced and passed upon first reading at a meeting of the governing body of the Borough of Riverdale, a municipal corporation of the State of New Jersey, held on April 13, 2016. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held at Borough Hall, in the Borough on May 11, 2016 at 7:30 o'clock p.m., and during the week prior to and up to and including the date of such meeting, copies of said ordinance will be made available at the Clerk's office to the members of the general public who shall request the same.

Abubakar Jalloh, Borough Clerk