

**ORDINANCE 2210**

**AN ORDINANCE AMENDING ORDINANCE 2143 THAT AMENDS AND CODIFYS  
ORDINANCES 730, 922, 115, 1184, 1363, AND 2143 THAT ESTABLISHES  
A STATE UNIFORM CONSTRUCTION CODE ENFORCING AGENCY AND FEES  
IN THE BOROUGH OF SOUTH PLAINFIELD,  
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY**

**BE IT ORDAINED** by the Mayor and Council of the Borough of South Plainfield that Ordinance No. 1953 is hereby amended as follows:

**Section 3.**

b) Subcode fees: Established pursuant to N.J.A.C. Section 5:23-2.25

**1. BUILDING**

**(i) New Construction:**

**Residential R-3 & R-5**

**\$0.025** per cubic foot volume as per N.J.A.C. 5:23-2.28, **Minimum fee \$75.00**

Certificate of Occupancy R-3, R-4 & R-5: **\$125.00** per dwelling unit

State permit surcharge fee per cubic ft volume as per NJ DCA fee Schedule

**All Other Use Groups**

**\$0.035** per cubic foot volume as per N.J.A.C. 5:23-2.28, **Minimum fee \$125.00**

Certificate of Occupancy: **10% of permit fee, Minimum fee \$250.00**

State Permit surcharge fees shall be in accordance with NJ DCA fee schedule

**(ii) Additions**

**Residential R-3 & R-5**

**\$0.025** per cubic foot volume as per N.J.A.C. 5:23-2.28, **Minimum Fee \$75.00**

Certificate of Occupancy R-3, R-4, & R-5: **\$125.00**

State Permit surcharge fees shall be in accordance with NJ DCA fee schedule

**All Other Use Groups**

**\$0.035** per cubic foot volume as per N.J.A.C. 5:23-2.28, **Minimum Fee \$125.00**

Certificate of Occupancy: **10% of permit fee, Minimum fee \$250.00**

State Permit surcharge fees shall be in accordance with NJ DCA fee schedule

**(iii) Alterations, Renovations, Reconstruction & Repairs**

**Residential R-3 & R-5**

**\$25.00 per \$1,000.00 construction cost. Minimum fee: \$75.00**

State Permit surcharge fees shall be in accordance with NJ DCA fee schedule

Above ground swimming pools: **\$100.00 Minimum fee**

In ground swimming pools: **\$500.00 fee**

Reconstruction Certificate of Occupancy: **\$100.00**

**All other Use groups**

**\$30.00 per \$1,000 construction cost. Minimum fee: \$100.00**

State Permit surcharge fees shall be in accordance with NJ DCA fee schedule

In ground swimming pools: **\$750.00 Minimum fee**

Reconstruction Certificate of Occupancy: **\$250.00**

**(iv) Fees for combination of (i), (ii) & (iii) shall be calculated separately.**

**2. Plumbing & Mechanical**

**\$20 per fixture, piece of equipment or appliance** connected to the plumbing system.

**Residential Minimum Fee: \$75.00 Commercial Minimum fee: \$100**

**Residential \$75.00 per special device- Commercial \$100 per Special Device:** Furnaces, Boilers, Hot water heaters, Gas/oil piping, Sewer connection, water service connection, sewer pumps, grease traps, oil separators, refrigeration units, backflow preventers, active solar systems, annual sprinkler inspection, quarterly or annual cross connection permits and interceptors.

South Plainfield residents 65 or older may have the water heater replacement fee waived.

**3. Fire: Residential Minimum Fee: \$75 Commercial Minimum Fee: \$100**

Smoke detectors:

**1 to 6 \$75.00**

**7 to 20 \$125.00**

**Each additional 25 detectors \$50**

Sprinkler heads

**1 to 10 \$100.00**

**11 to 50 \$150.00**

**51 to 200 \$275.00**

**201 to 400 \$800.00**

**401 to 1000 \$1000.00**

**Over 1000 \$1,500.00**

Solar PV Systems: **\$75.00 minimum residential fee, \$100.00 minimum commercial fee**

Kitchen Exhaust systems: **\$125.00**

Pre-Engineered systems: **\$125.00**

Gas or Oil Appliances: **\$75.00** (not connected to plumbing system)

Crematoriums: **\$365.00** Incinerators: **\$365.00** Standpipes: **\$365.00**

**4. Electrical: \$75.00 minimum residential fee, \$100.00 minimum commercial fee**

**A. Receptacles, Lights, Switches-** \$75 fee for 1-25 devices, \$1 fee for each additional device thereafter

**Includes:** Intercom Devices, Smoke Detector Commercial, Thermostats, Heat Detectors Commercial, Communication Outlets, Circuit outlets, Burglar Alarm Commercial, Light Standards 8ft or less, Commercial Pools

**Light Standards--**

**B. Motors:**

- 1HP to 10HP: \$25
- 11HP to 50HP: \$60
- 51HP to 100HP: \$120
- 101HP + :\$580

**C. Transformers- Generators-HVAC Units:**

- 1KW to 10 KW: \$25
- 11KW to 45 KW: \$60
- 46KW to 112.5 KW: \$120
- 112.6 KW + :\$580

**D. Service: Each- Main Pane- Disconnect- Sub-Panel**

- 0 AMP to 225 AMP: \$60
- 226 AMP to 1000 AMP: \$120
- 1001 AMP +: \$580
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**E. Alarms-Burglary- Security: Commercial Only: Fee \$75**

**F. Private Pools, Spas and Hot Tubs: Fee \$75**

**G. Photovoltaic:**

- 1KW to 50 KW: \$75
- 51KW to 100 KW: \$120
- 101 KW + :\$580

**H. Commercial Pools Annual Inspections: \$175 Fee**

**5. Demolition of structures**

5,000 square feet or less: **\$250.00** fee

Over 5,000 square ft: **\$1,000** fee

No State Fee

**6. Fire Repair**

**\$25.00 per thousand cost of construction. Minimum fee: \$100.00**

**R-3 & R-5 Maximum fee \$1,000.00**

**7. Elevators**

Enforced by the Department of Community Affairs-Elevator Safety Unit  
(609) 984-7833

**8. Signs**

Signs to up to 50 sq ft: **\$85.00 per sign**

Signs 51 to 100 square ft: **\$150.00 per sign**

Signs 101 to 250 square feet: **\$250.00 per sign**

Does not include cost for sign footing/foundation if applicable

**9. Tank Removal & Installation**

Residential Tanks: **\$100.00 per tank**

All other Tanks: **\$275.00 per tank**

No state fee for tank removal

**10. Commercial Change of Owner/Commercial Tenant Certificate of Use:**

Change of owner Fee: **\$250.00**    Tenant Certificate of Use Fee : **\$100**

**11. Certificate of Municipal Compliance for Smoke detector & Carbon Monoxide**

One to four families between 10:00am and 12:00pm: **\$65.00 per dwelling unit**

Multi-family between 10:00 am and 12:00pm: **\$50.00 per dwelling unit**

One to four families at a special time: **\$125.00 per dwelling unit**

Multi-family at a special time: **\$100.00 per dwelling unit**

Reprint of any issued certificate: **\$25.00**

1<sup>st</sup> re-inspection for failed or missed inspection: **\$35.00 per dwelling unit**

2<sup>nd</sup> re-inspection for failed or missed inspection: **cost of initial inspection**

**12. Other Uniform Construction Code fees**

a) Certificate of continued occupancy issued pursuant to N.J.A.C. 5:23-2.23

**R-3 & R-5: \$100.00**

**All other Use Groups: \$250.00**

b) Change of Use

**R-3 & R-5: \$100.00    All other Use Groups: \$250.00**

c) Variation

**R-3 & R-5: \$50.00    All other Use Groups: \$150.00**

d) Renewal of Temporary Certificate of Occupancy:

**All Use Groups: \$50.00**

- e) Asbestos Abatement Project pursuant to N.J.A.C. 5:23-8.5  
**Permit Fee: \$106.00 Certificate of Occupancy Fee: \$21.00**
- f) Plan review fee  
**20% of permit fee**
- g) Lapsed permit reinstatement  
**R-3 & R-5: \$100.00 All other Use Groups: \$125.00**
- h) Lead Hazard Abatement work  
**Permit Fee: \$140.00 Clearance Certificate: \$50.00**
- i) Application to Construction Board of Appeals:  
**Fee \$100.00**

**13. Zoning Permits:**

- Residential Fee: **\$50.00**
- Commercial Fee: **\$100.00**

**14. Zoning Ordinance with Map or Master Plan:**

- Fee \$50.00**

**15. Development Review Ordinance:**

- Fee \$35.00**

**16. Bounced or returned check fee: \$20**

**17. Zoning Verification Letter: \$35**

This ordinance will become effective immediately upon publication in accordance with the law.