

BOROUGH OF CRESSKILL

ORDINANCE NO. 22-14-1596

AN ORDINANCE AMENDING CHAPTER 101-3 UNIFORM CONSTRUCTION  
CODE FEES

BE IT ORDAINED, by the Mayor and Council of the Borough of Cresskill, the County of Bergen, State of New Jersey as follows:

SECTION 1. Chapter 101 Construction Codes, Uniform Subsection 101-3 Fees of the Code of the Borough of Cresskill is hereby amended and replaced in its entirety by the following:

The fee for a construction permit shall be the sum of the subcode fees listed herein and shall be paid before the permit is issued. Such fees shall be waived for construction permits and inspections where the application is for the repair or replacement of damage consequential to a county, state or national declared natural disaster. However, in no event will inspection(s) of the construction be waived.

A. The building subcode fee shall be:

- 1) For new construction, all use groups (based on cubic footage): \$0.07 per cubic foot with minimum fee of \$950.
  - (a) All work associated with modular construction: \$30 per \$1,000.
  - (b) Retaining Walls
    - a. Retaining walls over 550 square feet: filing fee is \$750.
    - b. Retaining walls under 550 square feet: filing fee is \$500.
- 2) State fees: \$0.00371 per cubic foot; \$1.90 per \$1,000 of value of construction.
- 3) Renovations, alterations, repairs, minor work:
  - a. Twenty-five dollars per \$1,000 cost (or fraction thereof).
  - b. Minimum Fee: \$75.
- 4) Certificates of occupancy fees.
  - a. Residential: 10% of permit fee, minimum \$100.
  - b. Nonresidential: 15% of permit fee, minimum \$250
  - c. Change of use: \$200.
  - d. Certificate of continued occupancy: \$100.
  - e. TCO: \$100 first 30 days; \$75 each additional 30 days.
- 5) Variations.
  - a. Residential: \$100.
  - b. Nonresidential: \$250.
- 6) Swimming pools.
  - a. Above ground: \$100
  - b. In-ground: \$25 per \$1000 of cost of construction. Borough Engineering plan review, soil moving application review and inspection of elevations fee: \$1,000 escrow deposit and soil moving permit fee calculated as \$.30 per cubic yards of soil with a minimum fee of \$100.
  - c. Pool barrier fence: \$25 per \$1,000 or fraction thereof of the estimated cost of the work provided that the minimum fee shall be \$85 for use groups R-3 and R-5 and minimum fee for all other use groups shall be \$125.
- 7) Demolition: \$10.00 per \$1000.

- a. Residential: Minimum of \$400.
  - b. Nonresidential: Minimum of \$750.
  - c. Structural tower: \$200
  - d. Accessory to R-3/R-5: \$40
- 8) Signs:
- a. Awning signs: \$150
  - b. Free standing sign: \$225
  - c. Other than free standing sign: \$100
  - d. Real Estate Sign: \$50 per application OR \$350 per year for each agency.
- 9) Asbestos and/or lead abatement:
- a. Asbestos abatement: \$150
  - b. Lead abatement: \$250
  - c. Asbestos certificate: \$100
  - d. Lead ccl: \$75
- B. Plumbing subcode fees:
- (a) Fixtures Which Include the Following:
- 1 Water Closet/Bidet/Urinal: \$25 each
  - 2 Bathtubs: \$25 each
  - 3 Lavatory/Sink: \$25 each
  - 4 Shower/Floor Drain: \$25 each
  - 5 Washing Machine: \$25 each
  - 6 Dishwasher – Residential: \$50 each
  - 7 Dishwasher – Commercial: \$100 each
  - 8 Water Heater All Fuels (Residential) New Install Otherwise Mechanical: \$100 each
  - 9 Water Heater (Commercial) All Fuels New and Replacement: \$150 each
  - 10 Hose Bibs: \$30 each
  - 11 Water Cooler: \$30 each
  - 12 Garbage Disposal: \$30 each
  - 13 Indirect Connection: \$30 each
  - 14 Stacks: \$40 each
  - 15 Drinking Fountain: \$25 each
  - 16 Gas Piping – Residential
    - First Appliance: \$75 each
    - Every Appliance After That: \$30 each
  - 17 Gas Piping – Commercial
    - First Appliance: \$150 each
    - Every Appliance After That: \$40 each
- (b) Special Devices
- 1 Grease Trap: \$100 each
  - 2 Oil Separators: \$100 each
  - 3 Water-cooled air conditioners: \$100 each
  - 4 Refrigeration Units: \$75 each
  - 5 Water Service connection: \$100 each
  - 6 Sewer Service Connection: \$100 each
  - 7 Backflow Preventer (Residential): \$75 each
  - 8 Backflow Preventer (Commercial): \$100 each

- 9 Hot Water Boiler/Steam Boiler (Residential) New Install Otherwise Mechanical: \$100 each
  - 10 Hot Water Boiler/Steam Boiler (Commercial) New and Replacement: \$175 each
  - 11 Gas Connection (per connection): \$50 each
  - 12 Active solar systems: \$50 each
  - 13 Sewer Pump – residential: \$75 each
  - 14 Sewer Pump - commercial/industrial: \$125 each
  - 15 Interceptors – residential: \$75 each
  - 16 Interceptors - commercial/industrial: \$125 each
  - 17 Fuel Oil Piping: \$100 each
  - 18 Medical gas piping (per station): \$100 each
  - 19 Condensate lines: \$50 each
  - 20 Storm Drain line systems: \$75 each
  - 21 AC Condensate Drains, Condenser and Air Handler New System Only (New House) Otherwise, Mechanical: \$75 each
  - 22 Commercial HVAC Systems Including RTU Systems: 150 each
  - 23 Heating and Cooling Equipment Such as Ground Source, Heat Pump Systems, Heat Pumps, Solar Thermal Systems but Not Limited to These Systems: \$125 each
  - 24 Lp Tank: \$50 each
  - 25 Water Softener and Filtering Equipment: \$75 each
  - 26 Sump Pump and Pits (New Only): \$75 each
  - 27 Inground Pool/Main Drains: \$100 each
  - 28 Above Ground Pool: \$75 each
  - 29 Pool Heaters: \$100 each
  - 30 Hydronic & Radiant Heat Piping: \$100 each
  - 31 Septic Tank Abandonment: \$100 each
  - 32 Ice Maker (Residential): \$25 each
  - 33 Ice Maker (Commercial): \$100 each
- (c) Minimum Fees: These fees shall be in addition to the fees which are set forth in the subsections of this section for the specific work proposed
1. Minimum Plumbing Fee Residential: \$80
  2. Minimum Plumbing Fee Commercial: \$150

C. Electrical subcode fees:

- (a) Electrical fixtures and devices
  1. Switching, lighting outlets
  2. Receptacles, one to 25: \$65
  3. Each additional 25 outlets: \$50
- (b) Electrical devices/generators/transformers
  1. Two KW to 10 KW: \$30 each
  2. Over 10 KW and less than or equal to 45 KW: \$90 each.
  3. Over 45 KW and less than or equal to 112.5 KW: \$250 each.
  4. Over 112.5 KW: \$500 each.
- (c) Motors
  1. Two hp up to 10 hp: \$25 each.
  2. Over 10 hp and less than or equal to 50 hp: \$75 each.
  3. Over 50 hp and less than or equal to 100 hp: \$100 each.
  4. Over 100 hp: \$500 each.

- (d) Service panel/service entrance subpanels.
  - 1. Less than or equal to 200 amps: \$100.
  - 2. Greater than 200 amps and less than or equal to 1,000 amps: \$250.
  - 3. Greater than 1,000 amps: \$750.
  - 4. Swimming pool pool/patio bonding: \$100.
  - 5. Swimming pool lights: \$50.
  - 6. Air-conditioning units (disconnect, compress/condenser and air handler: \$60 each
  - 7. Hydro massage tub (interior whirlpool tub/spa): \$50
  - 8. Hot tub or spa (exterior): \$125
  - 9. Minimum fee: \$90

D. Fire protection fees:

- (a) Sprinklers
  - 1. One to 20 heads: \$100
  - 2. Twenty-one to 100 heads: \$200
  - 3. One hundred to 200 heads: \$300
  - 4. Two hundred to 400 heads: \$600
  - 5. Four hundred to 1,000 heads: \$750
  - 6. Over 1,000 heads: \$900
- (b) Heat/Smoke Detectors
  - 1. One to 12 detectors: \$125
  - 2. Each additional five: \$35
- (c) Each standpipe: \$300.
- (d) Each independent pre-engineered system: \$150.
- (e) Each kitchen exhaust system: \$100.
- (f) Each gas- or oil-fired appliance: \$75.
- (g) Hot-tar kettle roof: \$75.
- (h) Fireplace/wood stoves: \$75 each.
- (i) Emergency lights/exit signs: \$10 each.
- (j) Minimum fee: \$80.
- (k) Fire Main
  - 1. Pipes up to 4 inches: \$250
  - 2. Pipes over 4 inches: \$400
- (l) Fire alarm panel installation: \$250
- (m) Radio/cellular communicator: \$100
- (n) Automatic fire alarm system
  - 1. 1 to 10 devices: \$150
  - 2. 11 to 50 devices: \$250
  - 3. 51 to 100 devices: \$350
  - 4. 101 to 200 devices: \$450
  - 5. 201 to 400 devices: \$550
  - 6. 401 to 1000 devices: \$650
  - 7. Over 1000 devices: \$850
- (o) Fuel storage equipment & tanks: installation, removal, or abandonment:
  - 1. Tanks under 1001 gallons: \$150
  - 2. Tanks over 1001 gallons: \$300

- (p) Active solar system installation: the fee shall be \$200 for use groups R-3 and R-5 and all other groups \$400.
- (q) Penalty for failure to obtain a certificate of smoke detector and carbon monoxide alarm compliance: \$150

E. Elevator fees.

- 1. The fee for elevators will be the third-party fee, plus additional fee of 15% with the minimum Borough fee being \$25.
- 2. 95% OF D.C.A. (A/O 2017) NEW ELEVATOR FEE SCHEDULE
- 3. 40% ADMINISTRATION FEE

A = client fee            B = DCA fee            C = admin. fee

1. The fee for a permit to install an elevator device shall be a flat fee. The fee may vary for different types of inspections, tests and elevator devices. N.J.A.C. 5:23-4.18(g)1.

2. The categories of municipal elevator fees shall be identical to the categories of elevator fees listed in N.J.A.C.5:23-12.6(a) and (b).

3. The fee for Plan Review for elevator devices in structures use group R-3, R-4 or R-5 and for elevator wholly in dwelling units in structure of group R-2 shall be: N.J.A.C. 5:23-4.20(C)6.

- A: \$ 94.00
- B: \$ 67.00
- C: \$ 27.00

4. The fee for Plan Review for elevator devices in structures in use groups other than R-3, R-4 or R-5 shall be: N.J.A.C. 5:23-4.20(c)7.

- A: \$486.00
- B: \$347.00
- C: \$139.00

5. Acceptance tests, Fees for witnessing acceptance tests and performing inspections on new and altered elevator devices shall be as follows: The basic fees for elevator devices in structures not of Group R-3, R-4, or R-5, or in an exempted structure of Group R-2, shall be:

Traction and winding drum elevators;	A	B	C
One to ten floors	\$452.00	\$323.00	\$129.00
Over ten floors	\$755.00	\$539.00	\$216.00
Hydraulic elevators	\$402.00	\$287.00	\$115.00
Roped Hydraulic elev.	\$452.00	\$323.00	\$129.00
Escalator & Moving walks	\$402.00	\$287.00	\$115.00
Dumbwaiter	\$101.00	\$72.00	\$29.00
Stairway Chair, incline and vertical			
Wheelchair lift and man lifts	\$101.00	\$72.00	\$29.00

5A. Additional charges for devices equipped with the following features shall be as follows: N.J.A.C.5:23-12.6(A)2.i thru iii.

	A	B	C
Oil Buffers	\$80.00	\$57.00	\$23.00
Cwt. governor and safeties	\$200.00	\$143.00	\$57.00
Auxiliary power generator	\$151.00	\$108.00	\$43.00

6. The witnessing acceptance fee for elevator devices in structures Use Group R-3, R-4 or R-5 or otherwise exempt devices in structures of Group R-2, shall be: N.J.A.C. 5:23-12.6(a)3.

	A	B	C
	\$302.00	\$216.00	\$86.00

6A. Dumbwaiters, stairway chairlifts, and inclined and vertical wheelchair lifts shall be:

	A	B	C
	\$101.00	\$72.00	\$29.00

7. The fee for witnessing acceptance tests of minor work shall be: N.J.A.C. 5:23-12.6(a)4

	A	B	C
	\$101.00	\$72.00	\$29.00

8. The fee for Routine, six month tests and inspections of escalators shall be as follows: N.J.A.C.5:23-12.6(b)1.i thru iv.

	A	B	C
Escalator and Moving Walk	\$280.00	\$200.00	\$80.00

9. The fee for one year Periodic Inspection and Witnessing of tests of elevator devices, shall be: N.J.A.C. 5:23-12.6(b)2.i thru vii.

	A	B	C
Traction and winding drum elevators:			
One to ten floors	\$402.00	\$287.00	\$115.00
Over ten floors	\$482.00	\$344.00	\$138.00
Hydraulic elevators	\$302.00	\$216.00	\$86.00
Roped hydro	\$402.00	\$287.00	\$115.00
Escalator, Moving walk	\$644.00	\$460.00	\$184.00
Dumbwaiters	\$160.00	\$114.00	\$46.00
Manlifts, stairway chair lifts, incline and vertical wheelchair lifts	\$244.00	\$174.00	\$70.00

10. Additional yearly Periodic inspection charges for elevator devices equipped with the following features shall be as follows: N.J.A.C.5:23-12.6(b)3.i thru iii.

	A	B	C
Oil Buffers, per buffer	\$ 80.00	\$ 57.00	\$23.00
Cwt. governor and safeties	\$160.00	\$114.00	\$46.00
Auxiliary power generator	\$101.00	\$ 72.00	\$29.00

10A. The fee for the three year or five year inspection of elevator devices shall be as follows: N.J.A.C. 5:23-12.6(b)4.i and ii.

	A	B	C
Traction and winding drum elevators:			
One to ten floors (five year inspection)	\$682.00	\$487.00	\$195.00
Over ten floors five year inspection)	\$860.00	\$614.00	\$246.00
Hydraulic and roped hydraulic elevators:			
Three year inspection	\$515.00	\$368.00	\$147.00
Five year inspection	\$302.00	\$216.00	\$ 86.00

11. The fee for any reinspection of an elevator device shall be billed separately from the above fees upon the issuance of a Notice of Violation necessitating a reinspection.

	A	B	C
Reinspection of an elevator device	\$270.00	\$193.00	\$ 77.00

F. Storage tanks/installation/removal.

1. Capacity up to 2,000 gallons: \$100.
2. Two thousand and over: \$500.

G. Mechanical Fees

1. Mechanical Fee Is For R-3-R-5 Only Minimum Fee: \$100
2. Replacement of Heating and Cooling Equip Such as Ground source, Heat Pump Systems, Heat Pumps Solar: \$150
3. Furnace Central: Direct Replacement/New Installation Existing Dwelling R-3, R-5: \$125

4. Boiler Central All Fuels: Direct Replacement/New Installation, Existing Dwelling R-3, R-5 Includes Backflow: \$150
5. Gas Piping: Direct Replacement/New Installation, Existing dwelling R-3, R-5
  - a. First appliance: \$75
  - b. Every Appliance thereafter: \$30
6. Condensing Unit Ac Units and Mini Splits, Direct Replacement/New Installation, Existing Dwelling R-3, R-5
  - a. First Unit: \$150
  - b. Every Unit thereafter: \$75
7. Water Heater - All Fuel Direct Replacement/New Installation, Existing Dwelling R-3, R-5
  - a. First Heater: \$100
  - b. Every Heater thereafter: \$50
8. Oil Piping - Direct Replacement, New Installation, Existing Dwelling R-3, R-5: \$100
9. Heating Venting System, Chimney Liners, Direct Replacement New Installation, Existing Dwelling R-3, R-5: \$125
10. Duct System - New Installation Existing Dwelling R-3, R-5: \$100
11. Gas Fireplace Logs & Decorative Fireplaces/Direct Replacement New Installation, Existing Dwelling R-3, R-5: \$100
12. Generator - Direct Replacement/New Installation, Existing Dwelling R-3, R-5 Includes Gas Piping: \$150
13. Pool Heaters - Direct Replacement, New Installation, Existing Dwelling R-3, R-5: \$100
14. Refrigeration Systems - Direct Replacement, New Installation, Existing Dwelling R-3, R-5: \$75
15. Lp Tank Direct Replacement, New Installation, Existing Dwelling R-3, R-5: \$75
16. Hydronic and Radiant Heat Piping/New Installation, Existing Dwelling R3, R5: \$100

Items not covered: Any items not covered in the above fee schedule shall be charged as per N.J.A.C. 5:23-4.20 of the New Jersey Uniform Construction Code.

1. Miscellaneous construction fees:
  - (a) Change of contractor: \$85 for each change of contractor technical subcode.
  - (b) Fence installation: \$60 for use groups R-3 and R-5 and all other use groups \$150
  - (c) Curb, apron and sidewalks installation: \$50 each for use groups R-3 and R-5
  - (d) Driveway installation or resurfacing: \$60 for use groups R-3 and R-5
  - (e) The fee for not obtaining a Borough permit prior to the start of work shall be double the permit fee.
- H. The plan review fees, by outside agency, shall be 20% of the amount to be charged for a construction permit. Plan review fees are not refundable.
- I. Certificate fee schedule shall be:
  1. Certificate of occupancy (C.O.) indicating that construction authorized by a construction permit is completed in accordance with the approved plans and the Uniform Construction Code regulations. Prepayment at time of issuing the construction permit is required, and the fee shall be 10% of the total cost of the construction permit, provided that the minimum C.O. fees shall be \$100.
  2. Initial temporary certificate of occupancy (T.C.O.): N/C.
  3. Additional certificate of occupancy or temporary certificate of occupancy: \$100 each.
  4. Certificate of continued occupancy (C.C.O.):

- a. Residential: \$50 if the C.C.O. inspection is scheduled 10 or more days prior to the anticipated closing date.
  - b. Commercial: \$100 if the C.C.O. inspection is scheduled 10 or more days prior to the anticipated closing date.
  - c. In addition to the fees set forth in this subsection for a C.C.O., there shall be an additional fee of \$25 if the C.C.O. inspection is scheduled more than four days but less than 10 days prior to the anticipated closing date, or an additional fee of \$100 if the C.C.O. inspection is scheduled less than four days prior to the anticipated closing date.
5. Certificate of approval which is required for the following equipment: elevator, moving stairway, mechanical equipment, refrigeration, air-conditioning or ventilating apparatus, plumbing, gas piping, electrical wiring, heating systems, or other equipment specifically controlled by the New Jersey Administrative Code. Prepayment is required at time of issuance: \$25.
  6. Letter of certification which is the end result of an inspection process either confirming or denying in whole or part any provision of the Uniform Construction Code: \$20.
  7. Zoning permit application fee: \$40.
- J. Reinstatement of a lapsed construction permit shall be as follows:
- a. Recalculation of the construction permit shall be required utilizing the most current fee schedule applied to all work which is to be performed.
  - b. The reinstatement fee shall be 20% of the recalculated value of all work which is to be performed.
  - c. There shall be a minimum reinstatement fee of \$20.
- K. Annual construction permit. The fee for an annual construction permit shall be paid annually. This fee shall be based on the assessed property value of the facility. The fee shall be in the amount of \$1 per \$10,000 of assessed property value with a minimum permit fee of \$100 and a maximum permit fee of \$1,000. An annual construction permit shall become null and void on its anniversary date, one year after issuance.
- L. Additional administrative fee. In addition to the foregoing fees, there shall be an additional fee for the following permits and certificates:
- a. Building subcode permit: \$10.
  - b. Electrical subcode permit: \$10.
  - c. Plumbing subcode permit: \$10.
  - d. Fire protection subcode permit: \$10.
  - e. Certificate of occupancy: \$20.