



BOROUGH OF HIGHLANDS  
COUNTY OF MONMOUTH

## ORDINANCE O-24-14

**AMENDING CHAPTER 11 (UNIFORM FIRE CODE), SECTION 11-4 (ORGANIZATION), SECTION 11-7 (NON-LIFE-HAZARD USES), SECTION 11-8 (SMOKE DETECTOR INSPECTION FEES), SECTION 11-9 (PERMIT FEE)**

**WHEREAS**, the governing body desires to amend Chapter 11 (Uniform Fire Code), Section 11-4 (Organization), Section 11-7 (Non-Life-Hazard Uses), Section 11-8 (Smoke Detector Inspection Fees) and Section 11-9 (Permit Fee).

**NOW, THEREFORE, BE IT ORDAINED**, by the governing body of the Borough of Highlands as follows:

### SECTION I.

Borough Code Chapter 11 (Uniform Fire Code), Section 11-4 (Organization), Section 11-7 (Non-Life-Hazard Uses), Section 11-8 (Smoke Detector Inspection Fees), Section 11-9 (Permit Fee) shall be amended as follows (additions are shown in **bold with underlines**, deletions are shown as **~~strikeovers~~**).

#### Section 11-4. ORGANIZATION.

- a. The Bureau of Fire Prevention established by Section 11-2 of this chapter shall be under the direct supervision and control of a fire official who shall report to the ~~Chief of the Fire Department~~ **Administrator of the Department of Buildings & Housing**.
- b. No change.

#### Section 11-7. NON-LIFE-HAZARD USES.

In addition to the registrations required by the Uniform Fire Code, the following ~~non-life hazard uses shall register with the Bureau of Fire Prevention. These uses shall be inspected once per year and pay an annual fee. (The following is a recommended fee schedule for non-life hazard uses in the local enforcing agency's jurisdiction, and shall be included in Subchapter 2 of the Uniform Fire Code, amended by local ordinance; the fee schedule amount for each non-life hazard use may be amended to fit the needs of the local enforcing agency. The fee is not to be used for life hazard uses as defined in the Uniform Fire Code.)~~ **annual inspections and fees shall be required:**

<del>a.</del>	<del>Assembly.</del>		
	<del>A-1</del>	<del>Eating establishment under 50</del>	<del>\$45</del>
	<del>A-2</del>	<del>Takeout food service (no seating)</del>	<del>\$45</del>
	<del>A-3</del>	<del>Church or synagogue</del>	<del>\$45</del>
	<del>A-4</del>	<del>Recreation centers, multipurpose rooms, etc., fewer than 100</del>	<del>\$65</del>
	<del>A-5</del>	<del>Court rooms, libraries, fraternal organizations, condominium centers fewer than 100</del>	<del>\$65</del>
	<del>A-6</del>	<del>Senior citizen centers fewer than 200</del>	<del>\$65</del>
<del>b.</del>	<del>Business/Professional.</del>		
	<del>B-1</del>	<del>Professional use 1 &amp; 2 story less than 5,000 square feet per floor</del>	<del>\$45</del>
	<del>B-2</del>	<del>1 &amp; 2 story more than 5,000 square feet less than 10,000 square feet per floor</del>	<del>\$65</del>
	<del>B-3</del>	<del>1 &amp; 2 story more than 10,000 square feet</del>	<del>\$90</del>
	<del>B-4</del>	<del>3 to 5 story less than 5,000 square feet per floor</del>	<del>\$130</del>

	<del>B-5</del>	<del>3 to 5 story more than 5,000 square feet less than 10,000 square feet per floor</del>	<del>\$195</del>
	<del>B-6</del>	<del>3 to 5 story over 10,000 square feet per floor</del>	<del>\$260</del>
<del>c.</del>	<del>Retail (Mercantile).</del>		
	<del>M-1</del>	<del>1 &amp; 2 story less than 5,000 square feet per floor</del>	<del>\$160</del>
	<del>M-2</del>	<del>1 &amp; 2 story more than 5,000 square feet less than 10,000 square feet per floor</del>	<del>\$195</del>
	<del>M-3</del>	<del>1 &amp; 2 story more than 10,000 square feet per floor</del>	<del>\$225</del>
	<del>M-4</del>	<del>3 to 5 story less than 5,000 square feet per floor</del>	<del>\$260</del>
	<del>M-5</del>	<del>3 to 5 story more than 5,000 square feet less than 10,000 square feet</del>	<del>\$290</del>
	<del>M-6</del>	<del>3 to 5 story over 10,000 square feet</del>	<del>\$325</del>
	<del>M</del>	<del>With the exception of hardware store 3,000 square feet, retail store over 12,000 square feet are life hazard uses.</del>	
<del>d.</del>	<del>Manufacturing (Factory).</del>		
	<del>F-1</del>	<del>1 &amp; 2 story less than 5,000 square feet per floor</del>	<del>\$90</del>
	<del>F-2</del>	<del>1 &amp; 2 story more than 5,000 square feet less than 10,000 square feet per floor</del>	<del>\$130</del>
	<del>F-3</del>	<del>1 &amp; 2 story more than 10,000 square feet</del>	<del>\$195</del>
	<del>F-4</del>	<del>3 to 5 story less than 5,000 square feet per floor</del>	<del>\$225</del>
	<del>F-5</del>	<del>3 to 5 story more than 5,000 square feet less than 10,000 square feet</del>	<del>\$260</del>
	<del>F-6</del>	<del>3 to 5 story over 10,000 square feet</del>	<del>\$325</del>
	<del>F</del>	<del>Exception life hazard uses.</del>	
<del>e.</del>	<del>Storage S-1 (moderate hazard S-1, low hazard S-2).</del>		
	<del>-</del>	<del>1 &amp; 2 story less than 5,000 square feet per floor</del>	<del>\$65</del>
	<del>S-2</del>	<del>1 &amp; 2 story more than 5,000 square feet less than 10,000 square feet per floor</del>	<del>\$130</del>
	<del>S-3</del>	<del>1 &amp; 2 story more than 10,000 square feet</del>	<del>\$195</del>
	<del>S-4</del>	<del>3 to 5 story less than 5,000 square feet per floor</del>	<del>\$225</del>
	<del>S-5</del>	<del>3 to 5 story more than 5,000 square feet less than 10,000 square feet</del>	<del>\$260</del>
	<del>S-6</del>	<del>3 to 5 story over 10,000 square feet</del>	<del>\$325</del>
	<del>S</del>	<del>Exception life hazard uses.</del>	

f.	<del>Residential (LEA listed with multifamily BHI) and common areas in multifamily dwellings. Fee is for each building.</del>		
	<del>R-1</del>	<del>1 to 6 units</del>	<del>\$45</del>
	<del>R-2</del>	<del>7 to 12 units</del>	<del>\$65</del>
	<del>R-3</del>	<del>13 to 20 units</del>	<del>\$90</del>
	<del>R-4</del>	<del>21 to 50 units</del>	<del>\$160</del>
	<del>R-5</del>	<del>For each additional unit</del>	<del>\$5</del>

**a. All businesses, whether within a structure or on open land, including service businesses and apartment house multiple dwellings, shall be inspected annually. The annual inspection fee shall be as follows, with measurements based on the floor area, gross:**

- 1. Under 500 square feet: \$80.**
- 2. 501 to 1,000 square feet: \$90.**
- 3. 1,001 to 2,499 square feet: \$100.**
- 4. 2,500 to 3,499 square feet: \$160.**
- 5. 3,500 to 4,999 square feet: \$190.**
- 6. 5,000 to 6,499 square feet: \$200.**
- 7. 6,500 to 7,499 square feet: \$220.**
- 8. 7,500 to 8,499 square feet: \$240.**
- 9. 8,500 to 9,999 square feet: \$260.**
- 10. 10,000 and above: \$260 plus \$30 for each additional 1,000 square feet, floor area, gross.**

**b. Commercial photovoltaic sites: \$250.**

**c. Boat yards, excluding buildings: \$250.**

**d. An owner of a commercial multiple-occupancy building or complex, which requires a common area inspection or site inspection of common parking, fire suppression or fire detection systems, shall be registered as a landlord and shall pay an annual fee of \$200 for the largest building and \$100 for each additional building on the premises.**

**e. All fees shall be paid within 30 days of the billing date.**

**Section 11-8. SMOKE DETECTOR INSPECTION FEES.**

CSDC-1	More than 10 business days with a scheduled appointment	\$45
CSDC-2	4 to 9 business days with a scheduled appointment	\$90
CSDC-3	Less than 4 business days with a scheduled appointment	<del>\$125</del> <b>161</b>
CSDC-4	If a scheduled appointment is not met by the owner/appointee and/ or there is a failure to have properly installed or have operating smoke detectors in accordance with the Uniform Fire Code, a fee will be added for each reinspection	<del>\$25</del> <b>45</b>

**Section 11-9. PERMIT FEE.**

a. No change.

PF-1	TYPE-1	\$45 <del>54</del>
PF-2	TYPE-2	\$214
PF-3	TYPE-3	\$427
PF-4	TYPE-4	\$641

b. No change.

**SECTION II. SEVERABILITY.** If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance, which shall otherwise remain in full force and effect.

**SECTION III. REPEALER.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

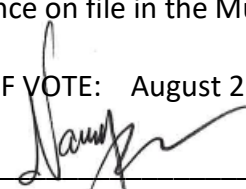
**SECTION IV. EFFECTIVE DATE.** This ordinance shall take effect immediately upon its passage and publication in accordance with law.

First Reading and Set Hearing Date for O-24-14:

	INTRODUCED	SECOND	AYE	NAY	ABSTAIN	ABSENT
CERVANTES			X			
CHELAK		X	X			
MELNYK			X			
OLSZEWSKI			X			
BROULLON	X		X			

This is a Certified True copy of the Original Ordinance on file in the Municipal Clerk's Office.

DATE OF VOTE: August 21, 2024

  
 Nancy Tran, Municipal Clerk  
 Borough of Highlands

Public Hearing for O-24-14:

	INTRODUCED	SECOND	AYE	NAY	ABSTAIN	ABSENT
CERVANTES						
CHELAK						
MELNYK						
OLSZEWSKI						
BROULLON						

This is a Certified True copy of the Original Ordinance on file in the Municipal Clerk's Office.

DATE OF VOTE: September 4, 2024

\_\_\_\_\_  
 Carolyn Broullon, Mayor

\_\_\_\_\_  
 Nancy Tran, Municipal Clerk  
 Borough of Highlands