



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldtwpnj.com>

Meeting: 05/19/25 07:00 PM

2025 ORDINANCE AMENDMENT

Ord 25 12

**AN ORDINANCE TO AMEND CHAPTER 149, "BUILDING CONSTRUCTION",
ARTICLE II, § 149-8, "CONSTRUCTION FEES."**

BE IT ORDAINED, by the Mayor and Council of the Township of Bloomfield, County of Essex, State of New Jersey, as follows:

Section 1. Chapter 149. Building Construction, Article II. Uniform Construction Codes, Section 149-8. Construction Fees shall be replaced in its entirety with the following:

A. The fee for plan review shall be twenty percent (20%) of the construction permit fee. Plan review fees are not refundable.

B. The basic construction fee shall be the sum of all subcode fees computed on the basis of the volume or cost of construction fees of all subcode fees. The minimum fee for any one subcode shall be \$90. In addition, an administrative fee of fifteen percent (25%) shall be added to elevator subcode fees. The fee for a change of contractor is \$90 per subcode and subsequent plan review will be charged at \$90 per hour per subcode.

(1) Building Volume and Cost:

(a) Fees for new construction and additions shall be based upon the volume of the structure. Volume shall be computed in accordance with N.J.A.C. 5:23-2.28. The new construction fee shall be in the amount of \$0.040 per cubic foot of volume for buildings and structures of all use groups and types of construction as classified and defined in Chapters 3 and 6 of the Building Subcode. The fee shall be \$0.025 per cubic foot of volume for Use Groups A-1, A-2, A-3, A-4, A-5, F-1, F-2, S-1 and S-2, and the fee shall be \$0.0015 per cubic foot for structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d).

(b) Fees for renovations, alterations and repairs shall be \$39 per thousand up to \$50,000 of the estimated cost, \$31 per thousand from \$50,001 to \$100,000 and \$25 per thousand for 100,001 and above.

(c) The fees for demolition, removal of structure including footings shall be \$175 for R-3 and R-5 use groups. All other structures shall be \$350

(d) Building Subcode fees related to the removal of hazardous building materials:

- i. Lead abatement: \$196.
- ii. Asbestos abatement permit: \$118. Asbestos Certificate: \$24.
- iii. Radon mitigation: \$90

(e) Building Subcode fees related to swimming pools:

- i. Above-ground: \$150

ii In-ground: \$250

(t) In order to provide for the training and certification and technical support programs required by the Act, the enforcing agency shall collect a surcharge fee to be based upon the volume of the new construction or the value of construction for other types of construction within the municipality. Said fee shall be accounted for and forwarded to the Bureau of Regulatory Affairs. This fee shall be in the amount as set forth in N.J.A.C. 5:23-4.19(b).

(2) Plumbing Fixtures and Equipment:

(a) For the purpose of computing fees, the fee for each plumbing fixture or appliance connected to the plumbing system shall be \$25 per item, except for the following:

1. For R-3 and R-5 structures, the fee for water heaters, fuel oil piping, steam or hot water boilers, sewer connection, or water service connection, shall be \$90 per unit.

11. For all other use groups, the fee for grease traps, water heaters, steam or hot water boilers, sewer pumps, interceptors, furnaces, HVAC units, testable backflow preventers, oil separators, and utility service connections shall be \$100 per unit

(b) Generator: \$100

(c) Annual testing of backflow preventer: \$100

(d) Above-ground oil storage tank: \$100

(e) There shall be no fee for direct replacement of fixture(s) where no change is made to the existing piping system, as per N.J.A.C. 5:23-2.7 Ordinary Maintenance.

(3) Mechanical Fixtures and Equipment:

(a) A fee in the amount of \$90 for each of the following items in R-3 or R-5 use groups, steam or hot water boilers, furnaces, and HVAC units. There shall be no extra charge for gas or oil piping or water connections, including condensate drains.

(b) The above fixtures and equipment items shall be on the mechanical inspection technical section in R-3 and R-5 use groups only.

(4) Electrical Fixtures and Devices:

(a) The fees for receptacles, fixtures, wall switches, smoke and heat detectors, or similar devices shall be as follows:

- i. Up to 20 items: \$90
- ii. Each additional 20 items or part thereof: \$25.

(b) Fees for site lighting shall be as follows:

- i. One to five poles: \$125.
- ii. Each additional: \$20.

(c) Appliance of motor, Heating, cooking, and Cooling equipment, pumps, dryers, water, heater, and other appliances:

- i. Less than 10kw outlets for units: \$30 each
- ii. 10.1 to 35 kw: \$90
- iii. 36 to 100kw: \$160
- iv. Over 100kw: \$500

(d) Service entrance panels/subpanels/motor controls:

- iii. Up to 200 amps: \$90
- iv. iv 201 to 400 amps: \$160
- v. 401 to 1,000 amps: \$300.
- vi. 1,001 amps or greater: \$500.

(e) Motors, motor controls, transformers, heating, air conditioning units, generators, solar or other electrical devices:

- i. Under one kw: \$90.
- ii. One to 10kw: \$135
- iii. 10.01 to 35kw: \$190
- iv. 36 to 100kw: \$250
- v. Baseboard heat: \$90

(f) Fees for signs/outline lights:

- i. Under one kw: \$40
- ii. One to 10kw: \$60
- iii. 10.1 to 35kw: \$125
- iv. 36 to 100kw: \$1750
- v. Over 100kw: \$525

(g) Fees for hp motors:

- i. Under one hp: \$90
- ii. One to 10 hp: \$125
- iii. 10.1 to 35 hp: \$200
- iv. 36 to 100 hp: \$300
- v. Over 100 hp: \$500

(h) Photovoltaic systems:

- i. One to 50kw: \$90
- ii. 51 to 100kw: \$165
- iii. Over 100kw: \$600

(i) Lawn sprinklers/rain sensor: \$90

G) Sound system/intercoms with low voltage wiring: \$90

(k) Pools/spas and hot tubs:

- i. Aboveground pools: \$90
- ii. In-ground pools: \$125
- iii. Hydromassage tubs/Jacuzzi/hot tubs: \$100

(1) All violation fees collected shall remain in the building department to be used at the discretion of the Construction Official only.

(m) Communication points, one- and two-family dwellings: \$90

(n) Communication points, multifamily and commercial:

- i. One to 20 points: \$125.
- ii. Over 20 points: \$25 per each block of 20

(5) Fire Protection. The fees for fire protection and other hazardous equipment shall be as follows:

(a) Sprinkler heads:

- i. Up to 20 heads: \$100
- ii. 21 to 100 heads: \$175
- iii. 101 to 200 heads: \$328
- iv. 201 to 400 heads: \$850
- v. 401 to 1000 heads: \$1,250
- vi. Over 1,000 heads: \$1,750

(b) Smoke and heat detectors systems:

- i. One to 10 \$90
- ii. Each additional device: \$7

(c) Standpipe: \$350

(d) Fire pump/GPM type, dry pipe/alarm, pre-action valves: \$300

(e) Pre-engineered system: \$275

- (f) Gas- or oil-fired appliance not connected to the plumbing system: \$90
- (g) Pull station water/flow supervisory devices and emergency exit signal devices:
 - i. One to 10 devices: \$90
 - ii. Each additional device: \$7
- (h) Miscellaneous Fire Fees:
 - i. Commercial kitchen exhaust system: \$200.
 - ii. Commercial Smoke control system: \$250
 - iii. Fireplace venting/metal chimney: \$100
 - iv. HVAC unit for commercial buildings only: \$100
 - v. Space heater: \$75 each.
 - vi. Fire annunciator control panel: \$100.
 - vii. Oil tanks (installed or removed): \$100.
- (6) Miscellaneous Fees:
 - (a) The fee for a certificate of occupancy shall be \$150 for R-3 and R-5 and \$300 for all others
 - (b) The fee for a change of use group shall be \$100.
 - (c) The fee for an application for a variation in accordance with N.J.A.C. 5:23-2.10 shall be \$654 for Class I structures and \$132 for Class II and Class III structures. The fee for resubmission of an application for a variation shall be \$300 for Class I structures and \$100 for Class II and Class III structures.
 - (d) The fee for the Construction Board of Appeals shall be \$125.
- (7) Exempt from fees. The following shall be exempt from the payment of fees under this chapter:
 - (a) Any religious, charitable, benevolent, fraternal or nonprofit associations, corporations or organizations at the discretion of the Township Council.
 - (b) Pursuant to N.J.A.C. 52:27D-126e, fees will be waived for certain construction projects to benefit persons with disabilities."

Section 2. All ordinances inconsistent herewith are hereby repealed.

Section 3. This ordinance shall take effect upon final passage and publication in accordance with t

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Approved as to form and procedure on basis of facts set forth.



Director of Law-Township Attorney

I hereby certify that the above ordinance was duly adopted by the Mayor and Council of the Township of Bloomfield at a meeting of said Township Council held on May 19, 2025.



Municipal Clerk of the Township of Bloomfield



Mayor of the Township of Bloomfield

✓ Vote Record - Ordinance						
		Yes/Aye	No/Nay	Abstain	Absent	
<input type="checkbox"/> Adopt						
<input type="checkbox"/> Deny						
<input type="checkbox"/> Withdrawn	Rosalee Gonzalez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Table	Nicholas Joanow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Not Discussed	Sarah Cruz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> First Reading	Monica Charris Tabares	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Table with no Vote	Wartyna Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Approve	Widney Polynice	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Veto by Mayor	Jenny Mundell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Discussion						
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Discussion No Vote						

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<input type="checkbox"/> Discussion No Vote						