

**ORDINANCE NO. 2025-05
TOWNSHIP OF EAST WINDSOR
COUNTY OF MERCER**

**AN ORDINANCE AMENDING CHAPTER XIII, "BUILDING AND HOUSING," SECTION 13-1,
"UNIFORM CONSTRUCTION CODE ENFORCING AGENCY", SUBSECTION 13-1.3,
"FEES", OF THE REVISED GENERAL ORDINANCES OF
THE TOWNSHIP OF EAST WINDSOR**

BE IT ORDAINED by the Township Council of the Township of East Windsor, in the County of Mercer, State of New Jersey that the Revised General Ordinances of the Township of East Windsor is hereby amended and replaced as follows: Section 1. Chapter XIII "Building and Housing," Section 13-1, "Uniform Construction Code Enforcing Agency," Subsection 13-1.3., "Fees," is hereby amended and supplemented as follows:

13-1 Uniform Construction Code Enforcing Agency.

13-1.3 *Fees.*

I. UNIFORM CONSTRUCTION CODE FEES

- A. Construction permit. The fee for a construction permit shall be the sum of subcode fees listed in Subsection A (1) through (8) and shall be paid before such permit is released. As used in this ordinance, the term "use" or "use group", "rehabilitation", "repair", "renovation", "alteration", and "reconstruction" shall mean those terms as defined in the State of New Jersey Uniform Construction Code, N.J.A.C. 5:23-1.4.

1. Building subcode fees shall be as follows:

- a. The minimum fee shall be \$85.00.
- b. For new construction or additions:
 - (1) Residential R-3/R-5: \$0.040 per cubic foot of building or structure volume, provided that the minimum fee shall be \$400.00.
 - (2) All other uses: \$ 0.050 per cubic foot of building or structure volume, provided that the minimum fee shall be \$600.00.
 - (3) Structures on farms, including commercial farms, the fee shall be: \$0.020 per cubic foot of building or structure volume, with a maximum fee of \$1,700.00.
- c. For repairs, renovations, alterations, or reconstruction:
 - (1) Residential R-3/R-5, \$100.00 for the first \$1,000.00 of estimated cost and \$5.00 per \$100.00 of estimated cost thereafter
 - (2) All other uses, \$250.00 for the first \$1,000.00 of estimated cost and \$50.00 per \$1000.00 of estimated cost thereafter.
- d. For a combination of repairs, renovations, alteration or reconstruction and

additions, the fee shall be computed in accordance with Subsection A.1. (b) and (c). All fees payable pursuant to Subsection A.1. (b) and (c) above shall be rounded off to the nearest whole dollar and shall be in addition to any and all fees and surcharges mandated by the New Jersey Department of Community Affairs.

- e. For a plan review, the fee shall be:
 - (1) 20% of the cost of the permit.
 - (2) 20% of the cost of the fee for prototype plans.
- f. For a review of plans indicating a variation to the Code, the fee shall be:
 - (1) Class 1 structures: \$800.00.
 - (2) Class 2 and 3 structures: \$200.00.
 - (3) Class 3, R-5 structures: \$75.00.
 - (4) Resubmission of Class 1: \$300.00.
 - (5) Resubmission of Class 2 and 3: \$100.00.
 - (6) Resubmission of Class 3, R-5: no fee.
- g. For a review of applications limited to the following improvements/structures, the fee shall be:
 - (1) Roof or Siding
 - (a) As set forth in A.1.c
 - (b) All other uses: as set forth in A.1. c above.
 - (2) Sheds:
 - (a) Residential R-5: \$75.00.
 - (b) All other uses: as set forth in A.1. (b) above.
 - (3) Decks and Raised Patios:
 - (a) Residential R-5: Cost based on \$0.50 per square foot of deck or raised patio surface per level, minimum \$400.00.
 - (b) All other uses: as set forth in A.1. (b) above
 - (4) Photovoltaic (Solar) Systems:
 - (a) As set forth in A.1.c.
 - (5) Tents: (where a UCC permit is required)
 - (a) Residential R-5: \$75.
 - (b) All other uses as set forth in A.(1)(b) above.
 - (6) Retaining Walls: (where a UCC permit is required)
 - (a) Residential R-5: \$1.75 per linear foot or part thereof, a minimum fee of \$75.00 for each individual retaining wall.
 - (b) All other uses: \$2.50 per linear foot or part thereof, a minimum fee of \$100.00 for each individual retaining wall.
 - (7) Lead abatement:
 - (a) Residential R-5: \$75.00.
 - (b) All other uses as set forth in A.1. (b) above.
 - (8) Asbestos abatement:
 - (a) \$125.00 for each asbestos hazard abatement project.
 - (b) \$25.00 for each certificate issued following the

successful completion of an asbestos hazard abatement project.

(9) Swimming Pools:

- (a) Above ground \$200.00.
- (b) Inground \$500.00.
- (c) Public Pools \$750.00.

(10) Fences exceeding 6 feet or pool barrier:

- (a) As set forth in A.1.c.

(11) Radon Remediation:

- (a) Residential R-5: \$85.00.
- (b) All other uses as set forth in A.1. (b) above

(12) Signs:

- (a) Wall or monument signs less than 400 square feet of surface area: \$3.00 per square foot of surface area; a minimum of \$250.00.
- b) Wall or monument 400 square feet or greater of surface area: \$2.00 per square foot of surface area
- c) New pylon sign with foundation shall be \$6.00 per square foot of surface area for the first 100 square feet; \$4.75 per square foot of surface area for 101 to 400 square feet; \$3.50 per square foot of surface area thereafter; minimum fee shall be \$250.00.

(13) Demolition

- (a) Residential R-5: \$150.00.
- (b) Class 2 and 3 structures: \$300.00.
- (c) Class 1 structures: \$750.00.

(14) Relocating a structure/building:

- (a) \$200.00 for the first \$1,000.00 cost plus \$10.00 for each \$1,000.00 cost thereafter
- (b) A new foundation system shall be \$0.040 per cubic foot for the foundation in addition to all other applicable UCC construction permit fees.

2. Electrical subcode fees for installation of the following:

- (a) The minimum fee shall be \$85.00.
- (b) Electrical fixtures and devices (15 to 20 amps)
 - (1) First 25 devices: \$55.00.
 - (2) Each 25 additional devices: \$25.00.
- (c) Receptacles and switches (30 to 50 amps) \$25.00.
- (d) Receptacles and switches (greater than 50 amps) \$85.00.
- (e) Motors:
 - (1) 1 to 10 hp motor \$35.00.

- (2) 11 to 50 hp motor \$75.00.
- (3) 51 to 100 hp motor \$150.00.
- (4) Greater than 100 hp motor \$576.00.

(f) Transformers and generators:

- (1) 1 to 10 kw \$35.00.
- (2) 11 to 45 kw \$75.00.
- (3) 46 to 112.5 kw \$150.00.
- (4) Greater than 112.5 kw \$576.00.

(g) Service Equipment

- (1) 0 to 100 amps \$75.00 AC & DC.
- (2) 101 to 200 amps \$105.00 AC & DC.
- (3) 201 amps to 800 amps \$180.00 AC & DC.
- (4) 801 amps and up \$580.00 AC & DC.

(h) Above-ground pools \$85.00.

(i) In-ground pools \$125.00.

(j) Pool underwater light \$15.00.

(k) Smoke detectors per dwelling unit (see electrical fixtures and devices).

(l) Light standards: commercial \$100.00, residential \$85.00 each.

(m) Hydro-massage tub \$85.00.

(n) Commercial alarm control \$15.00.

(o) Signs \$85.00.

(p) Replacement wiring per branch circuit \$25.00.

(q) Temporary pole connection (see service equipment)

(r) Annual pool inspection \$100.00.

(s) Photovoltaic systems (solar)

- (1) 1 kw to 10 kw \$305.00.
- (2) 10.01 kw to 30 kw \$465.00.
- (3) 30.01 kw to 50 kw \$545.00.
- (4) For every 5 kw over 50kw \$20.00 per kw.

(t) Residential HVAC \$85.00.

(u) Card readers, MAG locks, controlled access, CCTV (see fixtures and devices)

3. Fire Subcode fees shall be as follows:

- (a) The minimum fee shall be \$85.00.
- (b) Sprinklers heads:
 - (1) 1 to 20: \$75.00.
 - (2) 21 to 100: \$175.00.
 - (3) 101 to 200: \$300.00.
 - (4) 201 to 300: \$600.00.
 - (5) T301 to 500: \$900.00.
 - (6) 501 and over: \$1,500.00.
- (c) Smoke alarms/detectors, heat detectors, carbon monoxide alarms/detectors:
 - (1) 1 to 20: \$75.00.
 - (2) 21 to 100: \$175.00.
 - (3) 101 to 200: \$300.00.
 - (4) 201 to 300: \$600.00.
 - (5) 301 to 500: \$900.00.
 - (6) 501 and over: \$1,500.00.
- (d) Standpipes: \$325.00 for each riser.
- (e) Kitchen exhaust commercial hood systems and spray booths: The fee for a permit to construct or install shall be \$150.00 for the first \$2,000.00 of estimated cost and \$2.25 per \$100.00 of estimated cost thereafter, provided that the minimum fee shall be \$150.00.
- (f) Dry/wet alarm valves: \$75.00 each.
- (g) Aboveground or underground storage tanks. The fee for a permit to install, remove or abandon shall be:
 - (1) Residential: Flat fee of \$150.00
 - (2) Commercial: Flat fee of \$250.00.
- (h) Gas or oil-fired appliances:
 - (1) Residential: \$85.00 per device.
 - (2) Commercial: \$150.00 per device.
- (i) Pre-engineered system: \$220.00 each.
- (j) Incinerator: \$365.00.
- (k) Crematorium: \$365.00.
- (l) Pre-action Valves: \$150.00 each.
- (m) Flammable and combustible liquid piping: The fee for a permit to construct or install shall be \$30.00 per \$1,000.00 of estimated cost, provided that the minimum fee shall be \$75.00.
- (n) Smoke-control system: \$229.00.
- (o) Wood, coal or solid fuel appliance: \$75.00 each.
- (p) Water storage tank for fire protection: \$100.00 each.
- (q) Underground water service for fire protection:
 - 1.1 foot to 500 feet of pipe: \$400.00.
 - 2. Each additional 100 feet of pipe: \$100.00.
- (r) Private fire hydrants: \$80.00 each.
- (s) Fire alarm panel replacement: \$125.00 each.
- (t) Hose cabinets and stations: \$50.00 each.
- (u) Fire pumps: \$300.00 each.
- (v) Rooftop solar: residential R-3/R-5 \$75.00, commercial \$150.00.
- (w) Exit signs: \$75.00.

- (x) Fire Extinguishers:
 - 1. Flat fee of \$150.00 per 100.

4 Mechanical Fees shall be as follows:

The minimum fee shall be \$85.00.

Mechanical inspections within residential R-3 or R-5 structures shall be performed by a mechanical inspector. No separate fee shall be charged for gas, fuel oil, or water piping connections associated with the mechanical appliance inspected.

- (a) \$140.00 for complete HVAC replacement (f.a.c. hum.)
- (b) \$100.00 per zone for ductwork.
- (c) Appliance or equipment is as defined within the applicable referenced code established within N.J.A.C. 5:23-3 for residential R-3 or R-5 structures and shall include but not be limited to air handlers, condensers, air coils, metal chimneys, gas fireplaces, gas log appliances, water heaters, expansion tanks, chimney liners, oil fired appliances, gas fired appliances, pellet stoves, free standing fireplaces, wood heaters, refrigeration lines, radiant piping, hydronic piping, baseboard heaters, ranges, exhaust hoods or systems, clothes dryers, special appliances, HVAC units, etc. shall each have a fee of \$85.00 per device.

5 Plumbing subcode fees shall be:

- (d) The minimum fee shall be \$85.00.
- (e) For the purpose of computing the fees below, fixtures, devices or stacks shall include, but not be limited to, lavatories, kitchen sinks, sinks, service sinks, urinals, bathtubs, water closets, laundry tubs, showers, floor drains, drinking fountains, dishwashers, garbage disposals, clothes washers, hose bibs, and backflow preventers not equipped with test ports or other similar devices.
- (f) The fee shall be \$20.00 for each plumbing fixture, piece of equipment, or appliance connected to the plumbing system, and for each appliance connected to the gas piping or oil piping system.
- (g) Water heaters \$80.00.
- (h) Roof drains \$50.00.
- (i) The fee shall be \$120.00 per special device which shall include but not be limited to grease traps, oil separators, refrigeration units, water & sewer connections, testable backflow assemblies, steam boilers, hot water boilers, HVAC equipment, active solar systems, sewer pumps, and interceptors.
- (j) Certification of backflow preventer devices that are subject to annual testing: \$75.00 per device, \$150.00 up to four devices, and \$75.00 for each additional device.

6 Elevator subcode fees shall be:

- (k) 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, per N.J.A.C. 5:23-4.18(g)l.
- (l) 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).
- (m) The fee for plan review for elevator devices in structures use group R-3, R-4, or R-5, and for elevators wholly in dwelling units in structure use group, R-2 shall be \$102.00, per N.J.A.C. 5:23-4.20(C)6.
- (n) The fee for Plan Review for elevator devices in structures in use groups other than R-3,

R-4 or R-5 shall be \$529.00, per N.J.A.C. 5:23-4.20(c)7.

(o) Acceptance test: For witnessing acceptance tests and performing inspections on new and altered elevator devices shall be as follows:

(1) The basic fee for elevator devices in structures not of Group R-3, R-4 or R-5 or in exempted structures of group R-2 shall be as follows:

(ii) Traction and winding drum elevators

1-10 floors \$493.00.

Over 10 floors \$822.00.

Hydraulic elevators \$438.00.

Roped hydraulic \$493.00.

Escalators, moving walks \$438.00.

Dumbwaiters \$110.00.

Stairway chairlifts,
inclined and vertical
wheelchair lifts with
man lifts. \$110.00.

(p) Additional charges for devices equipped with the following features shall be as follows:

(1) Oil buffers (charge per oil buffer) \$87.00.

(2) Counterweight governor and safeties \$219.00.

(3) Auxiliary power generator \$165.00.

(q) The fee for witnessing acceptance tests for elevator devices in Use Group R-3 or R-4 or R-5 or otherwise exempt devices in structures of group R-2 shall be \$329.00 per N.J.A.C. 5:23-12.6(a)3.

(r) The fee for witnessing acceptance tests of, and performing inspections of, minor work shall be \$110.00.

(i) The fee for routine, six-month test and inspection of escalators shall be as follows (per N.J.A.C. 5:23-12.6(b)2. i thru vii): Escalator and moving walk \$306.00.

(j) The fees for the one-year periodic inspection and witnessing of tests of elevator devices, which shall include a six-month routine inspection, shall be:

(1) Traction and winding drum elevators:

1-10 floors \$438.00.

Over 10 floors \$525.00.

(2) Hydraulic elevators \$329.00.

(3) Roped hydraulic \$438.00.

(4) Escalators, moving walks \$702.00.

(5) Dumbwaiters \$174.00.

(6) Stairway chairlifts,
inclined and vertical
wheelchair lifts with
man lifts. \$265.00.

(k) Additional yearly periodic inspection charges for elevator devices equipped with the following features shall be as follows:

- (1) Oil buffers (per buffer) \$87.00.
- (2) Counterweight governor and Safeties \$174.00.
- (3) Auxiliary power generator \$110.00.

(l) The fee for the three-year or five-year inspection of elevator devices shall be as follows:

(1) Traction and winding drum elevators:

1-10 floors, five-year inspection \$744.00.

Over 10 floors, five-year inspection \$937.00.

(2) Hydraulic elevators and roped hydraulic elevator:

Three-year inspection \$561.00.

Five-year inspection \$329.00.

(m) 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.

Reinspection of an elevator device \$294.00.

7. Administrative Fees shall be as follows:

- (a) For construction projects where the total cost of construction is \$100,000.00 or more, the fee for a priority plan review shall be charged at a rate of \$250.00 per discipline in addition to the applicable construction permit fee. Upon written request from the applicant or authorized agent of the applicant, the construction office will commence the plan review within 10 business days of receipt of a properly completed construction permit application that has received the required zoning approval. The per discipline fee shall not be applicable if the construction office is not able to commence the plan review within 10 business days. This section shall not apply to prototype plan review projects.
- (b) Off-hour inspections will be performed at a rate of \$125.00 per hour per inspector. A request for off-hour inspections must be made in writing stating the number of hours anticipated to be needed and submitted a minimum of 5 business days before the planned off-hour inspection is needed. The Township shall add an additional 2 hours due to inspector administrative-related work. Full payment is required before the off-hour inspection date.
- (c) Expedited inspections may be requested at a rate of \$125.00 per discipline for each discipline requested. Inspections will be performed within 24 hours of full payment and all requests must be in writing stating the specific inspection(s) desired.
- (d) A fee of \$0.25 per page shall be charged for copying of submitted application paperwork where the applicant has only submitted one of instead of the minimum required two documents. This shall only apply to items able to be copied in normal 8.5 X 11, 8.5 X 14 or 11 X 17-inch format. The applicant shall provide written authorization for the production of the copies. Payment is required at the time of the request.
- (e) For amendments or revisions to plans, the fee shall be as follows per discipline:
 - (1) Residential R-5: \$40.00 per hour.
 - (2) All other uses: \$200.00 per hour.
- (f) The fee for a change of contractor shall be \$50.00 for each discipline for which a contractor is modified
- (g) The fee for annual permits filed in accordance with the provisions of N.J.A.C. 5:23-2 shall be:
 - (a) 1 to 25 workers: \$850.00 per worker.
 - (b) Each worker over 25: \$300.00.

- (i) Where a permit application submitted results in a conflict of interest, as defined within N.J.A.C. 5:23-4.5, the construction office for which the location of the property has jurisdiction shall establish a procedure for which the application is processed in full by another qualified construction office. The cost of this application shall be at the same rate as that of the office holding location jurisdiction plus an administrative fee as agreed upon between the two construction offices, payable to the construction office conducting the permit processing and inspections. All conflict applications shall have all permit documentation submitted to the jurisdiction for which the property is located.
- (j) All monies collected from penalties and fines are to be kept by the construction department for general operation expenses, training, travel, unexpected expenses, etc.

8. Certificates required.

- (a) Certificates of occupancy (“CO”). Fees for certificates of occupancy shall be required for all new structures.
Residential.
 - (1) Residential R-3/R-5: \$100.00.
- (b) All other use groups \$200.00.
 - (1) Residential units: \$50.00.
 - (2) Each tenant: \$150.00.
- (c) The fee for each TCO
 - (1) R-3/R-5 is \$100.00 for the first, \$200.00 each after..
 - (2) All other use groups \$250.00 and \$500.00 for each after.
- (d) Certificate of continued occupancy.
 - (1) Residential R-5: \$100.00. If associated with work performed without a permit, the minimum subcode fee of \$85.00 shall apply, per section 13-1.3.1A.a.
 - (2) All other uses: \$500.00.
 - (3) Change of use: \$200.00.

Section 2. SEVERABILITY

If any section, subsection, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this Ordinance.

Section 3. REPEAL

All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistencies.

Section 4. EFFECTIVE DATE

This ordinance shall take effect after the publication of the final adoption, as provided by law.

ATTEST:

ALLISON QUIGLEY
Municipal Clerk

JANICE S. MIRONOV
Mayor

Introduced:
Adopted:
Effective