

**TOWN OF WEST NEW YORK
COUNTY OF HUDSON, STATE OF NEW JERSEY**

ORDINANCE # 2/20

**AN ORDINANCE AMENDING CHAPTER 161 "CONSTRUCTION CODES,
UNIFORM", SECTIONS 2 "FEES" OF THE TOWN OF WEST NEW YORK**

WHEREAS, the Mayor and Board of Commissioners have determined that it is in the best interests of the Town of West New York ("the Town") that the fees charged by the Building Department & Code Enforcement be comprehensively updated and amended.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Board of Commissioners of the Town of West New York, County of Hudson State of New Jersey as follows:

SECTION ONE

Chapter 161, Sections 2 of the Code shall be amended to read as follows:

- A. All fees required for plan review and the issuance of any permit or certificate shall be collected prior to the review or the issuance of the permit or certificate. Fees shall be computed in accordance with the requirements and standards set forth in the State Uniform Construction Code and in accordance with the following fee schedule, a copy of which shall be posted in the Central Permit Office.
- B. The "**West New York Building Department & Code Enforcement Fee Schedule**" is as follows:

All Plan review fee (non-refundable) is 20% percent of permit fee

BUILDING FEES

MINIMUM BUILDING PERMIT FEE \$70.00

New/Addition Residential	\$0.035 per cubic foot
All other uses	\$0.040 per cubic foot
Rehabilitation	\$25.00 per \$1,000.00
Miscellaneous:	
Roofing 1 & 2 Family	\$75.00
Siding 1 & 2 Family	\$75.00
All other Roofing & Siding per cost of job	\$30.00 per \$1,000.00
Fence (over 6 feet)	\$30.00 per \$1,000.00
Signs all per sq. ft.	\$5.00
Awnings/Canopies per cost of construction	\$35.00 per \$1,000.00
Above Ground Pool	\$150.00

In Ground Pool	\$250.00
Retaining Wall up to 550 sq. ft.	\$250.00
Retaining Wall over 550 sq. ft.	\$375.00
Asbestos	\$150.00
Certificate of Asbestos Compliance	\$100.00
Radon	\$70.00
Construction Trailers	\$150.00
Lawn Irrigation	\$100.00

Variation Application:

Class I structures	\$571.00
Class II and Class III structures	\$250.00
Resubmission of Class I thru III	\$150.00

Demolition:

Demolition for 1 & 2 Family	\$300.00
Garage/Accessory	\$100.00
Multi Family 3+	\$400.00
<i>(each unit over 3 add \$50.00 per Unit)</i>	<i>\$50.00</i>
Commercial property up to 1,000 sq. ft.	\$500.00
<i>(\$50.00 for each additional 1,000 sq. ft.)</i>	<i>\$50.00</i>

CERTIFICATE OF OCCUPANCY:

Residential	\$100.00
Commercial	\$200.00
TEMPORARY CERTIFICATE OF OCCUPANCY RENEWAL	\$150.00

Duct Work (1 & 2 Family Dwelling)	\$100.00
Duct Work (anything other than a 1 & 2 Family)	10% of Building Fee

ELECTRICAL FEES

MINIMUM ELECTRICAL PERMIT FEE \$70.00

Grouping:

Fixture and devices to be counted for these items include outlets, switches, lighting fixtures, receptacles, alarm devices, emergency & exit lights, smoke/CO detectors, communication points, fractional HP (<1/2 HP), light poles >8'; or similar fixtures.

First 25 units	\$80.00
Increments of 25 units	\$35.00

Calculating:

For the purpose of calculating the following electrical fees, all motor 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.

Motors/Electrical Devices:

>1/2 HP up to 10 HP	\$80.00
over 10 HP up to 50 HP	\$185.00
50+ HP and over 100 HP	\$650.00

Transformers/Generators/Inverters:

up to 10 KW	\$90.00
up to 45 KW	\$205.00
up to 112.5 KW	\$450.00
over 112.5 KW	\$675.00

Photovoltaic System:

1-25 Panels, Microinverters, Optimizers	\$80.00
each additional 25 units	\$35.00
1 to 10 KW	\$60.00
11 to 50 KW	\$90.00
51 to 100 KW	\$120.00
Greater than 100 KW	\$576.00

Services/Panels/Subpanels/Motor Control Center:

up to 200 AMPs	\$150.00
201 AMPs to 500 AMPs	\$450.00
501 AMPs to 800 AMPs	\$650.00
801 AMPs to 1000 AMPs	\$920.00
over 1000 AMPs	\$1,500.00

Temporary Electrical Poles	\$100.00
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LINE ITEMS:

Range/Oven/Surface Unit	\$35.00
Dishwasher/Dryer	\$35.00
Sign	\$35.00
Water Heater	\$35.00
Garbage Disposal Replacement	\$35.00
Intercom	\$35.00
A/C Units (residential)	\$75.00
A/C Units (commercial)	\$125.00
Heating Unit	\$35.00
Whirlpool/Spa Filter	\$35.00
Pool (above ground)	\$100.00
Pool Bonding with Lights (GFI) (in ground)	\$150.00
Pool Bonding (yearly)	\$125.00
Baseboard Heat (Per Unit)	\$35.00
Outdoor Lights <8'	\$100.00
Heat Pump	See Motor HP
Whirlpool/Spa Filter	See Motor HP
Pool Filter	See Motor HP

PLUMBING FEES

MINIMUM PLUMBING PERMIT FEE \$70.00

For the purpose of clarification, special devices include grease traps, oil separators, water-cooled air conditioning units, refrigeration units, utility service connections, back-flow preventers, gas service piping, sewer pumps, interceptors, and fuel oil piping.

LINE ITEMS:

Water Closet	\$35.00
Bidet/Urinal	\$35.00
Bathtub	\$35.00
Lavatory/Sink	\$35.00
Shower	\$35.00
Floor Drain	\$35.00
Sink	\$35.00
Dishwasher	\$35.00
Drinking Fountain	\$35.00
Washer	\$35.00
Hose Bib	\$35.00
Ice Maker	\$35.00
Fuel Oil Piping	\$35.00
Sump Pump	\$85.00
Catch Basin	\$85.00
Yard Drain	\$35.00
Roof Drain	\$35.00
Chimney Liner	\$75.00
Furnace	\$100.00
Gas Burner	\$100.00
HVAC per Unit:	
<i>1 & 2 Family Dwelling</i>	\$85.00
<i>Residential other than 1 & 2 Family Dwelling</i>	\$100.00
<i>Commercial</i>	\$150.00
Condensate Drain	\$65.00
Garbage Disposal	\$35.00
Stacks	\$45.00
Gas Connection per Appliance	\$50.00
Sewer Ejector (Pump)	\$100.00
Interceptor/Separator	\$100.00
Hot Water Boiler:	
<i>Up to 200,000 BTUs</i>	\$100.00
<i>Over 200,000 BTUs</i>	\$150.00
Steam Boiler:	
<i>Up to 200,000 BTUs</i>	\$100.00
<i>Over 3 Families & Commercial</i>	\$150.00
Tankless Water Heater	\$100.00
Hot Water Heater	\$100.00

LP Gas Tank	\$100.00
Grease Trap	\$100.00
Water Cooled A/C	\$100.00
Gas Line Piping	\$50.00
Sewer Cap	\$135.00
RPZ/Double Check Valves:	
<i>Up to 1 inch</i>	\$100.00
<i>Over 1 inch</i>	\$150.00
Sewer Backflow Device	\$75.00
Boiler Backflow Preventer	\$50.00
Heating Venting System per Unit:	
<i>1 & 2 Family Dwelling</i>	\$85.00
<i>Residential other than 1 & 2 Family Dwelling</i>	\$100.00
<i>Commercial</i>	\$150.00
Backflow Preventer:	
Residential:	
1/2" to 1"	\$75.00
1 1/4" to 3"	\$125.00
Commercial:	
1/2" to 1"	\$175.00
1 1/4" to 3"	\$225.00
Yearly Backflow Certification (All Types)	\$100.00
Water Service Installation / Replacement:	
3/4" to 2"	\$150.00
2" to 4"	\$225.00
All Services above 4"	\$300.00
Sewer Installation / Replacement:	
4" - 5"	\$135.00
6"	\$300.00
All pipe over 6"	\$350.00
Special Equipment and Appurtenances:	
Chemical, Dental, Vacuum Breakers, Hammer Arrestors, Trap Primers, Reducing Valves, Back Water Valve, Etc. (each)	\$25.00
Variation Request for Plumbing Sub Code:	
Class I structures	\$571.00
Class II and Class III structures	\$250.00
Resubmission of Class I thru III	\$150.00

MECHANICAL FEES

MINIMUM MECHANICAL PERMIT FEE \$70.00

Water Heaters	\$100.00
Fuel Oil Piping Connections	\$35.00
Gas Piping Connections	\$40.00
Steam Boiler	\$100.00
Hot Water Boiler	\$100.00
Hot Air Furnace	\$100.00
Storage Tank Installation:	
Up to 2,000 gallons	\$250.00
2,001 to 11,000 gallons	\$350.00
11,001 to 20,000 gallons	\$450.00
Over 20,000 gallons	\$600.00
Fuel Storage Tank Abandonment/Closure/Removal:	
Up to 1,000 gallons	\$250.00
1,001 to 2,000 gallons	\$400.00
Over 2,000 gallons:	
<i>For each additional 100 gallons</i>	\$20.00
LPG Tank	\$100.00
Fireplace	\$75.00
Generator:	
Up to 10KW	\$100.00
Up to 45 KW	\$200.00
Up to 112.5 KW	\$300.00
Over 112.5 KW	\$400.00
HVAC per Unit:	
<i>1 & 2 Family Dwelling</i>	\$85.00
<i>Residential other than 1 & 2 Family Dwelling</i>	\$100.00
<i>Commercial</i>	\$150.00
Heating Venting System per Unit:	
<i>1 & 2 Family Dwelling</i>	\$85.00
<i>Residential other than 1 & 2 Family Dwelling</i>	\$100.00
<i>Commercial</i>	\$150.00
Duct System:	
<i>1 & 2 Family Dwelling</i>	\$100.00
<i>Anything other than 1 & 2 Family Dwelling</i>	10% of Building Fee
Condensate	\$65.00
Chimney Liner	\$75.00
Gas Connections per Appliance	\$50.00
Gas Line Piping each	\$50.00
Gas Service Connection	\$100.00
Heat Pump	\$100.00
Sewer Backflow Device	\$75.00
Boiler Backflow Preventer	\$50.00

FIRE FEES

MINIMUM FIRE PERMIT FEE \$70.00

Storage Tank Installation:	
Up to 2,000 gallons	\$250.00
2,001 to 11,000 gallons	\$350.00
11,001 to 20,000 gallons	\$450.00
Over 20,000 gallons	\$600.00
Fuel Storage Tank Abandonment/Closure/Removal:	
Up to 1,000 gallons	\$250.00
1,001 to 2,000 gallons	\$400.00
Over 2,000 gallons:	
<i>For each additional 100 gallons</i>	<i>\$20.00</i>

ALARM SYSTEMS:

Alarm Devices, Supervisory Devices, Signaling Devices, Other: Pull Station, Water/Flow, Tamper, Low/High Air, Horn/Strobes, Bells, Emergency Lights/Exit Signs

1-5 Units	\$85.00
6-10 Units	\$140.00
11-15 Units	\$180.00
16-30 Units	\$325.00
Over 30 each additional 20 units or portion there of add	\$135.00

SUPPRESSION SYSTEMS:

Fire Pump	\$500.00
Dry Pipe/Alarm Valves	\$50.00
Pre-Action Valves	\$50.00

Sprinkler Heads (Dry and Wet):

1 to 25	\$125.00
26-75	\$200.00
76-100	\$300.00
Over 100 each additional 50 heads or portion there of add	\$150.00

Stand Pipes:

Each stand pipe installed up to 6 inches	\$350.00
Each stand pipe installed over 6 inches	\$450.00
Each additional riser	\$175.00

PRE-ENGINEERED SUPPRESSION SYSTEM:

Wet Chemical, Dry Chemical, CO2, Foam, FM200	\$250.00
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Kitchen Hood Exhaust System (Residential)	\$150.00
Fired Appliances (Gas, Oil or Solid)	\$100.00

Other:

Fire Alarm Control Panel (FAC)	\$250.00
Annunciator Panel	\$85.00
Transmitter for Central Station (Communicator)	\$85.00
Manuel Fire Alarm	see alarm device fees

Automatic Fire Alarm	see alarm device fees
Smoke Control Doors each	\$250.00
Elevator Recall System	\$125.00
Commercial Hood Exhaust System	\$300.00
Commercial Kitchen Suppression System	\$250.00

ELEVATOR FEES

PLAN REVIEW FEES EACH DEVICE:

R-3, R-4, R-5	\$79.00
ALL OTHER GROUPS	\$411.00

WITNESSING ACCEPTANCE & PERFORMING INSPECTION TRACTION & WINDING DRUM:

1 thru 10 floors	\$440.00
Over 10 floors	\$638.00
Dumbwaiters, Chairlifts	\$180.00
Hydraulic Elevators/Escalators	\$340.00
Roped Hydraulic Elevators	\$383.00

SIX MONTH ROUTINE CYCLE INSPECTION:

Roped Hydraulic Escalators and Moving Walks	\$238.00
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ONE YEAR PERIODIC INSPECTION & WITNESSING OF TESTS, INCLUDES 6 MONTH ROUTINE INSP.:

1 thru 10 floors	\$400.00
Over 10 floors	\$450.00
Hydraulic Elevators	\$350.00
Roped Hydraulic Elevator	\$375.00
Escalator, Moving Walks	\$695.00
Manlifts, Chairlifts	\$206.00
Dumbwaiters	\$182.00

5 YEAR INSPECTION:

Traction & Dumb Winding 1 thru 10 floors (5 Year)	\$578.00
Traction & Dumb Winding over 10 floors (5 Year)	\$726.00

ADDITIONAL CHARGES FOR ANY OF THE ABOVE:

Oil Buffers	\$68.00
Counter Weights, Governor Safeties	\$170.00
Auxiliary Generators, Alterations, Other	\$129.00

INSPECTIONS:

Inspection of minor work	\$85.00
Re-Inspection fee	\$229.00

MISCELLANEOUS FEES

OWNER CERTIFICATE:

Business Certificate	\$350.00
Residential Owner Certificate:	
Condominium and Co-ops	\$100.00
One-Two Unit Dwelling	\$100.00
Three-Ten Unit Dwelling	\$250.00
<i>Each Additional Over Ten Units</i>	<i>\$50.00</i>
Commercial Property Owner Certificate	\$400.00
Mixed Use Owner Certificate	\$400.00
<i>Per Residential Unit</i>	<i>\$50.00</i>
Vacant Property Owner Certificate	\$50.00
Compliance Request Application	\$50.00
All Residential Property Rental Certificate per Unit	\$50.00
All Re-Inspection Fees	\$50.00
MUNICIPAL PERMIT APPLICATION FEES:	
Shed	\$100.00
Fence (up to 6 feet)	\$100.00
Dumpster (7 days)	\$100.00
Tree Permit:	
Removal/Replacement (each)	\$25.00
Trimming Only	\$15.00
Sidewalk Replacement:	
For the First 300 sq. ft	\$50.00
Each Additional 100 sq. ft	\$20.00
Curb Replacement	\$5.00 per linear ft
Curb Cut	\$5.00 per linear ft
MISCELLANEOUS:	
Zoning Review Letters and all other Letters	\$50.00
Request for Document Copy:	
<i>Owner Certificate</i>	<i>\$50.00</i>
<i>Business Certificate</i>	<i>\$50.00</i>
Contractor's Town License	\$150.00
Crane Permit (Per Crane)	\$150.00
Change of Contractor	\$100.00
Street Opening Permit:	
<i>Application Fee</i>	<i>\$100.00</i>
<i>Nonrefundable Engineering Fee</i>	<i>\$250.00</i>
<i>*plus, initial deposit of \$100.00 for the first 15 sq. yds plus \$10.00 each additional sq. yd</i>	

C. The fees due shall be calculated by the Construction Code Official in accordance with the requirements and standards set forth in the State Uniform Construction Code and in accordance with the fee schedule set forth in Paragraph B. If the State Uniform Construction Code requires that a fee greater than otherwise required in the fee schedule set forth in Paragraph B be charged, such greater fee shall be due.

D. In addition to any fees that may otherwise be set forth in Paragraph B, the fee for a permit for

removal of one building from one lot to another or to another location on the same lot shall be in the amount of \$5 per \$1,000 of the estimated cost of moving plus the estimated cost of new foundations and all work necessary to place the building in its completed condition in the new location. The minimum fee shall be \$50.

- E. In addition to any fees that may otherwise be set forth in Paragraph B, the fee for a permit for removal of one building from one lot to another or to another location on the same lot shall be in the amount of \$5 per \$1,000 of the estimated cost of moving plus the estimated cost of new foundations and all work necessary to place the building in its completed condition in the new location. The minimum fee shall be \$50.
- F. In addition to any fees that may otherwise be set forth in Paragraph B, the fee to be charged for the reinstatement of a lapsed permit shall be 25% of the initial permit fee, provided that such application for reinstatement is made within one year from the date the initial permit lapsed. Thereafter, the fee for the reinstatement of a lapsed permit shall be 100% of the initial permit fee.
- G. In addition to any fees that may otherwise be set forth in Paragraph B, there shall be charged a State of New Jersey training fee, in the amount of \$0.0010 per cubic foot of volume, with a minimum charge of \$30, which shall be charged to all new construction and additions to existing structures. Such fees shall be forwarded to the Bureau of Housing Inspection, Department of Community Affairs, pursuant to regulations adopted by the Commissioner of the Department of Community Affairs.
- H. In addition to any fees that may otherwise be set forth in Paragraph B, the fee for commencement of any work without a permit where a permit is required shall be 15% of the permit fee, with a minimum of \$50.
- I. Any person, firm or entity who knowingly or intentionally fails to obtain a permit required under the provisions of this chapter shall be subject to the issuance of a violation, to be issued by the Construction Code Official and returnable in the Municipal Court of West New York. The above is in addition to all fines, penalties and authority authorized under the Uniform Construction Code.
- J. Any person, firm or entity who shall, upon receipt of a written notice from the Construction Code Official to cease work until a permit is issued, continue to work without a permit shall be in violation of this chapter and shall be subject to issuance of a violation, to be issued by the Construction Code Official and returnable in the Municipal Court of West New York. The above is in addition to all fines, penalties and authority authorized under the Uniform Construction Code.
- K. Any person, firm or entity who shall repeatedly engage in construction without obtaining the permit or permits required under the provisions of this chapter so as to exhibit a pattern of conduct indicating an intention to willfully violate this chapter shall be in violation of this chapter and shall be subject to the issuance of a violation, to be issued by the Construction Code Official and returnable in the Municipal Court of West New York. The above is in addition to all fines, penalties and authority authorized under the Uniform Construction Code.

- L. Any person convicted of violating any provision of this chapter shall be subject to payment of a fine not to exceed \$100 for the first offense and for second or repeated offenses, a minimum fine of \$50 and a maximum fine of \$500 for each separate offense.
- M. All fees payable to the Town of West New York Code Enforcement Department other than fees related to the excavation and/or backfilling of public rights-of-way, as determined by the Construction Code Official, shall be by money order, certified or cashiers' check.

SECTION TWO

Severability. The provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of this Ordinance, which shall remain in effect; it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any portion thereof.

SECTION THREE

Repealer. All Ordinances or portions thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only however, to the extent of such conflict or inconsistency, it being the legislative intent that all Ordinances or portions of ordinances now existing or in effect shall remain in effect unless they are in conflict or inconsistent with any provision of this Ordinance.

SECTION FOUR

Codification - This ordinance shall be part of the Code as though codified and fully set forth therein. The Town Clerk shall have this ordinance and incorporated in the official copies of the Code. The Town Clerk and the Town Attorney be and are hereby authorized and directed to change any heading, chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those headings and numbers and existing provisions of the Code of the Town of West New York and to also codify any fee set forth in this Ordinance in such section of the Code, other than Chapter 161, Sections 2 of the Code, where such fee may currently be codified in the existing provisions of the Code, as may be deemed appropriate.

SECTION FIVE

This Ordinance shall take effect upon passage and publication as required by law.

SUMMARY OF ORDINANCE

This Ordinance establishes the Building Department & Code Enforcement fee schedule for the Town.

Introduced: 1/29/2020

Notice

The foregoing Ordinance was adopted for first reading by the Mayor and Board of Commissioners of the Town of West New York, New Jersey, on **January 29, 2020** and ordered published, and will be further considered before final passage at a public hearing on **February 19, 2020 at 6:30 p.m.** at the Commission Chambers, Municipal Building, West New York, NJ. A copy of this Ordinance has been posted on the bulletin board upon which public notices are customarily posted on in the Town Hall of the Town of West New York, and a copy (at no charge) is available up to and including the time of such meeting to the members of the public of the Town who shall request such copies, at the Office of the Town Clerk in said Town Hall in West New York, N.J.

Carmela Riccie, RMC
Town Clerk