Published October 14, 2026

NOTICE OF PENDIN ORDINANCE
NOTICE IS HEREBY GIVEN

that at a meeting of the Council of the Borough of North Plainfield held on October 13, 2026 there was introduced and read for the first time, and passed on such first reading, an ordinance, a true copy whereof is printed below and that said Council did then and there fix the regular meeting of said Council to be held on October 26, 2026 at 7:30 p.m. or as soon thereafter as the matter may be heard, and the North Plainfield Borough Council Chambers, 263 Somerset Street, North Plainfield, New Jersey or via Zoom as the place when and where said ordinance will be further considered for final passage, at which time and place, or at any time and place to which such meeting shall from time to time be adjourned, all persons interested will be given an opportunity to be heard concerning such ordinance.

The said ordinance as introduced and passed on first reading as aforesaid is in the following words and figures:

BOROUGH OF NORTH PLAINFIELD
263 SOMERSET STREET
NORTH PLAINFIELD, NJ 07060-4846

ORDINANCE NO. 26-17

AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 10, ENTITLED "BUILDING AND HOUSING," MORE PARTICULARLY § 10-1, ENTITLED "STATE UNIFORM CONSTRUCTION CODE ENFORCING AGENCY," AND MORE SPECIFICALLY § 10-1.2, ENTITLED "FEES FOR A CONSTRUCTION PERMIT".

WHEREAS, pursuant to *N.J.S.A.* 40:48-1 and *N.J.S.A.* 40:48-2, the governing body of a municipality may make, amend, repeal and/or enforce such ordinances, regulations, rules and by-laws not contrary to the laws of this State and/or of the United States, as it may deem necessary and proper for the good of government, order and protection of person and property and for the preservation of the public health, safety and welfare of the municipality and its inhabitants and as may be necessary to carry into effect the powers and duties conferred and imposed by this subtitle, or by any other law; and,

WHEREAS, this grant of authority includes the power to adopt reasonable ordinances for the regulation, permitting and licensing of various activities within the Borough and to ensure compliance with applicable Borough Codes; and,

WHEREAS, the Borough Council finds it necessary and appropriate to amend, revise and supplement such provisions of the Borough Code regarding permitting of various construction and inspection activities within the Borough pursuant to the Uniform Construction Code to provide for a reasonable fee for such licenses and permits.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of North Plainfield, County of Somerset, State of New Jersey that the Borough Code of the Borough of North Plainfield be amended, revised and supplemented as to Chapter 10, entitled "Building and Housing," more particularly § 10-1, entitled "State Uniform Construction Code Enforcing Agency," and more specifically § 10-1.2, entitled "Fees for a Construction Permit," so as to delete existing § 10-1.2 in its entirety and replace it with a new § 10-1.2, entitled "Construction Fee Schedule", which shall read as follows:

Construction Fee Schedule

General administrative fees

- Minimum Fee (unspecified items): $100 per item.
- Plan Review Portion of Total Permit Fee: 20% non-refundable.
- Variations (R-3 & R-5, single item): $150.
- Variations (All other use groups): $500.
- Lapsed permits. The fee for the reinstatement of a lapsed permit, for which no changes are made or required by mandated code charges, shall be 50% of the original lapsed fee.
- Minimum Fee Charge: $85 for electrical, mechanical, and plumbing work.
- Plan Review for Revisions: $85 per hour for reviewing changes to previously submitted plans.
- Change of Contractor: $100 per item (flat rate) for any permit type.
- Temporary Trailer: $150 per item (flat rate) for all relevant subcodes.

UCC certificate fees

- Certificate of Clearance (Asbestos/Lead): $200 (flat).
- Certificate of Occupancy (CO) - Residential: $185 per unit
- Certificate of Occupancy (CO) - Commercial: $350 flat fee
- Temporary Certificate of Occupancy (TCO): $30 Per Unit
- Exception: There shall be no fee for the first certificate of occupancy provided the certificate of occupancy fee is paid when permit is issued.
- Certificate of Continued Occupancy (CCO) - Non-UCC: $300 flat fee.
- Certificate of Continued Occupancy (CCO) - UCC: $175 flat fee

Published October 14, 2026

Building subcode fees

The unit rate for large, open-volume, single-story spaces in buildings, such as barns, silos, greenhouses, warehouses, distribution centers, and other agricultural and storage use occupancies, shall be less than the unit rate for other types of buildings and occupancy classifications. The fee shall be based on the formulate of volume times $0.040, calculated

As Per N.J.A.C. 5:23-4.18 (c) vi. (1) For the purpose of calculating the volume to determine the fee for these spaces, the height shall be limited to 20 feet notwithstanding the fact that the actual height of the space may be greater than 20 feet.

- New Construction for all use groups except as noted: $0.05 per cubic foot, minimum $250.
- New Construction (R-2 Use Group): $0.06 per cubic foot, minimum $250.
- Renovations/ Alterations/Repairs: All Use Groups except as noted below

    - Up to $50,000: $30 per $1,000 of estimated cost, minimum $75.
    - $50,001-$100,000: $25 per $1,000.
    - Over $100,000: $20 per $1,000.

- Renovations/Alterations/Repairs: Use Groups R-3, R-5, R-2

  $30 Per $1,000 cost of work minimum $75
- Specific Projects:

    - Tents: $150 per item.
    - In-Ground Pools: $500 per item, $250 for (R-3, R-5).
    - Above-Ground Pools: for all use groups $75 per item.
    - Roofing/Siding: $30 per $1,000 of estimated cost, minimum $75.
    - Sign: $40 per $1,000 of estimated cost, minimum $75.
    - Fence: $100 flat rate.
    - Asbestos/Lead Abatement: $15 per $1,000 of estimated cost, minimum $75.
    - Demolition: $500 flat rate, $3,000 (R-2 and non-residential).
    - Accessory Structure all use groups: $125 per item.
    - Shed (200+ sq. ft.): $150.
    - Deck: $250 flat rate.

- Large, Open-Volume Buildings: Volume calculated as $0.040 per cubic foot, with height limited to 20 feet.

Published October 14, 2026

Electrical subcode fees

- Electrical Fixture Blocks:
    - R-5 Use Group: $100 (first 50), $25 (each additional 25).
    - Other Use Groups: $150 (first 50), $35 (each additional 25).

- Appliances/Items (per item):
    - Garbage Disposal (1-5 HP): $75.
    - Whirlpool Tub: $75.
    - Signs: $75.
    - Range Receptacle/Oven/Water Heater (1-5 KW): $75.
    - Oven/Water Heater (6-50 KW): $150
    - Dryer/Dishwasher (1-5 KW): $75.
    - Dishwasher (6-50KW) $150
    - External Surge Protector: $75.
    - Pool In-Ground $ 150
    - Pool Above Ground $ 75
    - Annual Pool Inspection $ 200

- Central AC
    - 1-5 KW $75
    - 6-50 KW $125
    - 51-100 KW $125
- Motor Control Centers (per item):
    - 100-200 AMP: $150.
    - 201-600 AMP: $200.
    - >600 AMP: $600.
- Panels/Services (per item):
    - Service Reconnection $100
    - 100/200 AMP Panel Change: $100.
    - 100/200 AMP Panel with Surge: $175.
    - 100 AMP Meter Pan/Service: $100/$250.
    - 200 AMP Meter Pan/Service: $125/$275.
    - 200 AMP Service (2-Family): $475.
    - 300/400 AMP Service: $375.

- Over 400 AMP Service: $375 + $100 for each additional 100 AMPs.

- Other Electrical (per item):

  - Transformers (up to 10 KVA): $100, 11-45 KVA $125, 46-112.5 $200, 113-500 KVA $500, ADD $50 for each KVA over 500 KVA. Generators (1-5 KW): $75.
  - Generators with transfer switch (6-50 KW $250), 51-100 KW $325.
  - Light Poles: $50.
  - Boilers/Furnaces: $75.
  - Solar Systems (R-5): $400 (1-15 KW), +$35/5 KW over 15 KW.
  - Space Heater/Air Handler 1-5 KW $40, 6-50 HP/KW $75, 51-100 HP/KW $150, Greater Than 100KW/HP $600
  - Baseboard 1-5 KW $75
  - Baseboard 6-50 KW $150
  - Motors Less Than 1 HP: $10, 1-5 HP $40, 6-50 HP $75, 51-100 HP $100, Greater Than 100 HP $175.
  - Radon $75
  - Temp Trailer $150
  - Fire Alarm Panel $75

Fire subcode fees

- Residential (R3-R5):

  - Tank Installation: $125 per item

- All other use groups
  - Tank installations Including Cooking Oil 1-999 Gallons $ 150
  - Tank installations Including cooking Oil Over 1000 Gallons $ 250

Additional Fire Subcode Fees:

(a) The fee for paint spray booths shall be $225.00 each.

(b) The fee for exit-egress lighting shall be minimum fee $125.00 for all use groups except R-3 and R-5.

- Fire Alarm Devices include Signal and Supervisor devices, includes but not limited to smoke/heat detectors, pull stations, water flow switches, horns, strobes, bells tamper switches and low/high air switches

- Fire Alarm Devices (first 12): R-5 $75 All Other Use Groups$ 125.
- Fire Alarm Devices (each additional block of 10): R-5 $50 All Other Use Groups $ 100.
- Solar Systems: $125 flat fee R-5 $85.

- Suppression Systems Per Item:
  - Fire Pump: $300
  - Standpipes: $325 per riser.
  - Chemical Suppression (Wet, Dry, etc.): $225 per item.
  - CO2 Suppression/ Foam Suppression/ FM 200 Suppression $ 225
  - Kitchen Exhaust: $225.
  - Smoke Control System: $300.
  - Dry Pipe/Alarm Valves $100
  - Pre-Action Valves $100
  - Gas or Oil-Fired Appliance $85
  - Fireplace Venting $85
  - Incinerators/ Crematoriums $500
  - Emergency Responder Radio Coverage $225
  - Carbon Dioxide Beverage System $175
  - Fire Panel $225
  - Booster Panel $125
  - Fire Service Line by linear foot $250 up to 250' $1.00 per linear foot thereafter
  - FDC $250
  - Fire Hydrant $250
  - High Level Alarm $125
  - Maglocks/Delayed Egress Doors Up to two doors $150; $50 per additional doors
  - Temp Trailer $150

- Sprinkler Heads (tiered):
  - 1-9: $100.
  - 10-49: $200.
  - 50-99: $350.
  - 101-199: $750.
  - 200-299: $1,000.
  - >300: $1,200.

Mechanical subcode fees (R-3 and R-5)

- Change of Contractor: $100 per item.
- Water Heater (Gas or Electric): $110.
- Tankless Water Heater: $170.

- Water Heater w/Gas Piping: $130.
- Generator: $230.
- Boiler (Gas or Oil): $160.
- Boiler w/Gas Piping: $210.Hot Air Furnace: $185.
- Hot Air Furnace w/Ductwork: $225.
- Hot Air Furnace w/Ductwork and Gas Piping: $275.
- Air Conditioning: $125.
- Air Conditioning w/Ductwork: $165.
- Furnace w/AC: $225.
- Furnace w/AC, Ductwork, Gas Piping: $300.

Plumbing subcode fees

- R-5 Use Group Fixtures: $35 per item.
- Fees for each of the following devices or for a similar device: Water closet, urinal/ bidet, bathtub, lavatory, shower, floor drain, sink, dishwasher, washing machine, hose bib, drinking fountain, laundry tub, AAV's, whirlpool tub and vents
- All Other Use Group Fixtures: $50 per item.
- Fees for each of the following devices or for a similar device: Water closet, urinal/ bidet, bathtub, lavatory, shower, floor drain, sink, dishwasher, washing machine, hose bib, drinking fountain, laundry tub, AAV's, whirlpool tub and vents

- Services (R-5):
  - Sewer Connection: $75.
  - Water Service: $75.

- Services (Other Use groups):
  - Sewer Connection: $100.
  - Water Service: $100.

- Appliance Fees:
  - Water Heater: $110.
  - Gas or Oil Boiler (Steam/Hot Water): $100.
  - Central AC (R-5): $75.
  - Central AC (Other): $100.
  - Gas Piping (per outlet): $50.
  - Water Softener: $50
  - Roof Top Equipment: $100
  - Fuel Oil Piping: $50

- Swimming Pool Plumbing (R-5):
    - Pool Drains/Water Supply: $35 All other use groups: $50.
    - Pool Heater: $35 All other use groups: $50.
    - Swimming Pool Water Supply: $50

- Other Items:
    - Sewer Pump $50
    - AAV: $50
    - LP Gas Tank: $50
    - Interceptor/Separator, Grease Interceptor: $100
    - Sewer/Water Cap: $100
    - Backflow Preventers:
        - Up to 1": $25
        - 11/2" to 2": $35
        - Over 2": $60.00

Annual Backflow Preventer Test: $85.00 Additional Recommended

Categories and Fees:

Special inspections outside of normal business hours: $250.00

NOW, THEREFORE, BE IT FURTHER ORDAINED that this Ordinance shall take effect, after final passage, twenty (20) days following action or inaction by the Mayor as provided by law or an override of a mayoral veto by the Council, whichever is applicable and publication in accordance with law, unless a resolution is adopted, pursuant to *N.J.S.A.* 40:69A-181(b), declaring an emergency and providing that this Ordinance shall take effect at an earlier date.

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Copies of the full Ordinance are on file with the Borough Clerk of the Borough of North Plainfield in the Municipal Building, 263 Somerset Street, North Plainfield, New Jersey. Copies may be obtained upon request and a copy is posted on the Bulletin Board in the Municipal Building reserved for such purpose.

Michele Irby-Garry
Borough Clerk