

BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY

ORDINANCE 2025-21

**ORDINANCE AMENDING CHAPTER 160: “CONSTRUCTION CODES, UNIFORM;
CERTIFICATES OF OCCUPANCY” OF THE BOROUGH’S REVISED GENERAL
ORDINANCES TO UPDATE AND INCREASE CERTAIN FEES.**

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

SECTION 1. Chapter 160: “Construction Code, Uniform; Certificates of Occupancy” of the Revised General Ordinances of the Borough of Bradley Beach is hereby amended as follows (~~stricken~~ text deleted; underlined text added):

**CHAPTER 160:
CONSTRUCTION CODES, UNIFORM; CERTIFICATES OF OCCUPANCY**

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**ARTICLE I:
UNIFORM CONSTRUCTION CODE ENFORCEMENT**

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§ 160-3 Fees.

- A. Plan review fee. The fee for plan review shall be 20% of the amount to be charged for a new construction permit. There shall be an additional fee of ~~\$50~~ \$75 per hour or part thereof per subcode having assigned plan review responsibility for review of an amendment or change to a plan that has already been released. This fee may be waived at the discretion of the Construction Official in the event the work and review is of minor nature.
- B. The basic construction fee shall be the sum of the parts computed on the basis of the volume or the cost of construction, the number of plumbing fixtures and pieces of equipment, the number of electric fixtures and devices and the number of sprinklers, standpipes and detectors (smoke and heat) at the unit rates and/or the applicable flat fees provided herein plus any special fees. The minimum fee for a basic construction permit covering any or all of building, plumbing, electric or fire protection work shall be ~~\$60~~ \$75 per subcode except as herein noted, as follows.
 - (1) Building volume or cost. The fees for new construction or alteration are as follows:
 - (a) Fees for new construction 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 ~~\$0.034~~ \$0.048 per cubic foot of volume. The minimum fee shall be ~~\$125~~ \$150.

- (b) Fees for reconstruction, renovations, alterations and repairs or site construction associated with premanufactured construction, and external utility connections for premanufactured construction shall be based upon the estimated cost of the work. The fee shall be in the amount of ~~\$30-\$40~~ per \$1,000 of the estimated cost of work up to \$50,000. From \$50,001 to and including, \$100,000, the additional fee shall be in the amount of ~~\$24~~ \$35 per \$1,000 of the estimated cost above \$50,000. Above \$100,000, the additional fee shall be in the amount of ~~\$18-\$25~~ per \$1,000 of the estimated cost above \$100,000.
- (c) For the purpose of determining the estimated cost, the applicant shall submit such 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.
- (d) Fees for additions shall be computed on the same basis for new construction of the added portion.
- (e) Fees for combination renovations and additions shall be computed separately in accordance with items in Subsection B(1)(a) and (b) above.
- (f) The fee for tents requiring a construction permit shall be ~~\$100-\$125~~.
- (g) The fee for temporary structures requiring a construction permit shall be ~~\$75-\$125~~.
- (h) The fee for roofing and siding work completed on structures in shall be considered renovation and calculated as per Subsection B(1)(b) above. The maximum fee for a R-3 and R-5 structure shall be ~~\$400-\$500~~.
- (i) The fee for an aboveground swimming pool shall be ~~\$75-\$100~~.
- (j) The fee for an in-ground swimming pool with a surface area greater than 800 square feet shall be ~~\$250-\$350~~; the fee for all other cases shall be ~~\$150-\$250~~.
- (k) The fee for replacing barriers surrounding and enclosing swimming pools required to have barriers shall be ~~\$60-\$90~~.
- (l) The fee for a permit to construct a sign shall be in the amount of ~~\$2-\$3~~ per square foot of surface area of the sign, computed on one side only for a double-faced sign. The minimum fee shall be ~~\$60-\$90~~.
- (m) The fee for a permit for lead hazard abatement work shall be ~~\$161-\$250~~. The fee for lead abatement clearance certificate shall be ~~\$32-\$50~~.

- (n) The fee for a permit to move a building or structure from one lot to another, or to a new location on the same lot, shall be ~~\$81~~\$100 plus an additional fee based upon the cost of the new foundation and alterations to the building and the placement of the building in its new location as required for renovations, alterations and repairs in Subsection B(1)(b).
- (o) The fee to erect a fence greater than six feet in height shall be ~~\$60~~\$75.
- (p) The fee for an asbestos removal permit shall be ~~\$81~~\$100.
- (q) Fees for retaining walls that require a construction permit shall be as follows:
 - [1] 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 ~~\$150~~\$200;
 - [2] 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 ~~\$75~~\$100;
 - [3] The fee for a retaining wall of any size that is associated with other than a Class 3 residential structure shall be in accordance with Subsection B(1)(b) above.
- (r) The fee for a demolition removal permit shall be ~~\$100~~\$150 for structures of less than 5,000 square feet in area and less than 30 feet in height, and for one- and two-family residences. The fee shall be ~~\$200~~\$300 for all other structures. (Accessory structures, garages and sheds with no utilities shall be ~~\$60~~\$75.)

(2) Plumbing fixtures and equipment. The fees shall be as follows:

- (a) The fee shall be ~~\$15~~\$20 per plumbing fixture and or water closet, urinal, bidet, bathtub, shower, lavatory, sink, laundry tub, floor drains, drinking fountains, residential dishwashers, garbage disposals, clothes washers, water heaters up to 99 gallons, recirculation systems, roof drains, hose bibs, residential oil piping, manholes, reheat coils, condensate drains, or similar devices, except as listed below.
- (b) The fee shall be ~~\$75~~\$100 per special device for the following: grease traps, oil separators, water utility connections per every 150 lineal feet, sewer utility connections per every 150 lineal fee, commercial dishwashers, backflow preventors in other than one- and two-family dwellings, sewer pumps, interceptors, active solar systems and, testing of waste and vents for modular homes.

- (c) The fee shall be ~~\$35~~\$50 for the installation of lawn sprinkler backflow preventors.
- (d) The fee shall be ~~\$60~~\$75 for the installation of a boiler (hot water or steam) up to 250,000 Btu's.
- (e) The fee shall be ~~\$250~~\$350 for the installation of a boiler (hot water or steam) 250,001 Btu's and above.
- (f) The fee for the installation of gas piping shall be ~~\$65~~\$75 plus ~~\$30~~\$35 per appliance connection to the system.
- (g) The fee shall be ~~\$40~~\$50 for the installation of a water heater 100 gallons and up.
- (h) The fee shall be ~~\$30~~\$50 for commercial oil piping. Adding to an existing system shall be ~~\$20~~\$30.
- (i) For cross-connections and backflow preventors that are subject to testing, the fee shall be \$75 per device for each test.
- (j) The fee shall be ~~\$56~~\$75 for the installation of air conditioning for use groups R-2, R-3, R-4 and R-5.
- (k) The fee shall be ~~\$110~~\$150 for the installation of industrial and commercial air conditioning and refrigeration.
- (l) The fee for the installation of hydronic piping shall be ~~\$35~~\$50 per every 100 lineal feet.
- (m) The fee for the installation of medical gas shall be ~~\$65~~\$75 per system plus ~~\$13~~\$20 for each station, outlet, inlet, or alarm box.
- (n) The fee for the installation of a geo-thermal system shall be ~~\$65~~\$75.
- (o) The fee for the demolition of a sewer or water service, or a septic system shall be ~~\$60~~\$75.
- (p) The fee for the installation of pool drains associated with swimming pools shall be ~~\$60~~\$75.

(3) The electrical subcode fees shall be as follows:

- (a) For the first block of one to 25 receptacles, fixtures or devices, the fee shall be ~~\$36~~\$50. For each additional block consisting of up to 25 receptacles, fixtures or devices, the fee shall be ~~\$20~~\$25. For the purpose of computing this fee, receptacles, fixtures or devise shall include wall switches, convenience receptacles, light fixtures, exit signs, emergency

lights, smoke detectors, CO detectors, heat detectors, communications points, rain sensor, CATV, intercoms, alarm devices, glass-breaks, motion sensors, keypads, light standards eight feet or less in height including luminaries, thermostats, energy management points, sensors, dimmers, or similar electric fixtures and devices rated 20 amperes or less including motors or equipment rated less than one horsepower (hp) or one kilowatt(kW).

- (b) For each service equipment, panel board, load center, overhead service entrance conductor, motor starter, motor control center, automatic transfer switch, disconnecting means, and future electric, such as circuits installed for future use or intermittent needs (All bonding and grounding for the above items are included), the fee shall be:

[1] Up to and including 200 amps: ~~\$75~~-\$100.

[2] Up to and including 400 amps: ~~\$136~~-\$175.

[3] Up to and including 800 amps: ~~\$327~~-\$350.

[4] Up to and including 1200 amps: ~~\$498~~-\$525.

[5] For each additional 400 amps above 1,200 amps add: ~~\$136~~-\$150.

- (c) For each motor or electrical device rated in horsepower (hp), the fee shall be:

[1] From one hp up to an including 10 hp: ~~\$11~~-\$15.

[2] Greater than 10 hp up to and including 50 hp: ~~\$51~~-\$75.

[3] Greater than 50 hp up to and including 100 hp: ~~\$100~~-\$150.

[4] Greater than 100 hp: ~~\$150~~-\$200.

- (d) For each generator, transformer, and all other items measured in kW not specified in this fee schedule, the fee shall be:

[1] From one kW up to and including 10 kW: ~~\$11~~-\$15.

[2] Greater than 10 kW up to an including 45 kW: ~~\$51~~-\$75.

[3] Greater than 45 kW up to and including 112.5 kW: ~~\$100~~-\$150.

[4] Greater than 112.5 kW: ~~\$150~~-\$200.

- (e) For each piece or unit of equipment used for air conditioning, refrigeration, measured in tonnage, the fee shall be ~~\$13~~-\$15 per ton.

- (f) For each swimming pool, spa, hydro-massage tub, hot tub or sauna, (fee includes one GFCI, one timer, up to two underwater lights (UW), bonding and trenches up to 150 lineal feet), the fee shall be:

[1] Aboveground swimming pool for group R-5: ~~\$75~~ \$100.

[2] In-ground swimming pool for group R-5: ~~\$100~~ \$150.

[3] Swimming pool for all other groups: ~~\$150~~ \$200.

[4] Spa, hydro-massage tub, hot tub, sauna: ~~\$35~~ \$75.

[5] Annual commercial pool inspection: ~~\$65~~ \$75.

[6] For each additional UW light, add: ~~\$5~~ \$8.

[7] Trenches over 150 feet, add ~~\$43~~ \$50 for each 150 lineal feet.

- (g) For each burglar alarm panel, fire alarm panel, intercom panel, audio video head-end panel, energy management control panel, communications closet, and automated card access panels, the fee shall be ~~\$35~~ \$50 per panel.

- (h) For each trench of 150 lineal feet for primary power, secondary power, and communications, the fee shall be ~~\$35~~ \$50.

- (i) For each solar photovoltaic system and other alternative energy systems, the fee shall be:

[1] For the first 10 kW: ~~\$125~~ \$150.

[2] For each additional 10 kW, add: ~~\$50~~ \$60.

- (j) For light standards above 8.0 feet in height (includes first 150 lineal feet of trench), the fee shall be ~~\$15~~ \$20 per fixture. Trenches over 150 lineal feet shall be ~~\$35~~ \$50 for each additional 150 lineal feet.

- (k) For each hardwired sign, the fee shall be ~~\$56~~ \$75.

- (l) For each electric range, electric fryer, dishwasher, electric cook top, double over, garbage disposal, and electric water heater, the fee shall be:

[1] Individual dwelling units: ~~\$25~~ \$50.

[2] All other groups: ~~\$45~~ \$75.

- (m) For the installation or replacement of each furnace or boiler, the fee shall be:
 - [1] Individual dwelling units ~~\$35~~ \$50.
 - [2] All other groups ~~\$55~~ \$75.
- (n) For all lighting protection, lightning arrester systems, other than service electrode, the fee shall be ~~\$13~~ \$15 for each point, lighting rod or arrestor.
- (o) For each satellite dish, the fee shall be ~~\$43~~ \$50.
- (4) For fire protection and hazardous equipment, sprinklers, standpipes, detectors (smoke and heat), pre-engineered suppression systems, gas- and oil-fired appliances not connected to the plumbing system, kitchen exhaust systems, incinerators, crematoriums, fireplaces and flues, the fee shall be as follows:
 - (a) Sprinkler heads and smoke or heat detectors.
 - [1] The installation, relocation or alteration of sprinkler heads and single or multiple-station smoke or heat detectors not connected to a fire system panel:
 - [a] The fee for 20 or fewer sprinkler heads or detectors shall be ~~\$65~~ \$75.
 - [b] The fee for 21 to and including 100 sprinkler heads or detectors shall be ~~\$125~~ \$150.
 - [c] The fee for 101 to and including 200 sprinkler heads or detectors shall be ~~\$250~~ \$300.
 - [d] The fee for 201 to and including 400 sprinkler heads or detectors shall be ~~\$525~~ \$600.
 - [e] The fee for 401 to and including 1,000 sprinkler heads or detectors shall be ~~\$800~~ \$1,000.
 - [f] The fee for over 1,000 sprinkler heads or detectors shall be ~~\$1,050~~ \$1,250.
 - [2] In computing fees for heads and detectors, the number of each shall be counted separately, and two fees, one for heads and one for detectors, shall be charged.

- (b) The fee for the installation of a fire alarm panel shall be ~~\$50~~\$75. The fee for each smoke and heat detector, pull station, horn, strobe enunciator, tamper switch, flow switch, and any other device connected to the fire alarm panel shall be as follows:
- [1] The fee for one to 12 devices shall be ~~\$3~~\$5 per device.
- [2] The fee for 13 to 24 devices shall be ~~\$2~~\$3 per device.
- [3] The fee for 25 or more devices shall be ~~\$1~~\$2 per device.
- (c) The fee for each standpipe shall be ~~\$240~~\$250.
- (d) The fee for each independent pre-engineered system shall be ~~\$100~~\$125.
- (e) The fee for each gas- or oil-fired appliance shall be ~~\$60~~\$75.
- (f) The fee for each commercial exhaust system shall be ~~\$75~~\$100.
- (g) The fee for each gas fireplace shall be ~~\$60~~\$75. The fee for each solid fuel burning fireplace shall be ~~\$86~~\$100.
- (h) The fee for each flue, vent and chimney liner shall be ~~\$55~~\$75.
- (i) The fee shall be ~~\$69~~\$75 for the installation of residential fuel tanks.
- (j) The fee for the installation of commercial fuel tanks up to and including 1,000 gallons shall be ~~\$120~~\$150 each. For tanks 1,001 gallons and above the fee shall be ~~\$225~~\$300 each.
- (k) The fee for the removal or abandonment of a fuel storage tank shall be ~~\$69~~\$75 for each tank under 2,000 gallons and ~~\$100~~\$150 for each tank 2,000 gallons and above.
- (l) The fee for each incinerator shall be ~~\$420~~\$500.
- (m) The fee for each crematorium shall be ~~\$420~~\$500.
- (n) The fee for fire-suppression system underground piping up to the building shall be ~~\$75~~\$100 per every 150 lineal feet.
- (o) The fee for the inspection of gasoline vapor/product line shall be ~~\$69~~\$75.
- (p) The fee for the installation of a smoke-control system shall be ~~\$250~~\$300.

- (q) For the installation, relocation, alteration or replacement of any item requiring a fire protection subcode permit and not included in Subsection B(4), the fee shall be per item as stated in Subsection B(4)(a) above.

(5) Certificates and other fees as follows:

- (a) The fee for a certificate of occupancy shall be 10% of all construction permit and permit update fees. The minimum fee shall be ~~\$85~~ \$100.
- (b) The fee for a certificate of occupancy granted pursuant to a change of use group shall be ~~\$150~~ \$200.
- (c) The fee for a continued certificate of occupancy shall be ~~\$150~~ \$200.
- (d) The fee for a temporary certificate of occupancy shall be \$30. There shall be no fee for the first issuance of the temporary certificate of occupancy, provided the certificate of occupancy fee is paid at that time.
- (e) The fee for an application for a variation in accordance with N.J.A.C. 5:23-2.10 shall be ~~\$75~~ \$100. The fee for a resubmission of an application for a variation shall be ~~\$50~~ \$75.
- (f) The minimum fee for any building, electrical, fire and plumbing permit shall be ~~\$60~~ \$75.
- (g) The fee to reinstate a lapsed construction permit shall be 10% of the cost of the original permit, but in no case less than ~~\$60~~ \$75.
- (h) The fee for the issuance of a construction permit as a result of changing from one contractor to another shall be ~~\$25~~ \$35 plus the fees normally charged for any additional items that were not previously included.
- (i) The fee for development-wide inspection of homes after the certificate of occupancy ordered pursuant to N.J.A.C. 5:23-2.35 or otherwise shall be:
 - [1] The hourly charge shall be an amount equal to twice the hourly base salary paid to any licensed code official(s) performing the work or the hourly fees charged to the municipality by a professional contracted to provide such services;
 - [2] The fees, payments, accounting procedures and limits shall be set in accordance with and subjected to N.J.A.C. 5:23-4.17(d)1 to 5.
- (j) Pursuant to the rules adopted by the New Jersey Department of Children and Families, the fee for the issuance of a letter of verification of the prior uses of a structure that is intended to be used for a child-care facility shall be ~~\$86~~ \$100.

- C. The Construction Official shall, with advice of the subcode official, prepare and submit to the Borough Council of the Borough of Bradley Beach, annually, a report recommending a fee schedule based on the operating expenses of the agency, and any other expenses of the municipality fairly attributable to the enforcement of the State Uniform Construction Code.
- D. In order to provide for the training, certification and technical support programs required by the Uniform Construction Code Act, the enforcing agency shall collect a state permit fee as required by New Jersey Administrative Code.

§ 160-4 Certificate of ~~occupancy~~ Inspection Fees.

- A. The fee for a certificate of ~~occupancy~~ inspection issued in reference to the rental or change of occupancy of any residential unit shall be ~~\$50-\$75~~ for each residential unit. The fee for a certificate of ~~occupancy~~ inspection issued in reference to a sale or other transfer of title of a property containing a single-family dwelling structure shall be ~~\$90~~ \$100. The fee for a certificate of ~~occupancy~~ inspection issued in reference to a sale or other transfer of title of any property containing a single-family dwelling structure and an additional accessory unit, or consisting of a two-family dwelling structure, shall be ~~\$100-\$150~~.
- B. (Reserved)
- C. The fee for a certificate of ~~occupancy~~ inspection for a multi-unit dwelling structure, other than a two-unit dwelling structure as described herein above, shall be ~~\$125-\$150~~ up to five units. The fee for a certificate of ~~occupancy~~ inspection for a multi-unit dwelling structure in excess of five units shall be ~~\$125-\$150~~ plus ~~\$30-\$50~~ per each additional unit in excess of five units.
- D. The fee for a certificate of ~~occupancy~~ inspection issued in reference to the rental or change of occupancy of any commercial unit shall be ~~\$90-\$100~~ for each commercial unit. The fee for a certificate of ~~occupancy~~ inspection issued in reference to a sale or other transfer of title of a single-unit commercial structure shall be ~~\$145-\$175~~. The fee for a certificate of ~~occupancy~~ inspection issued in reference to the sale or transfer of title of multi-unit structures containing a commercial unit shall be ~~\$145-\$175~~ plus ~~\$30-\$50~~ for each additional commercial or residential unit.
- E. The fee for a reinspection in connection with any certificate of ~~occupancy~~ inspection shall be ~~\$25-\$50~~ per unit.
- F. The fees herein are applicable to all applications for certificates of ~~occupancy~~ inspection received by the Borough of Bradley Beach more than 10 days prior to the occupancy, rental, sale, transfer of title or other act, occurrence or circumstance in reference to which the application is made. For all applications made within 10 to five days prior to any such occupancy, rental, sale, transfer of title or other act, occurrence or circumstance, in addition to the fees described herein, the Borough shall assess an

additional fee of ~~\$25-\$50~~. For all applications made within four days or less prior to any occupancy, rental, sale, transfer of title or other act, occurrence or circumstance, in addition to the fees described herein, the Borough shall assess an additional fee of ~~\$50~~ \$75.

SECTION 2. If any article, 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 and they shall remain in full force and effect.

SECTION 3. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough, the provisions hereof shall be determined to govern. All other parts, portions and provisions of The Revised General Ordinances of the Borough of Bradley Beach are hereby ratified and confirmed, except where inconsistent with the terms hereof.

SECTION 4. This Ordinance shall take effect upon adoption and publication in accordance with the laws of the State of New Jersey.

SO ORDAINED as aforesaid.

Erica Kostyz
Municipal Clerk

Alan Gubitosi
Mayor

Introduced: July 1, 2025

Date of Hearing and Adoption: July 15, 2025