

**ORDINANCE 948**  
**REPLACING CHAPTER 53 OF THE BOROUGH CODE**  
**THE CONSTRUCTION CODE ENFORCING AGENCY OF THE**  
**BOROUGH OF BARRINGTON**

BE IT ORDAINED BY the Borough Council of the Borough of Barrington, in the County of Camden, State of New Jersey as follows,

**1 ENFORCING AGENCY; Sub Code Officials**

A. There is hereby established in the Borough of Barrington a State Uniform Construction Code enforcing agency to be known as the “Construction Code Enforcing Agency of the Borough of Barrington,” consisting of a Construction Official, Electrical Sub code Official, Fire Protection Sub code Official, Plumbing Sub code Official and such other sub code officials for such additional sub codes as the Commissioner of the Department of Community Affairs, State of New Jersey shall adopt as part of the State Uniform Construction Code. The Construction Official shall be the chief administrator of the enforcing agency.

**1a. CERTIFICATE OF OCCUPANCY PROPERTY MAINTENANCE COMPLIANCE REQUIRED.**

A Certificate of Occupancy is required in the Borough of Barrington every time a residential or residential rental unit changes owners, users, or occupants. A Certificate of Occupancy shall be issued by the Construction Official of the Borough of Barrington prior to occupancy by a new owner on resale, new rental user, or occupancy. A Certificate of Occupancy shall not be issued until an inspection has been requested and completed by the Borough of Barrington Construction Department, and a “pass” inspection has been issued by and filed with the Borough Construction Department of the Borough of Barrington. The purpose of this inspection for a Certificate of Occupancy is to ensure that the property is habitable, and or meets the minimum standards for structural and safety requirements under the codes of the Borough of Barrington and the codes and laws of the State of New Jersey.

**1b. Residential Resales:** All residential buildings and or structures shall be inspected and a Certificate of Occupancy shall be issued prior to the resale of any residential building and or structure in the Borough of Barrington.

**1c. Residential Rentals:** All residential rentals, single unit dwelling, or two or three unit dwelling, or multi-dwelling unit (four or more) shall be registered and inspected and a Certificate of Occupancy shall be issued prior to any re-renting of new occupancy. The Owner/Landlord of a single unit dwelling, or a two to three unit dwelling shall be registered with the Construction Department of the Borough of Barrington. For multi-dwelling units (four or more), the Owner/Landlord shall register with the Construction Department and file a copy of the Certificate of Registration with the New Jersey Bureau of Housing with the Clerk of the Borough of Barrington. No person, group of persons, association, partnership, business, or corporation thereof, who owns, manages, conducts or operates a residential rental unit or units shall rent, lease, let or sublet or permit the same to be occupied or re-rented by another without first securing from the

Borough of Barrington Construction Office a Certificate of Occupancy for said residential rental unit.

**1d. Certificate Required:** No Certificate of Occupancy shall be issued by the Construction Department until a “pass”, inspection has been received. An application for inspection shall be provided by the Construction Department. The application shall be completed and filed by the owner, landlord, or landlord management, and the required fee paid prior to an inspection being scheduled. A copy of the list of items to be inspected shall be provided to the applicant as part of the application form. For use in implementing the inspection the agency will incorporate the *International Property Maintenance Code, 2006* and or it may be amended from time to time.

The inspection shall be completed within 14 days following the date that a complete application is filed with the appropriate fees paid to the Construction Department. No Certificate of Occupancy shall be issued unless the condition of the rental unit complies with the *International Property Maintenance Code, 2006*, or as may be amended from time to time. The Certificate of Occupancy shall be signed by the Construction Official after a “pass” inspection by a qualified inspector carrying the necessary and appropriate New Jersey Department of Community Affairs credentials who is an employee of the Borough of Barrington.

## **2. Construction Board of Appeals**

The Construction Board of Appeals to hear appeals from decisions by the enforcing agency shall be the Camden County Construction Board of Appeals.

## **3. Fees**

Construction Permit Fees – The maximum fee for a construction permit shall be the sum of the sub code fees listed in subsection A (1) through (6) hereof and shall be paid before the permit applied for is issued. All contractors, sub-contractors, workmen, shall disclose to the property owner(s) the actual cost of all construction permit fees.

(1) The building sub code fees shall be:

(a) Use Groups: B,E,H,I-1,I-2,I-3,M,R-1,R-2,R-3,R-4,**R-5** and U per cubic volume of building or structure times **(\$.035)** with a **\$250.00** minimum fee for all new construction and additions. Garden type sheds and similar structures, accessory to 1 and 2 family dwellings

- 1) 100 to 200 sqft \$75.00 minimum fee
- 2) 201 sqft and over \$200.00 minimum fee
- 3) Open structure w/o walls \$100.00 minimum fee

(b) Use Groups: A-1, A-2, A-3, A-4, A-5, F-1, F-2, and S-2, per cubic volume of building or structure times **(\$.020)**, with a **\$200.00** minimum fee for all new construction and additions

(c) Farm Use Buildings: used exclusively for food, sheltering or the housing of livestock, per cubic volume times **(\$.0010)**

(d) Renovations, Alterations, Repair, and Minor Work Fees:

- 1) Open Deck Structures:

- (a) Under 100 sqft . . . . . **\$75.00** minimum fee
- (b) 101 to 200 sqft . . . . . **\$150.00** minimum fee
- (c) 201 to 400 sqft . . . . . **\$200.00** minimum fee
- (d) 401sqft and over . . . . . **\$250.00** minimum fee

2) All other work:

- (a) Estimated cost up to and including \$50,000.00 times **\$30.00** per thousand.
- (b) Estimated cost up to and including \$50,000.00 to and including \$100,000.00 times **\$23.00** per thousand.
- (c) Estimated cost from \$100,000.00 and above times **(\$23.00)** per thousand.

3) Handicapped Fees:

Pursuant to the authority under N.J.S.A. 52:27D-12e, no construction permit fee shall be required from a homeowner for residential construction, reconstruction, alteration, improvement or repair of structure, and related devices installed or erected for the sole purpose to promote accessibility by the handicapped; handicapped being defined under N.J.S.A. 51:27d-126e; and conforming to the current N.J.A.C. 5:23.7 Barrier Free Code, and any subsequent amendments or additions thereto. By “waiving of the fees”, this in no way “waives” the right of the enforcing agency to request plans, and requiring inspections for compliance with adopted codes.

4) Roofing and Siding Permits for R-3, and R-5

Residential Uses . . . . . **\$65.00 plus \$5.00 per thousand**

(e) Demolition and Removal Fees:

- (1) Structures less than 3000sqft in area and less than 30 feet in height, one or two family residences, and for structures on farms, including commercial farm buildings.

Fee . . . . . **\$85.00**

- (2) All other structures including storage tanks **\$175.00**

(f) Sign Permit Fees

- (1) The permit fee for the construction, erection or installation of a sign shall be based on the square footage of the surface area (computed for one side of double faced signs) at a rate of **\$5.00** per square foot, for any free standing and pylon type sign, and **\$2.50** per square foot for any wall sign with a minimum fee of **\$75.00**.

(2) The Plumbing Sub Code Fees shall be:

- (a) The total number of fixtures, pieces of equipment or appliances connected to the plumbing system and stacks times **\$15.00**. Minimum fee of **\$75.00**

- (b) Grease traps, oil separators, water cooled air conditioning units, refrigeration units, utility service connections, backflow preventers, steam boilers, hot water boilers, gas piping, active solar systems, sewer pumps, interceptors, fuel oil piping and L.P. tanks under 2000 gallons times **\$75.00** each.

(c) Back flow preventers that are subject to testing and which require inspection annually times **\$75.00** per device per test.

(d) The minimum sub code fee shall be . . . . . **\$75.00**

(3) The Electrical Sub Code Fees shall be:

(a) The total number of electrical fixtures and devices, lighting fixtures, outlets, switches fluorescent fixtures, convenience receptacles, or similar devices or motors less than 1hp or 1kw from 1 to 50 times **\$50.00**.

(b) Each additional increment of 25 fixtures or devices, motors, of less than 1hp or 1kw times \$15.00.

(c) Each service equipment, panel board, switch gear, motor control center, or disconnect rated 225amps or less times **\$65.00**

(d) Each service equipment, panel board, switch gear, motor control center, or disconnect rated greater than 225amps but less than 1000amps times **\$125.00**

(e) Each service equipment, panel board, switch gear, motor control center, or disconnect rated greater than 1000amps times **\$600.00**

(f) Each motor or device more than 1hp or 1kw and up to 10hp or 10kw times \$15.00

(g) Each motor or device more than 10hp or 10kw and not 50hp or 50kw times **\$65.00**

(h) Each motor or device more than 50hp or 50kw and not exceeding 100hp or 112.5kw times **\$125.00**

(i) Each motor or device greater than 100hp or 112.5kw times **\$600.00**

(j) The minimum sub code fee shall be . . . . **\$75.00**

(4) Fire Protection Fees:

(a) The fee for heads or detectors is as follows:

20 or fewer heads or detectors . . . . .	<b>\$85.00</b>
21 to and including 100	<b>\$210.00</b>
101 to and including 200	<b>\$300.00</b>
201 to and including 400	<b>\$800.00</b>
401 to and including 1000	<b>\$1200.00</b>
Over 1000	<b>\$1500.00</b>

Exception: R-3 and R-4 and **R-5** shall be calculated at **\$15.00** per detector

or

the minimum sub-code fee. In computing fees for the heads or detectors the number of each shall be counted separately and two fees will be charged.

(b) The fee for each standpipe will be times **\$300.00**

(b) The fee for each independent pre-engineered system will be times **\$125.00**

(c) The fee for each gas or oil fired appliance which is not connected to the plumbing system will be times **\$65.00**

(d) The fee for each commercial kitchen exhaust system will be times \$65.00

(e) The fee for each incinerator will be times **\$460.00**

(f) The fee for each crematorium will be times **\$460.00**

(g) The fee for each flammable and combustible tank will be times **\$75.00**

(h) The minimum sub-code fee shall be **\$75.00**

(5) Elevator Sub Code Fees:

All activities relating to elevator sub code as defined in NJAC5:23-12, the New Jersey Department of Community Affairs shall be the sole enforcing agency.

(6) Swimming Pool Fees:

(a) The Building Permit fee for any above ground pool shall be **\$126.00**

(b) The Building Permit fee for any in ground pool shall be **\$200.00**

(c) The electrical permit fee for all pools shall be **\$75.00**

(d) Certificate of Use; after completion or installation which a certificate of use is required which shall be. . . . . No Fee

(e) Any specific fencing which is required to meet the swimming pool code shall be per linear foot times **\$.50**

(7) Minimum Sub Code Fees:

(a) Building Sub Code fee . . . . . **\$75.00**

(b) Electrical Sub Code fee **\$75.00**

(c) Plumbing Sub Code fee **\$75.00**

(d) Fire Protection Sub Code fee **\$75.00**

(8) Certificate Fees:

(a) Certificate of Occupancy

1) For Use Groups R-1, R-2, R-3, R-4, and R-5 per dwelling unit: \$50.00

2) For all other Use Groups **\$100.00**

(b) Temporary Certificate of Occupancy Fee No Fee

EXCEPTION: Each subsequent extension **\$50.00**

(c) Certificate of Continued Occupancy and Use

1) For All Use Groups **\$175.00**

(d) Certificate of Occupancy granted to change of use **\$175.00**

(e) Certificate of Approval No Fee

(f) Certificate of Compliance No Fee

(9) Miscellaneous Fees:

a. The fee shall be computed based on the volume of new construction times the current rate set by NJAC 5:23-4.19 and as amended from time to time.

b. The fee for alterations shall be on the estimated cost material and labor of the alterations per thousand dollars for each sub code involved times the fees set by NJAC 5:23 and amended from time to time.

c. Application for Variation

1) Class I structures **\$600.00**

2) Class II structures **\$200.00**

Applicant must submit fees with variation application.

(10) Refunds

Pursuant to NJAC 5:23-2.27, in the case of discontinuance of a building project, the plan review fee and State Training fees are not refundable

**(11) Construction Permit Surcharge Fee (\$1.00 minimum)**

**a) Volume of new construction from 3(1)a times .00334**

***b) Cost of renovation work, including all disciplines times \$1.70 per \$1000.00***  
(12) The fee schedule for Property Maintenance Code inspections shall be as follows:

- a) Residential Re-sales:
  - 1) \$75.00 for the initial inspection
  - 2) \$50.00 for each subsequent re-inspection, as a result of failure.
- b) Residential Rentals (3 units or less)
  - 1) \$50.00 per unit for registration and initial inspection
  - 2) \$50.00 for first re-inspection as a result of failure
  - 3) \$75.00 for each subsequent re-inspection as a result of failure
- c) Residential Rentals (4 or more units)
  - 1) \$50.00 per unit for registration and initial inspection
  - 2) \$50.00 for first re-inspection as a result of failure
  - 3) \$75.00 for each subsequent re-inspection as a result of failure

#### **4. Repealer**

All ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are thereby repealed to the extent of such inconsistency.

#### **5. Severability**

If any section, subsection, part sentence, clause or phrase of this Ordinance shall be declared invalid of judgment by any court of competent jurisdiction, such section, subsection, part, sentence, clause, or phrase shall be deemed to be severable from the remainder of this Ordinance.

#### **6. When Effective**

This Ordinance shall take effect immediately after final passage and publication as provided by law. With respect to residential re-sales there will be a (30) day grace period for residences listed and under agreement for a scheduled settlement at the time of adoption.

#### **7. Violations and Penalties**

Any person or corporation who shall violate a provision of this Ordinance or who shall fail to comply with any of the requirements thereto shall upon conviction, pay a fine of not more than One Thousand Dollars (\$1000.00) or be liable to imprisonment for not more than sixty (60) days. Each day that a violation continues shall constitute a separate offense and be punished by a like fine or penalty.

Introduced: February 9, 2010