

**TOWNSHIP OF MANSFIELD
COUNTY OF BURLINGTON**

ORDINANCE 2009-12

**AN ORDINANCE TO AMEND CHAPTER 14 (CONSTRUCTION CODES / UNIFORM)
OF THE MANSFIELD TOWNSHIP CODE TO AMEND THE FEE SCHEDULE IN
CHAPTER 14, SECTION 14.3**

BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Mansfield, County of Burlington and State of New Jersey as follows:

WHEREAS, the Township of Mansfield currently charges fees pursuant to § 14.3; and

WHEREAS, the Township of Mansfield has vested interest in collecting fees for construction in the Township of Mansfield; and

WHEREAS, the Ordinance currently is well below the average fees charged for said construction activity; and

WHEREAS, it is in the best interest of the Township to amend the Ordinance to provide for more reasonable fees for construction activity; and

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Township Committee of the Township of Mansfield, in the County of Burlington and State of New Jersey, that Chapter 14, Section 14.3 be amended as follows:

Amended 4-19-1983 by Ord. No. 1983-2; 2-19-1985 by Ord. No. 1985-2; 3-10-1988 by Ord. No. 1988-6; 11-16-1989 by Ord. No. 1989-14; 12-13-1990 by Ord. No. 1990-31; 5-9-1991 by Ord. No. 1991-14; 11-7-1991 by Ord. No. 1991-24; 11-24-1992 by Ord. No. 1992-18; 1-24-1996 by Ord. No. 1996-1; 3-10-1999 by Ord. No. 1999-6; 8-14-2002 by Ord. No. 2002-19]

Schedule A: Building Fees:

- (1) New structure fees:
(a) Use Groups **A-1, A-2, A-3, A-4, A-5 B, E, F-1, F-2, H-1,H-2,H-3,H-4, H-5, I-1, I-2, I-3, I-4, M, R-1, R-2, R-3, R-4, R-5, U**: \$.025 per cubic foot. **\$0.40 per cubic foot**
(b) Use Groups **S-1 & S-2**: \$.020 per cubic foot. **\$0.35 per cubic foot**
(c) **Commercial Farm Buildings: \$.0010 per cubic foot**
- (2) Renovations, alterations, repairs and minor work: **Estimated cost per thousand times \$35.00**; the applicant shall submit cost data by an architect or engineer of record, a recognized estimating firm, or contractor bid. The Construction Official will review the cost of the construction for acceptability.

Schedule B: Plumbing Fees:

- (1) The fee shall be **\$25.00** per fixture, vent or stack. For the purpose of computing this fee, fixture vents or stacks shall include, but not be limited to, water closets, urinals, bidets, lavatories, sinks, showers, floor drains, washing machines, dishwashers, residential water heaters, hose bibs, residential central air conditioning, indirect connections, residential

solar systems, roof drains, storm drains, leaders and gutters, non-testable backflows and appurtences.

- (2) The fee shall be **\$90.00** per special device. For purpose of computing this fee, special device shall include, but not be limited to, sewer ejectors, grease traps, oil interceptors, backflow devices, pumps, boilers or furnaces, reduced pressure backflow devices, commercial-industrial water heaters, commercial-industrial water-cooled air-conditioning units, commercial-industrial refrigeration systems and commercial-industrial solar systems and appurtences.
- (3) Cross connections and backflow preventers that are subject to testing, requiring inspection annually: \$55. **\$75.00**
- (4) **Entrapment avoidance device: \$55.00 for each pump.**
- (5) Lawn sprinkler flat fee: \$55. (Residential non-testable back flows and appurtences)
- (6) The fee shall be **\$75.00** for single boiler hydronic piping for a single-family residence. For all other structures, the fee shall be **\$85.00 and \$35.00** per each floor.
- (7) The fee shall be **\$60.00** per unit for commercial-industrial refrigeration piping.
- (8) The fee shall be **\$85.00** per unit for commercial-industrial water-cooled air conditioning.
- (9) The fee shall be **\$135.00** for installation of piping on a commercial-industrial fuel oil tank.
- (10) **Residential LP gas tanks shall be \$85.00. All others: \$125.00**
- (11) The fee shall be \$75.00 each sewer/septic and water utility connection.
- (12) Mechanical fees shall be as follows: The fee shall be **\$85.00** for each fuel oil, steam boiler, hot water boiler, hot air furnace, oil tank and LPG tank. The fee shall be **\$25.00** for each gas piping.

Schedule C: Electrical Fees:

- (1) Electrical fixtures and devices.
 - (a) From 1 to **40** receptacles, fixtures, or switches: \$55. **\$75.00**
 - (b) Each additional 25 receptacles, fixtures, or switches: \$10. **\$50.00**
 - (c) Receptacles, fixtures, and switches shall include lighting outlets, smoke detectors, heat detectors, fluorescent fixtures, light standards (**8 feet or less**) **rain sensor**, burglar alarm devices, intercom devices, thermostats, telephone outlets and CRT outlets.
- (2) Any similar device or motor of one horsepower or one kilowatt or less:
 - (a) Motors:
 - 1 HP to 10 HP.....\$12.00 **\$ 16.00**
 - 10.1 Hp to 50 HP.....\$50.00 **\$ 67.00**
 - 50.1 HP to 100 HP..... \$100.00 **\$133.00**
 - Larger than 100 HP..... \$500.00 **\$665.00**
 - (b) Electrical devices:

-1 kW to 10 kW.....	\$12.00	\$ 16.00
-10.1 kW to 45 kW.....	\$50.00	\$ 67.00
-45.1 kW to 112.5 kW.....	\$100.00	\$133.00
-Larger than 112.5 kW.....	\$500.00	\$665.00

Note: kW rating must be noted on application in order to assess proper fee.

(c) Transformers or Generators:

-1 kW to 10 kW.....	\$12.00	\$ 16.00
-10.1 kW to 45 kW.....	\$50.00	\$ 67.00
-45.1 kW to 112.5 kW.....	\$100.00	\$133.00
-Larger than 112.5 kW.....	\$500.00	\$665.00

(3) Service Equipment Including:

Service Panel	Service Entrances	Sub-Panels
0 to 150 AMP.....		\$ 55.00 \$100.00
150.1 to 1000 AMP.....		\$100.00 \$300.00
Larger than 1000 AMP.....		\$500.00 \$800.00

(4) **Residential Pools: permanently installed pools, in-ground or aboveground, hot tub/spa, Fountains including bonding: \$65.00 each, all non-residential: \$85.00 each.**

(5) **Light standards exceeding eight feet in height (each): \$75.00**

(6) **Commercial alarm control unit: \$150.00**

(a) **Note: price does not include devices: refer to Electrical fees (1)**

(b) **Communications closet: \$150.00**

(7) The minimum fee for an inspection is: \$55.00 **\$75.00**

Schedule D: Fire Protection & Hazardous Equipment Fees

(1) Sprinkler heads or detectors:

1-20 heads or detectors.....	\$ 55.00	\$ 100.00
21-100 heads or detectors.....	\$ 100.00	\$ 159.00
101-200 heads or detectors.....	\$ 200.00	\$ 305.90
201-400 heads or detectors.....	\$ 500.00	\$ 800.00
401-1,000 heads or detectors	\$1,000.00	\$1,600.00
Over 1,000 heads or detectors...>>.....	\$1,200.00	\$1,600.00

(2) Independent pre-engineered systems (each)..... \$ 100.00 \$ 133.00

(3) Standpipe fees: \$ 250.00 \$ 330.00

(4) Gas- or oil-fired appliances not connected to plumbing system:.. \$ 55.00 \$ 87.00

(5) Kitchen exhaust systems (each): \$ 55.00 \$ 65.00

(6) Smoke control systems (each): \$ 55.00 \$ 65.00

(7) Incinerator: \$ 338.00 \$ 450.00

(8) Crematorium: \$ 338.00 \$ 450.00

(9) Installation of above or underground fuel tank: \$ 100.00 \$ 200.00

(10) Installation of above or underground fuel tank for **R-5 use only**: \$ 55.00 \$ 65.00

Schedule E: Other Fees:

(1) Administrative fees: This department of a subcode performed by a third-party agency shall charge an administrative fee of **20%**.

(2) Annual permit:

- (a) One to 25 workers: \$200. **\$266.00**
- (b) Each additional worker over 25: \$75. **\$100.00**
- (3) Asbestos hazard abatement fees:
 - (a) For each construction permit issued for an asbestos hazard abatement, the fee shall be \$70. **\$90.00**
 - (b) The fee for a certificate of approval following the successful completion of asbestos hazard abatement project: no fee.
- (4) Certificate of occupancy fees:
 - (a) The fee shall be in the amount of 10% of the new construction permit fee. The minimum fee shall be \$100. **\$150.00**
 - (b) Exceptions: For one- and two-family residences less than 5,000 square feet in area and less than 30 feet in height and farm structures and commercial farm buildings, the fee shall be \$85. **\$100.00**
 - (c) The fee for a certificate of occupancy pursuant to a change of use group shall be \$150. **\$200.00**
 - (d) The fee for a continued certificate of occupancy shall be **for residential \$100. \$150.00, all others \$200.00**
 - (e) There is no fee for an initial temporary certificate of occupancy. The fee for subsequent renewal(s) shall be \$50. **\$70.00**
 - (f) The fee for a lead abatement certificate of compliance shall be **\$100.00**
 - (g) Certificate of occupancy fees are paid with the construction permit.
 - (h) **There shall be no fee for a Certificate of Approval.**
- (5) Change of contractor:
The fee for a change of contractor shall be **\$100.00 per contractor.**
- (6) Construction trailer set fee:
The fee for setting a construction trailer shall be \$100. **\$200.00**
- (7) Demolitions or removal permit:
Flat fee depending on building class:
 - (a) **Class 1 - \$500.00**
 - (b) **Class 2 - \$400.00**
 - (c) **Class 3 - \$200.00**
- (8) Exemptions:
 - (a) All buildings owned or leased to the Township of Mansfield and projects being performed by said Township are exempt from all fees.
 - (b) All buildings owned or leased to the Township's First Aid Squad(s) and Fire Department(s) are exempt from all fees.
- (9) Fence fees:
The fee for a fence shall be as follows:
 - (a) **Residential \$75.00**
 - (b) **All other fences \$20.00 per one thousand dollars of estimated cost.**
- (10) Lead abatement fee:
The fee for lead abatement shall be \$55. **\$110.00**
- (11) Mechanical fees:
 - (a) Mechanical inspection of R-3 or **R-5** structures:
 - (1) First device: \$45. **\$60.00**
 - (2) Each additional device: \$15. **\$20.00**
- (12) Minimum basic construction permit:
The fee for the minimum basic construction permits covering any or all building, plumbing, electric or fire protection work shall be \$55. **\$75.00**
- (13) Modular home set fee:
The fee for setting a modular home shall be \$250. **\$300.00**

- All site work and alterations will be as per Building fees (1) & (2).**
- (14) Plan review fees:
(a) The fee for a plan review shall be 5% **7%** of the amount to be charged for new construction. Prototype plans shall be reduced by the amount of the plan review fees. **Plan review fees are nonrefundable.**
(b) **The fee of \$50.00 per hour or part there of shall be charged for all plan review revisions.**
- (15) Pools:
(a) The building permit fee for residential aboveground pools & hot tubs shall be \$75.00 **\$100.00**
(b) The building permit fee for a residential in-ground pool shall be \$150. **\$225.00**
(c) **The building permit fee for a public in-ground pool shall be \$450.00.**
- (16) Radon mitigation:
The fee for radon mitigation shall be \$55. **\$75.00**
- (17) Roofing and siding permits:
For R-3 and R-4, **R-5** there shall be a flat fee of **\$75**. For all other roofing and siding permits, **the fee shall be \$35.00 per one thousand dollars of estimated cost.**
- (18) Sign fees:
Square footage surface area of sign, **façade & free standing signs** at **\$2.50** per square foot. (Note: Fee to be based on one side of double-sided sign.) The minimum fee shall be **\$75**.
- (19) Tent or membrane structure:
The fee shall be **\$250** each, which will be applied to tents and membrane structures larger than 900 square feet or exceeding 30 feet in any dimension, those containing platforms and/or special electrical equipment, and for those covering an area in excess of 120 square feet, including all connecting area or spaces with the common means of egress and used or intended to be used for gatherings of 10 or more persons.
- (20) Third-party inspections:
Subcodes using third-party inspections will charge flat fees that are based on a percentage of the state fee per their bid.
- (21) Towers and antenna fees:
(a) The fee to set a satellite dish shall be \$55 **\$75**
(b) The fee for communications antennas shall be **\$35.00 per one thousand dollars of estimated cost.**
- (22) **Retaining Wall Fees:**
— (a) **The fee for Residential Retaining walls shall be \$125.00**
(b) **The fee for any other Retaining wall shall be \$35.00 per one thousand dollars of estimated cost.**
- (23) Underground storage tank removal:
The fee for underground storage tank removal or abatement shall be as follows:
Residential: \$100.00
All others \$250.00
- (24) Variation fees:
The fee for an application for a variation shall be:
(a) Class I: \$200; resubmittal fee: \$100.
(b) Class II and Class III: \$100; resubmittal fee: \$50.

REPEALER, SEVERABILITY AND EFFECTIVE DATE.

- A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.

- B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.

- C. Effective Date. This Ordinance shall take effect upon proper passage in accordance with the law.

Introduced: June 24, 2009
Final Adoption: July 22, 2009