

ORDINANCE NO. 2025-1532

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

**ORDINANCE AMENDING CHAPTER 11, “UNIFORM CONSTRUCTION
CODE ENFORCING AGENCY,” TO AMEND THE
MUNICIPAL ENFORCING AGENCY FEES**

BE IT ORDAINED by the Mayor and Borough Council of the Borough of Tinton Falls in the County of Monmouth, State of New Jersey that:

SECTION 1. Chapter 11 of the Borough Code of Tinton Falls, entitled “Uniform Construction Code Enforcing Agency,” shall be amended in §11-1.2, to amend the municipal enforcing agency fees, as set forth below.

The existing provisions of Section 11-1.2 of the Borough shall be deleted and the following shall be inserted in its place:

§ 11-1.2 Municipal Enforcing Agency Fees

- a. **PLAN REVIEW FEE** shall be 20% of the amount to be charged for a new construction permit. Plan review fees shall be paid at the time of issuance of the permit. Plan review fees are not refundable. The minimum plan review fee shall be \$75.
- b. **ADMINISTRATIVE FEE** for the purposes of reconciliation of permit fees, wherein the Construction Official approves the use of supplemental inspectors, the permit holder shall be responsible for a 20% Administrative Fee.
- c. **THE BASIC CONSTRUCTION FEE** shall be the sum of the parts computed on the basis of the volume or the cost of construction, and the number of plumbing fixtures and devices, and the number of electrical fixtures and devices and the number of sprinklers, standpipes and heat and smoke detectors at the unit rates provided herein plus any special fees.
- d. **THE BUILDING SUBCODE FEE** shall be:
 - 1. **NEW CONSTRUCTION & ADDITIONS** - based on the volume of the structure. Volume shall be computed in accordance with NJAC 5:23-2.28.
 - (a) The new construction fee shall be in the amount of \$0.038 per cubic foot of volume for buildings and structures of all groups and types of construction as classified and defined in chapters 3 and 6, respectively, of the building subcode.

(b) For structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d), the fee shall be \$.0011 per cubic foot of volume; the maximum fee may not exceed \$1,602.

(c) The fee shall be \$.035 per cubic foot of volume for groups A-1, A-2, A-3, A-4, A-5, F-1, F-2, S-1, and S-2.

(d) THE MINIMUM FEE FOR AN ADDITION SHALL BE \$150.

2. RECONSTRUCTION, ALTERATIONS, RENOVATIONS AND REPAIR or site construction associated with pre-engineered systems of commercial farm buildings, pre-manufactured construction and external utility connection for pre-manufactured construction shall be based upon estimated cost of work.

(a) The fee for Use Groups R-3, R-4 and R-5 shall be \$38 per \$1,000.

(b) The fee for all other use groups shall be \$35 per \$1,000.

For the purpose of determining the estimated cost, the applicant shall submit to the Construction Official such cost data as may be available produced by the architect or engineer of record, or by a recognized estimating firm, or by the contractor. A bona fide contractor's bid, if available, shall be submitted. The Construction Official shall make the final decision regarding estimated cost.

3. COMBINATION FEE FOR RENOVATIONS OR ADDITIONS shall be computed as the sum of the fees computed separately in accordance with items 1A and 1B.

4. FEES FOR RETAINING WALLS SHALL BE AS FOLLOWS:

(a) The fee for a retaining wall with a surface area greater than 550 square feet that is associated with a Class 3 residential structure shall be \$210.

(b) The fee for a retaining wall with a surface area of 550 square feet or less that is associated with a Class 3 residential structure shall be \$106.

(c) The fee for a newly constructed retaining wall of any size at other than a Class 3 residential structure shall be based on the cost of the construction.

e. THE PLUMBING SUBCODE FEES shall be:

1. FIXTURES/DEVICES/APPLIANCES

(a) The fee shall be in the amount of \$25 per fixture connected to the plumbing system for all fixtures and appliances except as otherwise indicated.

(b) The fee shall be in the amount of \$25 per appliance connected to the gas piping except as listed below.

- (c) The fee shall be \$75 per special device for the following: grease traps, oil separators, air conditioning units, refrigeration units, utility service connections, backflow preventers equipped with test ports (double check valve assembly, reduced pressure zone and pressure vacuum breaker backflow preventers), steam boilers, hot water boilers (excluding those for domestic water heating), furnaces, generators, active solar systems, roof drains, sewer pumps, sewer demo cap-off, interceptors and fuel oil piping. There shall be no inspection fee charged for gas service entrances.

2. BACKFLOW PREVENTERS

The fee for cross connections and backflow preventers that are subject to testing requiring re-inspection annually shall be \$65 for each device when they are tested.

3. THE FEE FOR EACH DOMESTIC WATER HEATER SHALL BE \$60

4. THE FEE FOR EACH SWIMMING POOL MAIN DRAIN/SPA TWIN DRAIN SHALL BE \$100

5. THE FEE FOR THE REPLACEMENT OF THE HVAC SYSTEM (FURNACE AND A/C ON SAME PERMIT) FOR R-2, R-3 AND R-5 USE GROUPS SHALL BE \$100

6. THE FEE FOR EACH ROOFTOP UNIT SHALL BE \$150

f. THE FIRE PROTECTION FEES shall be:

1. FIRE ALARM SYSTEMS – INSTALLATION, RELOCATION, OR REPLACEMENT OF ANY FIRE ALARM PANEL, ANNUNCIATOR, HEAT DETECTOR, SMOKE DETECTOR, MANUAL PULL STATION, BELL, HORN, STROBE OR OTHER TYPES OF SIGNALING, SUPERVISORY, OR INDICATOR DEVICES CONNECTED TO ANY AUTOMATIC OR MANUAL FIRE ALARM SYSTEM, THE FEES SHALL BE CALCULATED ON THE NUMBER OF INDIVIDUAL COMPONENT DEVICES AS FOLLOWS:

- (a) The fee for 10 or fewer devices shall be \$150
- (b) 11 to an including 20 devices shall be \$ 250
- (c) 21 to an including 100 devices shall be \$400
- (d) 101 to and including 200 devices shall be \$750
- (e) 201 to and including 500 devices shall be \$1,250
- (f) 501 or more devices the fee shall be \$1,250 plus \$2 per device or appliance beyond 500
- (g) For each notification booster or communicator, the fee shall be \$75
- (h) For each fire alarm panel, the fee shall be \$75

2. SPRINKLERS - INSTALLATION, RELOCATION, OR REPLACEMENT OF FIRE PROTECTION SPRINKLERS (WET & DRY)

- (a) The fee for 20 or fewer sprinkler heads shall be \$150
- (b) 21 to and including 100 heads shall be \$300
- (c) 101 to and including 200 heads shall be \$500
- (d) Over 201 heads to and including 300 heads the fee shall be \$250
- (e) For 301 heads to and including 400 heads shall be \$1,000
- (f) For 401 heads to and including 1,000 heads shall be \$1,500
- (g) For over 1,000 heads the fee shall be \$1,500 plus \$2 for each additional head

- 3. THE FEE FOR EACH STANDPIPE SHALL BE \$500**
- 4. THE FEE FOR EACH INDEPENDENT PREENGINEERED SUPPRESSION SYSTEM SHALL BE \$250, AND THE FEE FOR EACH INDEPENDENT PREENGINEERED CLEAN AGENT SYSTEM SHALL BE \$500**
- 5. FOR GAS AND OIL-FIRED HEAT PRODUCING DEVICES OR APPLIANCES, SUCH AS BUT NOT LIMITED TO FURNACES, BOILERS, WATER HEATERS, INDUSTRIAL OVENS, PROCESSING EQUIPMENT, ROOFTOP UNITS, PACKAGE UNITS, AND OTHER SIMILAR DEVICES, THE FEE SHALL BE \$100 PER DEVICE OR APPLIANCE**
- 6. THE FEE FOR EACH COMMERCIAL KITCHEN EXHAUST SYSTEM SHALL BE AS FOLLOWS:**
 - (a) The fee for Type 1 systems shall be \$300 each
 - (b) The fee for Type 2 systems shall be \$200 each
- 7. THE FEE FOR THE INSTALL OF AN ABOVEGROUND OR UNDERGROUND STORAGE TANK SHALL BE \$75 PER TANK**
- 8. THE FEE FOR EACH INCINERATOR SHALL BE \$500**
- 9. THE FEE FOR EACH CREMATORIUM SHALL BE \$500**
- 10. THE FEE FOR EACH FIRE PUMP SHALL BE AS FOLLOWS:**
 - (a) Up to 500 gpm shall be \$450
 - (b) 501 to 1,000 gpm shall be \$600
 - (c) 1,001 to 1,500 gpm shall be \$1,000
 - (d) For over 1,500 gpm, the fee shall be \$1,000 plus \$100 for every 500 gpm or fraction thereof over 1,500 gpm
- 11. THE FEE FOR EACH FIRE HYDRANT INSTALLED ON PRIVATE PROPERTY SHALL BE \$300**
- 12. THE FEE FOR EACH FIRE SERVICE UNDERGROUND SHALL BE \$1 PER FOOT. THE MINIMUM FEE SHALL BE \$100.**

13. THE FEE FOR THE INSTALLATION OF PHOTOVOLTAIC OR SOLAR SYSTEMS SHALL BE \$100

14. EMERGENCY RESPONDER RADIO SYSTEMS

- (a) The fee for a survey shall be \$100
- (b) The inspection of the base system and one floor building coverage shall be \$500, plus \$150 for each additional floor of building coverage

15. THE FEE FOR THE INSTALL OF EACH HOT BOX SHALL BE \$150

16. FOR THE INSTALLATION, RELOCATION OR REPLACEMENT OF EACH FIRE PROTECTION DEVICE NOT OTHERWISE SPECIFIED ABOVE, THE FEE SHALL BE \$15 PER DEVICE. SUCH DEVICES MAY INCLUDE BUT ARE NOT LIMITED TO VOICE ALARMS, SPEAKERS, FIRE DEPARTMENT COMMUNICATION DEVICES, CONTROL UNITS, ETC.

g. THE ELECTRICAL SUBCODE FEES shall be:

1. RECEPTACLES AND FIXTURES

For the purpose of computing this fee, receptacles or fixtures shall include lighting outlets, wall switches, florescent fixtures, convenience receptacles or similar fixtures, sensors, dimmers, alarm devices, smoke and heat detectors, communication outlets, light standard 8 ft or less in height including luminaries, emergency lights, electric signs, exit lights or similar fixtures and devices related 20 amps or less including motors or equipment rated less than 1 hp or 1 kw.

- (a) For the first 15 receptacles or fixtures, the fee shall be in the amount of \$75.
- (b) For each additional 25 (or part thereof) receptacles or fixtures, the fee shall be in the amount of \$50.

2. MOTOR OR SIMILAR ELECTRICAL DEVICE (over 1 hp/kw)

To compute this fee, all motors except those in plug in appliances shall be counted including control equipment and all heating, cooking and other devices consuming or generating electrical current.

- (a) The permit fee for motors and electrical devices over 1 horsepower to 10 horsepower shall be \$40
- (b) 11 to 50 horsepower shall be \$50
- (c) 51 to 100 horsepower shall be \$100
- (d) 100 to 200 horsepower shall be \$500
- (e) Over 200 horsepower shall be \$750

3. GENERATORS AND TRANSFORMERS (over 1 hp/kw)

- (a) The permit fee for each transformer, inverter and/or generator over 1 kilowatt to 30 kilowatts shall be \$75
- (b) 31 kilowatts to 100 kilowatts shall be \$150
- (c) 101 kilowatts to 200 kilowatts shall be \$350

- (d) 201 to 500 kilowatts shall be \$600
- (e) Over 500 kilowatts shall be \$950

4. SERVICE, MAIN PANEL, SUBPANEL INSTALLATIONS OR REPLACEMENTS AND MOTOR CONTROL CENTERS

- (a) The fee for electrical Service of 200 amps or less shall be \$75
- (b) 200 to less than 400 amps shall be \$ 100
- (c) 400 to less than 600 amps shall be \$150
- (d) 600 to less than 800 amps shall be \$175
- (e) 800 to less than 1,000 amps shall be \$250
- (f) 1,000 to less than 1,200 amps shall be \$325
- (g) For service over 1,200 amps shall be \$500

5. ANNUAL ELECTRICAL POOL CERTIFICATION

The fee for the annual electrical inspection of each swimming pool, spa or hot tub, shall be \$100 for the first swimming pool, spa or hot tub and \$75 for each additional swimming pool, spa or hot tub located at the same location.

6. PHOTOVOLTAIC SYSTEMS

For photovoltaic systems, the fee shall be based on the designated kilowatt rating of the solar photovoltaic system as follows:

- (a) Up to and equal to 20 kilowatts shall be \$150
- (b) 21 to 50 kilowatts shall be \$250
- (c) 51 to 100 kilowatts shall be \$600
- (d) Ove 100 kilowatts shall be \$600 plus \$75 for every 100 kilowatts (or fractional part thereof)

7. THE FEE FOR ENERGY STORAGE SYSTEMS (BATTERY BACKUP) SHALL BE \$75

8. THE FEE FOR EV CHARGERS IN RESIDENTIAL USE GROUPS SHALL BE \$75

h. SPECIAL FEES

1. DECKS

The fee to construct a deck shall be based on square footage as follows:

- (a) Up to and including 200 sq. ft shall be \$100
- (b) Over 200 sq. ft to and including 400 sq. shall be \$150
- (c) Over 400 sq. ft to and including 1000 sq. ft shall be \$200
- (d) Over 1000 sq. ft shall be \$250

2. SWIMMING POOLS

- (a) The fee for installation of an above-ground pool, more than 18 inches in depth or more than 750 gallons in capacity for Use Group R3, R4 and R5 shall be \$150.

- (b) The fee for installation of a private in-ground pool more than 18 inches in depth or more than 750 gallons in capacity for Use Groups R3, R4 and R5 shall be \$300.
- (c) The fee for installation of a public pool (in-ground or above-ground) shall be \$500.

3. WOOD/COAL BURNING STOVES AND CHIMNEYS

- (a) The fee for installation of wood/coal burning stove, fireplaces, heatolators, like devices and/or chimney shall be \$75.
- (b) The fee for the installation of a chimney liner shall be \$75

4. ACCESSORY AND STORAGE STRUCTURES

- (a) There is no building permit required for garden-type utility sheds which are 200 square feet or less in area, 10 feet or less in height, and accessories to buildings for residential use
- (b) The permit fee for sheds exceeding 200 square feet shall be \$200

5. ANTENNAS

The fee to erect antennas shall be \$225

6. DEMOLITION & REMOVAL

- (a) The permit fee for demolition or removal for a structure of less than 5,000 sq. ft in area and less than 30 ft in height and structures on farms included under NJAC 5:23-3.2(d) shall be \$150.
- (b) The permit fee for demolition of farm out-buildings and minor accessory structures (Use Group U) shall be \$50.
- (c) The permit fee for the demolition of an aboveground swimming pool shall be \$50
- (d) The permit fee for the demolition of an inground swimming pool shall be \$150
- (e) The permit fee for demolition of all other buildings, structures or Use Groups shall be \$300.
- (f) Removal of buildings and structures from one lot to another lot or to a new location on the same lot, the fee shall be \$50 for the first \$1000 of estimated cost plus \$25 for each additional \$1000 of cost or part thereof. Estimated cost shall be the sum of the following: The estimated cost of moving, plus the cost of the new foundations and all work necessary to place the building or structure in its completed condition in the new location.
- (g) The permit fee for the demolition or abandonment of an aboveground or underground storage tank shall be \$75 per tank.

7. SATELLITE DISHES & RADIO TRANSCEIVER EQUIPMENT

- (a) The fee to install a satellite dish, radio, television or other transceiver equipment to be installed for residential use shall be \$50.
- (b) The fee to install a satellite dish, radio, television or other transceiver equipment to be installed for non-residential or commercial use shall be \$100.

8. FENCE

- (a) The fee to erect a fence in Use Groups R2, R3, R4, R5 and U, which acts as a barrier for a private pool or is in excess of 6 ft in height, shall be \$50.
- (b) The fee to erect a fence (not to exceed 8 ft in height) for all other Use Groups and which acts as a barrier for a public pool shall be \$200.

9. LEAD ABATEMENT

The fee for issuance of a construction permit for each lead abatement project shall be \$150

10. ASBESTOS

- (a) The permit fee for Asbestos Hazard Abatement shall be \$100 for each construction permit issued. A Certificate of Occupancy must be issued following the successful completion of an asbestos hazard abatement project. The Certificate fee shall be \$50.
- (b) The permit fee for Lead Hazard Abatement shall be \$70 for each construction permit issued. A Certificate of Clearance must be issued following the successful completion of a lead hazard abatement project. The Certificate fee shall be \$50.

11. TENTS

The permit fee for Tents in excess of 900 sq. ft or more than 30 ft in any dimension, shall be \$100.

12. SIGNS

The fee shall be \$100 per sign.

13. TEMPORARY STRUCTURES

When a permit is required for a temporary structure, the fee shall be \$150.

14. DEVELOPMENT-WIDE INSPECTIONS

The fee for development-wide inspection of homes after the issuance of a Certificate of Occupancy ordered pursuant to N.J.A.C. 5:23-2.35 shall be in the amount equal to twice the hourly base salary paid to any licensed Code Official performing the work or the hourly fees charged to the municipality by a professional contracted to provide such services pursuant to N.J.A.C. 5:23-2.35.

15. CERTIFICATES

- (a) The fee for a Certificate of Occupancy for Residential Additions and Interior Alterations shall be \$50.
- (b) The fee for a Certificate of Occupancy for Residential New Construction (homes, townhouses, condo, apartments etc) shall be \$75
- (c) The fee for a Temporary Certificate of Occupancy shall be \$30.
Exception: There shall be no fee for the first issuance of the Temporary Certificate of Occupancy provided the Certificate of Occupancy fee is paid at the time of permit issuance.
- (d) The fee for a Certificate of Occupancy for a Commercial Tenant Fit-Up shall be \$250.

- (e) The fee for a Certificate of Occupancy for Commercial New Construction shall be \$250.
- (f) The fee for a Certificate of Occupancy granted pursuant to a Change in Use Group shall be \$250.
- (g) The fee for a Certificate of Continued Occupancy issued under NJAC 5:23-2.23(c) shall be \$250

16. VARIATION

The fee for an application for VARIATION in accordance with NJAC 5:23-2.10 shall be \$450 for Class 1 structures and \$75 for Class 2 and Class 3 structures. The fee for resubmission of an application for a variation shall be \$229 for Class 1 structures and \$45 for Class 2 and Class 3 structures.

17. ANNUAL PERMITS

Fees for annual construction permits shall be as follows:

- (a) 1 - 25 workers (including foremen) = \$667 per worker;
- (b) Each additional worker over 25 = \$232 per worker

Prior to the issuance of the annual permit, a training registration fee of \$140 per subcode and a list of not more than 3 individuals to be trained per subcode must be submitted by the applicant to the Department of Community Affairs, Bureau of Code Services, Training Section along with a copy of construction permit (form F170). check shall be made payable to "Treasurer of State of NJ".

18. TRAINING FEES

- (a) NJ State Training Fees for New Construction and Additions: the fee shall be in accordance with NJAC 5:23-2.28.
- (b) The Minimum DCA fee shall be \$1.00.
- (c) No fee shall be collected for pre-engineered systems of commercial farm buildings.

19. THE MINIMUM FEE, PER SUBCODE, FOR RESIDENTIAL SHALL BE \$60

20. THE MINIMUM FEE, PER SUBCODE, FOR NON-RESIDENTIAL SHALL BE \$100

SECTION 2. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are, to the extent of such inconsistency, hereby repealed.

SECTION 3. Should any section, clause, sentence, phrase or provision of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

SECTION 4. This Ordinance shall take effect upon final passage, adoption and publication in the manner prescribed by law.

Introduced: August 12, 2025

Adopted:

DR. LAWRENCE DOBRIN
COUNCIL PRESIDENT

RISA CLAY
MAYOR

ATTEST:

MICHELLE HUTCHINSON
BOROUGH CLERK

APPROVED AS TO FORM:

KEVIN N. STARKEY, ESQ.
DIRECTOR OF LAW