

**BOROUGH OF FREEHOLD
COUNTY OF MONMOUTH
ORDINANCE #2024/7**

**AN ORDINANCE TO AMEND AND SUPPLEMENT TITLE 15 “BUILDING AND
CONSTRUCTION” OF THE CODE OF THE BOROUGH OF FREEHOLD**

BE IT ORDAINED, by the Mayor and Borough Council of the Borough of Freehold, County of Monmouth, State of New Jersey, as follows:

Section 1

Title 15 “Building and Construction” of the Code of the Borough of Freehold shall be amended as follows; additions to the current ordinance are noted in underline.

15.08.010 is deleted in its entirety and replaced as follows:

15.08.010 Construction permit fee.

The ~~minimum~~ fee for a construction permit fee (building subcode, plumbing subcode, fire subcode or electrical subcode) shall be ~~\$65.00 for each~~ as follows:

~~The fee for a construction permit shall be the sum of the subcode fees listed in subsections A through D of this section and shall be paid before the permit is issued.~~

A. Building Subcode. \$75 minimum fee residential, \$100 commercial

(1) Rehabilitation: Alterations, repairs, and remodeling:

(a) \$40 per \$1,000 estimated cost of work, residential structures

(b) \$35 per \$1,000 estimated cost of work, commercial structures

(c) Fence (flat fee): \$100.

(d) Decks and raised patios \$40 per \$1000 estimated cost of work

(e) Retaining walls: \$2 per square foot of surface area

(f) Aboveground swimming pools (flat fee): \$100.

(g) In-ground swimming pools: \$300 for residential; \$500 for public.

(2) New construction and additions: residential, commercial and industrial:

(a) For the following use groups: R-2, R-3, R-4, R-5 and U: \$0.038 per cubic foot.

(b) For the following use groups: A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, I-1, I-2, I-3, M, R-1, S-1 and S-2: \$0.036 per cubic foot.

(3) Demolition or removal of:

(a) Residential accessory buildings: less than 2,000 square feet and less than 30 feet high: \$100

(b) Residential buildings:

[1] Two thousand square feet and less than 35 feet high: \$150.

[2] Two thousand square feet to 5,000 square feet: \$200.

[3] More than 5,000 square feet and less than 35 feet high: \$250.

(c) Commercial buildings: \$500.

(4) Lead Abatement: \$100 plus \$28 for clearance certificate.

(5) Asbestos Abatement: \$150 plus \$28 for clearance certificate.

(6) Signs: \$4 per square foot, for double-sided signs, only one side shall be calculated for the fee

(7) Radon System: \$75

(8) Building elevations or relocation: \$30 per \$1000 estimated cost of work

B. Plumbing Subcode. \$75 Minimum fee residential, \$100 commercial

(1) Plumbing Fixtures: \$20 per fixture

(2) Plumbing stacks or vents: \$20 per stack or vent

(3) Water Service connection:

(a) Residential: \$100

(b) Commercial: \$150

(4) Sewer connection:

(a) Sewer connection (residential): \$100.

(b) Sewer connection (commercial): \$ 150.

(5) Garbage disposal: \$15.

(6) Air-conditioner unit: \$75.

(7) Sewer ejector: \$100.

- (8) Grease trap: \$100.
- (9) Condensate line: \$20.
- (10) Backflow device: \$100.
- (11) Gas Furnace: \$75
- (12) Water conditioners/filter systems/refrigeration unit: \$65.
- (13) Boilers: \$100
- (14) Fuel oil piping: \$75 for new oil piping systems, \$25 for new equipment connections on existing systems
- (15) Gas Piping: \$75 for new gas pipe systems, \$25 for new equipment connections on existing systems
- (16) Medical gas lines: \$25 per outlet
- (17) Steam unit-shower: \$75.
- (18) Water Heater: \$75
- (19) Gas generator: \$75.
- (20) Floor, roof, and hub drains: \$20 per.
- (21) Pools, whirlpool/spa and hot tubs: \$75.
- (22) Gas appliance connection (no changes to existing gas piping), each appliance: \$20.
- (23) Vacuum relief system: \$75.
- (24) Refrigerator icemaker: \$15
- (25) Air handler/coils: \$75.
- (26) Sump pumps: \$65.
- (27) Humidifiers: \$25.
- (28) Studor vent/air admittance device: \$25.
- (29) Mini-split system with one wall unit: \$75, \$25 each additional wall unit connected to system
- (30) Rooftop HVAC: \$125.

(31) Annual backflow preventer: \$75

(32) Septic system closures and abandonments: \$100

(33) Any plumbing subcode fixture or device not listed shall be: \$75

C. Fire Subcode. \$75 Minimum Fee residential, \$100 commercial

(1) Fire Alarm System (number of devices)

(a) One to 20: \$75.

(b) Twenty-one to 100: \$100

(c) One hundred and one to 200: \$200

(d) Two hundred and one to 400: \$500

(e) Four hundred and one to 1,000: \$750.

(f) Over 1,000: \$1000

(2) Fire Sprinkler System (number of heads):

(a) One to 20: \$75

(b) Twenty-one to 100: \$100

(c) One hundred and one to 200: \$250

(d) Two hundred and one to 400: \$750

(e) Four hundred and one to 1,000: \$900.

(f) Over 1,000: \$1,100.

(3) Each standpipe: \$250

(4) Fire Pump: \$250

(5) Fire Tanks and Fire Main: \$200

(6) Each incinerator: \$400

(7) Each crematorium: \$400.

(8) Each gas or oil-fired appliance: \$75.

(9) Wood stove/fireplace: \$100

(10) Rooftop solar systems: \$75

(11) Pre-engineered suppression systems:

(a) Suppression systems not listed: \$150.

(b) CO2 suppression: \$150

(c) Halon suppression: \$150

(d) Foam suppression: \$150

(e) Dry/wet chemical: \$150

(12) Kitchen Exhaust Systems:

(a) Kitchen exhaust system, residential: \$70.

(b) Kitchen exhaust system, commercial: \$150.

(13) Fuel tank installations: \$75.

(14) Fuel tank abandonment/removal: \$125

(15) Chimney liners: \$125.

(16) Any fire subcode device or system not listed shall be: \$75

D. Electrical Subcode. \$75 Minimum Fee residential, \$100 commercial

(1) Switching, lighting, and receptacle outlet (devices of less than one horsepower or one kilowatt included):

(a) One to 50: \$80.

(b) Each additional 25: \$50.

(2) Service panels, entrances, transfer switches and subpanels:

(a) For 100 amps or less: \$100

(b) For 101 amps to 200 amps or less: \$200

(c) For 201 to 400 amps or less: \$300

(d) For 401 to 600 amps or less: \$500

(e) For 601 to 1,000 amps or less: \$625.

(f) For 1,001 amps or more: \$725.

(3) Transformers and generators:

- (a) From zero kilowatts to 10 kilowatts: \$125.
- (b) From 11 kilowatts to 26 kilowatts: \$150.
- (c) From 27 kilowatts to 45 kilowatts: \$175.
- (d) From 46 kilowatts to 112.5 kilowatts: \$200.
- (e) Greater than 112.5 kilowatts: \$500.

(4) Motors and electrical devices (control equipment, heating, compressor, heat pump, air handler, strip heater, water heater, dryer, oven, range, furnace, and dishwasher):

- (a) Zero horsepower to 10 horsepower: \$75.
- (b) Eleven horsepower to 50 horsepower: \$75.
- (c) Fifty-one horsepower to 100 horsepower: \$115.
- (d) One hundred one horsepower to 150 horsepower: \$150.
- (e) One hundred fifty-one horsepower to 200 horsepower: \$300.
- (f) Two hundred one horsepower to 300 horsepower: \$600.
- (g) Three hundred one horsepower or larger: \$700.

(5) Photovoltaic systems:

- (a) One to 50 kw: \$325.
- (b) Fifty-one to 100 kw: \$425.
- (c) Greater than 100 kw: \$500.

(6) Commercial ground-level HVAC: \$100

(7) Commercial rooftop HVAC: \$150

(8) Residential Boiler and furnace: \$75.

(9) Disconnect and automatic transfer switch (ATS) 100 amps or less: \$75.

(10) Disconnect and automatic transfer switch (ATS) 101 to 200 amps: \$125.

(11) Disconnect and automatic transfer switch (ATS) more than 200 amps: \$150.

(12) CSST (gas line) bonding: \$75.

- (13) In- ground pools: \$300.
- (14) Aboveground pools: \$125.
- (15) Car charging outlets:
 - (a) Up to 40 amp: \$75.
 - (b) 41-60 amp: \$100.
 - (c) Sixty-amp and higher: \$125.
- (16) New and replacement residential A/C: \$75
- (17) Mini-split with one wall unit: \$75, \$25 each additional wall unit
- (18) Radon mitigation: \$75
- (19) X-ray equipment: \$100
- (20) Annual pool inspection: \$150
- (21) Baseboard/wall unit heaters: \$25
- (22) Security cameras: \$75 for up to a total of 10 security cameras and an additional fee of \$75 for each 10 additional cameras thereafter.
- (23) Load management:
 - (a) Device up to 60 amps: \$80.
 - (b) Device 61 to 100 amps: \$100.
- (24) Power wall or solar storage system: \$125
- (25) Light poles: 1-10 \$100, \$10 for each additional
- (26) Any electrical subcode device or equipment not listed shall be: \$75

E. Mechanical Subcode (R-3 & R-5 Structures Only)

- (1) Water Heater: \$75
- (2) Fuel Oil & Gas Piping Connections: \$25 per connection
- (3) Boilers (steam & hot water): \$100
- (4) Furnaces: \$75
- (5) Fuel oil & LPG tanks: \$100

(6) Backflow preventers: \$75

(7) Gas Fireplace: \$100

(8) Gas Generators: \$75

(9) Pool Heaters: \$75

(10) Air Conditioning System: \$75

(11) Mini-Split Systems: \$75 for the first wall mounted unit, plus \$25 for each additional wall unit

(12) Air Duct Systems: \$100

(13) Any mechanical equipment/system not listed: \$75

F. Fees for Certificates:

(1) Certificates of Occupancy:

(a) Residential CO, per unit: \$100.

(b) Commercial CO: 10% of the cost of the permit but not less than \$250

(2) Certificate of Continued Occupancy (all): \$250.

(3) Lead Abatement: \$28

(4) Asbestos: \$28.

(5) Temporary certificates of occupancy ("TCO") may be issued for both residential and commercial structures upon payment of the calculated CO fee and compliance with the requirements of the Construction Official.

G. Additional fees:

(1) Extending/updating expired permits: \$75 per subcode as applicable

(2) Change of Contractor: \$50

(3) Plan revisions (no added work): \$50

(4) Application for variation:

(a) Class I structures: \$500

(b) Class II and Class III structures: \$200

(5) Plan Review Fee: 25% the cost of the permit fee

(6) Annual Construction Permit: \$250 for 1-25 employees plus \$5 for each additional employee

(7) State Training Fee:

(a) .00371 per cubic foot for additions and new construction

(b) \$1.90 per \$1000 estimated cost of work for rehabilitation projects

(c) The minimum state training fee shall be \$1

Section 2

If any part of this Ordinance shall be deemed invalid such part shall be deemed severable and the invalidity thereof shall not affect the remaining part of this Ordinance.

Section 3

Any Ordinance or portions thereof which are inconsistent with the provisions of this Ordinance are hereby repealed and superseded.

Section 4

This Ordinance shall take effect upon final passage and publication in accordance with Law.

Introduced: April 1, 2024

Public Hearing/Adoption: April 15, 2024