

**CITY OF NORTHFIELD, NJ  
ORDINANCE NO. 5-2018**

**AN ORDINANCE REPEALING AND REPLACING SECTION 128 OF  
THE CITY OF NORTHFIELD CODE**

**WHEREAS**, the City Council of the City of Northfield, Atlantic County, is of the opinion that the public interest will best be served by repealing Section 128 of the Code of the City of Northfield in its entirety and replacing same with updated regulations and provisions.

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**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Northfield that Section 128 of the Code of the City of Northfield is repealed in its entirety and replaced as follows:

Construction Codes, Uniform

**§ 128-1 DEFINITIONS**

**MINIMUM FEE**

The minimum amount to be applied for each individual subcode technical sheet, Building / Plumbing / Fire / Electrical / Mechanical, if the total fees for the individual subcode do not add up to the minimum amount.

**GROUND SIGN**

A sign mounted on the ground or on multiple pole supports with its lower edge less than 15 above grade measured at the longest pole.

**GROUND/MONUMENT SIGN**

A ground or monument sign is a permanent sign with its entire bottom edge affixed to the ground. They are often made of materials like aluminum and acrylic and incorporating glass or stone and can help give your business a sense of permanence and sophistication.

**PYLON SIGN**

An elevated sign supported either by a monopole or by multiple pole supports and having its bottom edge 15 feet or more above ground level, measured at the base of the longest pole if there is more than one, or an elevated sign mounted on the roof of another structure.

**PYLON/FREESTANDING SIGN**

Any sign supported by uprights or braces placed upon the ground and not

attached to any building.

### **WALL SIGN**

A sign mounted on the wall of another structure in a manner such that it is exposed to wind loads from one side only.

### **FACADE SIGN**

Any sign placed or inscribed upon the face of a building.

### **PROJECTING SIGN**

A sign, other than a façade sign, suspended from or attached to a building or wall in a manner which is other than parallel to the building or wall, including a sign hung under a canopy.

### **RETAINING WALL**

A structure more than 18 inches high erected between lands of different elevation to protect structures and/or to prevent the washing down or erosion of earth from the upper slope level.

### **WHIRLPOOL/SPA/POOL/FOUNTAIN – FREE STANDING/PORTABLE**

Those that are constructed on or above the ground and are capable of holding water to a maximum depth of 42 in., or a pool, spa, or hot tub with nonmetallic, molded polymeric walls or inflatable fabric walls regardless of dimension.

### **WHIRLPOOL/SPA/POOL/FOUNTAIN – PERMANENT PRIVATE**

Those that are constructed in the ground or partially in the ground, and all others capable of holding water in a depth greater than 42 in., and all pools installed inside of a building, regardless of water depth, whether or not served by electrical circuits of any nature; or in a building in such a manner that the fountain cannot be readily disassembled for storage, whether or not served by electrical circuits of any nature. These units are primarily constructed for their aesthetic value and are not intended for swimming or wading.

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### **VARIATION**

An exception from the requirements of any subcode of the UCC regulations.

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**§ 128-2 Enforcing agency established.**

- A. There is hereby established in the City of Northfield a State Uniform Construction Code enforcing agency to be known as the "Building Department," consisting of a Construction Official, Building Subcode Official, Plumbing Subcode Official, Electrical Subcode Official, Fire Protection Subcode Official and 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, 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 Building Department, at the Municipal Building, 1600 Shore Road, Northfield, New Jersey, except for emergencies and unforeseen or unavoidable circumstances.

**§ 128-3 Fees.**

- A. Plan review fees.
  - (1) The fee for plan review shall be 20% of the construction permit fee. The fee for plan review shall be payable at the time the construction permit application is submitted.
  - (2) The amount of the plan review fee shall be deducted from the amount of the fee due for a construction permit, when the construction permit fee is paid and the permit is issued.
  - (3) Plan review fees are not refundable.
  - (4) For projects which do not require plan review for all subcodes, the fee shall be the appropriate percentage of the subcode fee which is applicable.
- B. Construction permit fees.
  - (1) The building subcode fees shall be:
    - (a) For new construction:

- [1] Per cubic foot of building or structure volume (volume to be computed in accordance with N.J.A.C. 5:23-2.28): \$0.038 with a minimum fee of \$100, except as otherwise provided in Subsection **B(1)(a)[2]** or **[3]** immediately below.
- [2] Per cubic foot of building or structure volume (volume to be computed in accordance with N.J.A.C. 5:23-2.28), for Use Groups A-1, A-2, A-3, A-4, A-5, F-1, F-2, S-1 and S-2 of Article 3 of the International Building Code, New Jersey Edition: \$0.021.
- [3] Per cubic foot of building or structure volume (volume to be computed in accordance with N.J.A.C. 5:23-2.28), for structures on farms, including commercial farm buildings used exclusively for the storage of food, grain and livestock, with the maximum fee for such construction on the farms not to exceed \$1,602: \$0.0011.

(b) For renovations, alterations and repairs:

- [1] For the first \$50,000 of estimated cost of work, the fee shall be \$34 per \$1,000 of estimated cost or fraction thereof of the work, provided that the minimum fee shall be \$75.
- [2] From \$50,001 to and including \$100,000, an additional fee in the amount of \$26 per \$1,000 of estimated cost or a fraction thereof the work.
- [3] From \$100,001 estimated cost, an additional fee of \$22 per each \$1,000 of estimated cost of fraction thereof of the work greater than \$100,001 estimated cost.
- [4] For the purpose of determining estimated costs, the applicant shall submit to the Building Department such 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.

(c) For additions: The fees for additions shall be computed on the same basis as for new construction as set forth in Subsection

B(1)(a) above.

- (d) Retaining Walls: For Class 3 Residential: with a surface area of 550 sq. ft. or less, the fee shall be \$106; for surface area greater than 550 sq. ft., the fee shall be \$210. For other than Class 3 Residential: the fee shall be \$34 per \$1,000 of estimated cost, provided that the minimum fee shall be \$75.00.
- (e) Swimming pools, towers, solar panel racking units, etc.: Pursuant to N.J.A.C. 5:23-4.18(c)(1)(vi), the following flat fees are hereby established:

[1] Residential (Use Groups R3 and R5):

- [a] Above-ground swimming pool installation: 550 sq.ft. or less, the fee shall be \$75; greater than 550 sq. ft., the fee shall be \$140. Demolition of an above-ground swimming pool, the fee shall be \$75.
- [b] In-ground swimming pool installation: 550 sq. ft. or less, the fee shall be \$180; greater than 550 sq. ft., the fee shall be \$210. Demolition of an in-ground swimming pool, the fee shall be \$75.
- [c] Tower or dish: \$45. The minimum fee shall be \$75. Demolition of tower or dish, the fee shall be \$75.
- [d] Solar panel racking unit installation, the fee shall be \$250. Demolition of a solar panel racking unit, the fee shall be \$75.

[2] Commercial (other than Use Groups R3 and R5):

- [a] Tower or dish: \$175.
  - [b] Fence over 6ft in height: \$130.
  - [c] Solar panel racking unit: \$300.
- (f) Combination renovations and additions shall be computed as the sum of the fees computed separately, in accordance with the Subsection **B(1)(b)** and **(c)**.

- (g) Premanufactured construction: for work performed at the site, including but not limited to foundation systems, structural installations and external utility connections, \$34 per \$1,000 of estimated cost or a fraction thereof, provided that the minimum fee shall be \$75.
- (h) Minor construction work: \$34 per \$1,000 estimated cost of work or a fraction thereof, provided that the minimum fee shall be \$75.
- (i) Asbestos removal: \$80 for each construction project or such fee as otherwise established by the state or any subdivision or agency thereof.
- (j) Demolition fees: For the demolition of a building or structure less than or equal to 5,000 square feet in area and less than 30 feet in height, the fee shall be \$150 for R-3 and R-5 structures. For all other buildings or structures, the fee shall be \$200.
- (k) Relocation of building/structure: The fee for a permit for the relocation of a building or structure from one lot to another or to a new location on the same lot shall be \$150 for structures of less than 5,000 square feet in area and less than 30 feet in height. For all other buildings or structures, the fee shall be \$200.
- (l) Sign permit fee: The fee for a permit to construct a sign shall be \$6 per square foot of the surface area of the sign, provided that the minimum fee shall be \$75. The fee shall be computed on one side only for double-faced signs.

(2) The plumbing subcode fees shall be:

- (a) For commercial dishwashers: \$55 per fixture, provided that the minimum fee shall be \$75.
- (b) Plumbing fixtures and stacks: \$20 per fixture connected to the plumbing system for all fixtures and appliances, except as listed in Subsection **B(2)(c)** below. The minimum fee shall be \$75.
- (c) The fee shall be \$91 per special device for the following: grease traps, oil separators, water-cooled air-conditioning units, 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), swimming pool heaters, active solar systems, sewer pumps and interceptors. There shall be no inspection fee charged for gas service entrances.

[1] Testing and re-certification of backflow preventers: the fee shall be \$12 each, provided that the minimum fee shall be \$75.

(d) Gas Piping: \$85.

(e) Air-conditioning condensate drain: \$15, provided that the minimum fee shall be \$75.

(f) Lawn sprinkler backflow preventer: \$91.

(3) The electrical subcode fees shall be:

(a) For from one to 50 convenience receptacles, fixtures, detectors, communication points, alarm devices or motors under one horsepower/twenty amperes/one kilowatt, the fee shall be in the amount of \$55; and for each additional 25 receptacles, fixtures, detectors, communication points, alarm devices, or motors under one horsepower/twenty amperes/one kilowatt, the fee shall be in the amount of \$15. The minimum fee shall be \$75. For the purpose of computing this fee, receptacles or fixtures shall include lighting outlets, wall switches, fluorescent fixtures, convenience receptacles or similar fixtures and motors or devices of less than one horsepower/twenty amperes/one kilowatt.

[1] Receptacles from 20 amperes and less than or equal to 50 amperes, the fee shall be \$15 each; receptacles greater than 50 amperes, the fee shall be \$65 each. The minimum fee shall be \$75.

(b) For each motor or electrical device greater than 100 horsepower/100 kilowatts; for transformers and generators greater than 112.5 kilowatts; for each service entrance, disconnecting means greater than 1,000 amperes, and for each motor control center, subpanel greater than 1,000 amperes, and for each air handler or air conditioning unit greater than 100 horsepower/100 kilowatt the fee shall be \$640.

(c) For each motor or electrical device greater than 10

horsepower/10 kilowatts and less than or equal to 50 horsepower/50 kilowatts; for each pool bonding, for each electrical device, transformer, generator greater than 10 kilowatts and less than or equal to 45 kilowatts; for each service entrance, disconnecting means greater than one ampere and less than or equal to 225 amperes, for each motor control center, subpanel greater than one ampere and less than or equal to 225 amperes, for each air handler or air-conditioning unit greater than 10 horsepower/10 kilowatt and less than or equal to 50 horsepower/50 kilowatt; telephone data panel, temporary pole, the fee shall be \$65. The minimum fee shall be \$75.

- (d) For each motor or electrical device greater than 50 horsepower/50 kilowatts and less than or equal to 100 horsepower/100 kilowatts; for each transformer and generator greater than 45 kilowatts and less than or equal to 112.5 kilowatts: for each service entrance, disconnecting means greater than 225 amperes and less than or equal to 1,000 amperes, and for each motor control center, subpanel greater than 225 amperes and less than or equal to 1,000 amperes; air handlers or air conditioning units greater than 50 horsepower/50 kilowatts and less than or equal to 100 horsepower/100 kilowatts, the fee shall be \$129.
- (e) For each air handler or air-conditioning unit less than or equal to 10 horsepower/10 kilowatts; for each range, oven and other cooking equipment less than or equal to 16 kilowatts; dishwasher, garbage disposal, clothes dryer, whirlpool/spa, pool light, water heater, baseboard heat, heater, for each sign and light standard; for each motor, transformer or electrical devices or service equipment less than or equal to 10 horsepower or one to 10 kilowatts, the fee shall be \$15. The minimum fee shall be \$75.
- (f) For the purpose of computing these fees, all motors except those in plug-in appliances shall be counted, including control equipment, generators, transformers and all heating, cooking or other devices consuming or generating electrical current.
- (g) Lawn sprinkler, rain sensor: \$25, provided that the minimum fee shall be \$75
- (h) PV Solar System Arrays: less than or equal to 50 kilowatts, the fee shall be \$240; greater than 50 kilowatts but less than or equal to 100 kilowatts, the fee shall be \$300; greater than 100



kilowatts, the fee shall be \$950

(4) The fire protection subcode and other hazardous equipment fee shall be:

(a) 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 fire protection systems shall be \$55 for R-3 and R-5 structures. For all other Use Groups the fee for 20 or fewer heads shall be \$91; for 21 to and including 100 heads, the fee shall be \$168; for 101 to and including 200 heads, the fee shall be \$321; for 201 to and including 400 heads, the fee shall be \$831; for 401 to and including 1,000 heads, the fee shall be \$1,150; for greater than 1,000 heads, the fee shall be \$1,469. The fee for 12 or fewer detectors shall be \$82, and \$17 for each additional 25 detectors. In computing fees for heads and detectors, the number of each shall be counted separately, and two fees, one for heads and one for detectors, shall be charged. The minimum fee shall be \$75.

[2] The fee for each standpipe shall be \$321.

[3] The fee for each independent pre-engineered system shall be \$129.

[4] The fee for each gas- or oil-fired appliance which is not connected to the plumbing system shall be \$85. The fee for the installation of a flue liner in conjunction with the installation of a gas- or oil-fired appliance shall be \$30; all others, \$55. The minimum fee shall be \$75.

[5] The fee for each kitchen exhaust system will be \$65. The minimum fee shall be \$75

[6] The fee for each incinerator or crematory shall be \$511.

[7] The fee for fire alarm systems shall be \$75 minimum, or \$28 per \$1,000 for cost of work or a fraction

thereof, provided that the cost of work exceeds \$2,000.

- [8] Oil or natural/propane gas tank installation and/or removal: for Use Groups R-3 and R-5, the fee shall be \$75; for all other Use Groups, the fee shall be \$180.

(5) Mechanical Inspection SubCode

- (a) Replacement of like mechanical equipment in residential buildings R-3, R-4, and R-5: the fee shall be \$60 for the 1<sup>st</sup> device and \$15 for each additional device, provided that the minimum fee shall be \$75.

C. Certificate Fees

- (1) The fee for a certificate of occupancy shall be \$75 for new buildings and additions. Where a certificate of occupancy is granted pursuant to a change of use or under similar condition, the fee shall be \$168. Where multiple certificates of occupancy are granted (for example, in a shopping center), the fee shall be \$75 for each certificate issued. The fee for a certificate of continued occupancy, where applicable, shall be \$168. The fee for a temporary certificate of occupancy shall be \$39. The fee for a certificate of occupancy letter shall be \$25.

D. Housing, Zoning and Land Use Fees

- (1) Fence: the fee shall be \$50 for Use Group R-3 and R-5; the fee for all other Use Groups shall be \$130
- (2) Dumpster: \$15 per dumpster
- (3) Construction trailer, on-site: \$20 per month per trailer
- (4) The fee for a certificate of occupancy required by Chapter **275**, Rental Unit Registration, shall be \$65; provided that the inspection is scheduled more than 10 days prior to the sale, rent, transfer, grant, lease, let, or mortgage with right of occupancy. All other certificates of occupancy required by Chapter **275**, Rental Unit Registration, shall be \$75. Re-inspection fees are \$25.

- E. Report of Construction Official. The Construction Official shall, with the advice of all subcode officials of the City of Northfield, prepare and submit to the City Council of the City of Northfield, once every two years, a report indicating his recommendations for a fee schedule based on the operating expenses of the Building Department and any other expenses of the municipality fairly attributable to the enforcement of the State Uniform

Construction Code Act. The report shall be structured in accordance with such guidelines as shall be issued from time to time by the Commissioner of the Department of Community Affairs so as to accurately portray true enforcing agency expenses in general and for structures of different use groups. This report shall then serve as a basis for this chapter to be enacted by the municipality, establishing such revisions to the fee schedule as it may deem appropriate and necessary.

- F. New Jersey state permit surcharge fees (formerly training fees). In order to provide for the training and certification and technical support programs required by the Act, an enforcing agency, including the Department when acting as the local agency, shall collect a surcharge fee to be based upon the volume of new construction within the municipality. Said fee shall be accounted for and forwarded to the Bureau of Regulatory Affairs in the manner herein provided.

(1) Volume shall be computed in accordance with N.J.A.C. 5:23-2.28.

(2) Remitting and reporting. The municipality shall remit fees to the Bureau on a quarterly basis, in conjunction with Report No. R-840B, State Training Fee Report, in accordance with N.J.A.C. 5:23-4.5(e). Fees remitted shall be per quarter. Checks shall be made payable to "Treasurer, State of New Jersey."

- G. Notwithstanding the provisions of this section and of the State Uniform Construction Code Act, P.L.1975, c. 217 (N.J.S.A. 52:27D-119 et seq.), or any rules, regulations or standards adopted pursuant thereto, to the contrary, no person shall be charged a construction permit surcharge fee or enforcing agency fee for any construction, reconstruction, alteration or improvement designed and undertaken solely to promote accessibility by disabled persons to an existing public or private structure or any of the facilities contained therein. Further, a disabled person, or a parent or sibling of a disabled person, shall not be required to pay any municipal fee or charge in order to secure a construction permit for any construction, reconstruction, alteration or improvement which promotes accessibility to his own living unit. For the purposes of this section, "disabled person" and "blindness" shall be as defined by N.J.S.A. 52:27D-126e, as subsequently amended.

**§ 128-4 Annual permits, periodic inspections and variations.**

- A. Annual permits. 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 subcode. 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. The fee

shall be in accordance with N.J.A.C. 5:23-4.20(c)5.

**B. Periodic inspections and variations.**

- (1) For cross-connections and backflow preventers that are subject to testing, requiring re-inspection every three months, the fee shall be \$35 for each device when they are tested (thrice annually), and \$100 for each device when they are broken down and tested (once annually).
- (2) Variations, N.J.A.C. 5:23-2.10. The fee shall be \$821 for Class I structures and \$168 for Class II and Class III structures. The fee for the resubmitting of an application for a variation shall be \$321 for Class I structures and \$91 for Class II and Class III structures.
- (3) On-site agency. See N.J.A.C. 5:23-4.20.
- (4) For annual electrical inspections of swimming pools, spas and hot tubs not associated with one- or two-family dwellings, the fee shall be \$65 and \$34 for each additional on-site pools, spas and hot tubs. The minimum fee shall be \$75.

**§ 128-5 Appeals.**

All appeals from decisions made by the Building Department shall be referred to and heard by the Atlantic County Construction Board of Appeals.

All Ordinances or portions thereof which are inconsistent in whole or in part with the provisions contained herein are hereby repealed to the extent of any such inconsistency.

This Ordinance shall take effect following its advertisement, public hearing and adoption in accordance with the law.

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Mary Canesi, RMC  
Municipal Clerk

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Erland Chau  
Mayor

The above Ordinance was introduced and passed on its first reading at a regular meeting of the Common Council of the City of Northfield, New Jersey held on July 17, 2018, and was taken up for a second reading, public hearing and final passage at a meeting of said Council held August 21, 2018 in Council Chambers, City Hall, Northfield, New Jersey.

FIRST READING:	July 17, 2018
PUBLICATION:	July 21, 2018
SECOND READING:	August 21, 2018
PUBLICATION:	August 25, 2018