

Chapter 126

CONSTRUCTION CODES, UNIFORM

§ 126-1. Enforcing agency established.

§ 126-2. Appeals.

§ 126-3. Fees.

§ 126-4. Violations and penalties.

[HISTORY: Adopted by the Mayor and Council of the Borough of Wood-Ridge 1-2-1977 by Ord. No. 717. Amendments noted where applicable.]

GENERAL REFERENCES

General penalty — See Ch. 1, Art. II.
Numbering of buildings — See Ch. 114.
Fees — See Ch. 141.
Fire prevention — See Ch. 146.
Flood damage prevention — See Ch. 150.
Plumbing — See Ch. 194.
Property maintenance — See Ch. 198.
Street openings — See Ch. 218, Art. I.
Subdivision of land — See Ch. 220.
Zoning — See Ch. 248.

§ 126-1. Enforcing agency established.

- A. There is hereby established in the Borough of Wood-Ridge, pursuant to N.J.S.A. 52:27D-119 et seq., a Uniform Construction Code enforcing agency to be known as the "Uniform Construction Code Enforcement Agency," consisting of a Construction Official, Building Subcode Official, Plumbing Subcode Official, Electrical Subcode Official, Fire Protection Subcode Official and such other subcode officials for such additional subcodes as the Commissioner of the Department of Community Affairs, State of New Jersey, shall hereafter adopt as part of the State Uniform Construction Code. The

Construction Official shall be the chief administrator of the enforcing agency.

- B. Each official position created in Subsection A hereof shall be filled by a person qualified for such position pursuant to P.L. 1975, c. 217, as amended (N.J.S.A. 52:27D-119 et seq.), and N.J.A.C. 5:23, provided that, in lieu of any particular subcode official, an on-site inspection agency may be retained by contract pursuant to N.J.A.C. 5:23. More than one such official position may be held by the same person, provided that such person is qualified pursuant to P.L. 1975, c. 217, and N.J.A.C. 5:23 to hold each such position.
- C. The public shall have the right to do business with the enforcing agency at one office location, except for emergencies and unforeseen or unavoidable circumstances.

§ 126-2. Appeals. [Added 10-20-1998 by Ord. No. 86-16]

Any appeal from an adverse decision of the Uniform Construction Code enforcing agency shall be made to the Bergen County Board of Appeals.

§ 126-3. Fees. [Amended 8-16-1982 by Ord. No. 14-82; 10-20-1986 by Ord. No. 86-16; 12-15-1986 by Ord. No. 86-24; 4-18-1990 by Ord. No. 90-3; 8-8-2000 by Ord. No. 2000-17; 2611-9-2004 by Ord. No. 2004-14; 7-12-2005 by Ord. No. 2005-16; 2-26-2007 by Ord. No. 2007-2]

- A. The fee for a construction permit shall be the sum of the subcode fees listed in Subsection A(1) through (5) hereof and shall be paid before the permit is issued.
 - (1) The building subcode fees shall be:
 - (a) For new construction: \$0.05 per cubic foot for one- and two-family homes, provided that the

minimum fee shall be \$500; \$0.075 per cubic feet for any other new construction, provided that the minimum fee shall be \$750.

- (b) For renovations, alterations, repairs, premanufactured construction (foundation/utility) and miscellaneous (walls, fences, stoves, etc.): \$13.50 per \$1,000 of estimated cost of work on one- and two-family houses, provided that the minimum fee shall be \$60; \$15 per \$1,000 of estimated cost of work on all others, provided that the minimum fee shall be \$125.
- (c) For additions: \$0.03 per cubic foot of building or structure for the added portion on one- and two-family homes, provided that the minimum fee shall be \$60; \$0.035 per cubic foot of building or structure for the added portion on all others, provided that the minimum fee shall be \$125.
- (d) For combinations of alterations and additions: the sum of the fees computed separately as alterations and additions.
- (e) To erect a tent in excess of 900 square feet or 30 feet in any dimension: \$100.
- (f) For the demolition of a building or structure: \$250 for one- and two-family homes; \$500 for all other principal structures less than 10,000 square feet; \$1,000 for all other principal structures more than 10,000 square feet, and \$100 for all accessory structures.
- (g) Building removal from one lot to another or to a new location on the same lot: \$18 per \$1,000 of estimated costs for moving, for new foundations and for placement in a completed condition in the new location, provided that the minimum fee shall be \$250.

- (h) To erect a new sign or awning: \$75; \$40 for the repair of existing sign or awning; and \$25 for the removal of an existing lighted sign.
 - (i) The fee for a certificate of occupancy or certificate of continued occupancy shall be in accordance with the following:
 - [1] New one-family dwelling: \$100.
 - [2] New two-family dwelling: \$150.
 - [3] Residential addition or alteration: \$35.
 - [4] New multifamily dwelling: \$75 per dwelling unit; \$150 per common area.
 - [5] Other alteration or addition: \$40 per unit, space or office provided that the minimum fee shall be \$150; \$150 per common area.
 - (j) The fee for installation of an elevator, dumbwaiter, escalator: \$15 per \$1,000 of estimated value of work. Inspection fees as established by N.J.A.C. 5:23-12.6.
 - (k) Swimming pools, health spas, hot tubs: \$150 for private aboveground (includes barrier); \$250 for private in-ground (includes required fence).
 - (l) Fences: \$60 for the first 150 feet of a six-foot or higher fence; \$10 for each additional 50 feet or part thereof.
- (2) Plumbing subcode fees:
- (a) No permit shall be required in case of repairs of leaks or faucets; nor in case of removal of stoppage, when obstruction can be reached from existing cleanouts or readily accessible points, without disturbing or altering any part of the drainage system. In the event it is necessary to expose any part of the drainage system or house sewer, a permit to uncover the same must be first obtained from the Plumbing Inspector, and

a fee of \$50 shall be paid to cover the cost of inspection.

- (b) The fee for a permit to connect or reconnect each and every plumbing fixture shall be in accordance with the following schedule:
 - [1] For each fixture, device, machine, equipment or plumbing stack to be connected or reconnected, except as specifically enumerated herein: \$20.
 - [2] Disposal units: \$10.
 - [3] Water softeners: \$5.
 - [4] Grease traps:
 - [a] Up to 60 pounds: \$50.
 - [b] Sixty-one pounds and over: \$100.
 - [5] Oil separator or sand trap: \$100.
 - [6] Drinking fountain: \$5.
 - [7] Sewage ejector: \$75.
 - [8] Swimming pool water supply: \$5.
 - [9] New or replacement water service (in addition to applicable sidewalk opening fees, if any):
 - [a] Two-inch: \$50.
 - [b] Over two inches: \$75.
 - [10] New or replacement water heaters or tankless heaters; \$55.
 - [11] Ventilation equipment: \$50.
 - [12] Solar heaters or solar water heaters (each connection): \$60.

- [13] Any other apparatus requiring either waste or water connection (per connection): \$5.
 - [14] Gas stove: \$5.
 - [15] Space heaters: \$50.
 - [16] Swimming pool water heater: \$50.
 - [17] New or replacement oil or gas burner, boiler or furnace:
 - [a] Two hundred thousand BTUs or less: \$40.
 - [b] Over 200,000 BTUs: \$120.
 - [c] High-pressure: \$300.
 - [18] Any unspecified gas connection: \$10.
 - [19] Gas or electric dryer: \$5.
 - [20] Water-cooled air conditioning unit: \$75.
 - [21] Refrigerator unit: \$15.
 - [22] The fee for sewer connections and installment permits shall be in accordance with the following schedule:
 - [a] Sewer connections:
 - [i] Four-inch: \$100.
 - [ii] Five-inch: \$150.
 - [iii] Six-inch: \$350.
 - [b] Sewer repair or replacement: same as connection.
 - [23] Minimum fee: \$60.
- (3) Electrical subcode fees:
- (a) Receptacles, switches and/or fixtures:
 - [1] One to 50: \$75.

- [2] Each additional 25 or part thereof: \$30.
- (b) Swimming pool grounding: \$30
- (c) KW electric range/receptacle: \$20.
- (d) KW oven/surface unit: \$20
- (e) KW electric dryer: \$20.
- (f) KW dishwasher: \$20.
- (g) HP garbage disposal: \$20.
- (h) KW central air conditioning: \$30.
- (i) HP/KW space heater/air handler: \$30.
- (j) KW baseboard heat: \$30.
- (k) HP motors 1/+HP: \$30:
 - [1] Over one horsepower to 10 horsepower: \$40.
 - [2] Over 10 horsepower to 30 horsepower: \$50.
 - [3] Over 30 horsepower to 50 horsepower: \$75.
 - [4] Over 50 horsepower to 100 horsepower: \$180.
 - [5] Over 100 horsepower: \$425.
- (l) KW transformers/generators:
 - [1] Two hundred KVA or less: \$50.
 - [2] Over 200 KVA to 500 KVA: \$75.
 - [3] Over 500 KVA: \$125.
- (m) Services, meters and equipment:
 - [1] Two hundred amps or less: \$75.
 - [2] Over 200 amps to 300 amps: \$100.
 - [3] Over 300 amps to 1,000 amps: \$150.
 - [4] Over 1,000 amps: \$450.

- (n) KW electric sign/outline light: \$30.
- (o) Minimum fee, exclusive of inspection fees: \$60.
- (4) Fire subcode fees:
 - (a) Installation of flammable/combustible liquid storage tanks (each):
 - [1] Up to 550 gallons: \$60.
 - [2] Over 550 gallons to 1,500 gallons: \$150.
 - [3] Over 1,500 gallons to 5,000 gallons: \$200.
 - [4] Over 5,000 gallons to 10,000 gallons: \$500.
 - [5] Over 10,000 gallons: \$750.
 - (b) Removal of flammable/combustible liquid storage tanks (each):
 - [1] Up to 1,000 gallons: \$60.
 - [2] Over 1,000 gallons: \$250.
 - (c) Flammable/combustible liquid pump dispensers (each): \$50.
 - (d) Alarm devices (i.e., smoke, heat, pull):
 - [1] Up to 25 devices: \$75.
 - [2] Each additional 25 or part thereof: \$50.
 - [3] Control panels, additional: \$75.
 - [4] Auxiliary annunciator panel (each): \$40.
 - (e) Supervisory/signaling devices (i.e., tamper, water flow/horn strobe): \$10 each.
 - (f) Other devices: \$10 each.
 - (g) Suppression system:
 - [1] Residential one- and two-family: \$30.
 - [2] Up to 25 heads: \$75.
 - [3] Each additional 25 or part thereof: \$20.

- [4] Fire pump: \$150 each.
- [5] Dry pipe/alarm valve: \$50 each.
- (h) Standpipe system:
 - [1] One to five outlets: \$150.
 - [2] Each additional outlet: \$30.
- (i) Pre-engineered system:
 - [1] Each commercial cooking hood system: \$125.
 - [2] All others: \$175.
- (j) Fireworks display (includes Fire Department charges): \$1,500.
- (k) All other fire protection work: \$15 per \$1,000 of cost.
- (5) Mechanical subcode fees:
 - (a) Installation of water heater: \$45.
 - (b) Installation of fuel oil piping: \$25.
 - (c) Installation of gas piping: \$50.
 - (d) Installation of a steam/hot water/hot air furnace: \$45.
 - (e) Installation of oil tank less than 550 gallons: \$60.
 - (f) Installation of a liquid propane tank: \$75.
 - (g) Installation of a fireplace: \$60.
 - (h) Minimum fee, exclusive of inspection fees: \$60.
- (6) The fee for plan review shall be 20% of 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.

- (7) Special inspections. Any inspection required to be conducted at a time other than normal inspection hours or on Saturday or Sunday will be \$75 for each subcode. The said fee will be paid to the Borough of Wood-Ridge 24 hours in advance of the requested inspection.
- B. The Construction Official shall, with the advice of the subcode officials, prepare and submit to the Mayor and Council, biannually, a report recommending a fee schedule based upon the operating expenses of the agency and any other expenses of the municipality fairly attributable to the enforcement of the State Uniform Construction Code Act.¹
- C. In order to provide for the training, certification and technical support programs required by the Uniform Construction Code Act and the regulations promulgated thereunder, the enforcing agency shall collect, in addition to the fees specified above, a surcharge fee of \$0.0006 per cubic foot of volume of new construction. Said surcharge fee shall be remitted to the Bureau of Housing Inspection, Department of Community Affairs, on a quarterly basis for the quarters ending September 30, December 31, March 31 and June 30, and not later than one month next succeeding the end of the quarter for which it is due.

§ 126-4. Violations and penalties. [Added 10-20-1986 by Ord. No. 86-16]

Any violation of the provisions of this chapter shall be punishable as provided in Chapter 1, General Provisions, Article II.

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