BOROUGH OF DEAL
COUNTY OF MONMOUTH
STATE OF NEW JERSEY

ORDINANCE NO. 2026-14

AN ORDINANCE AMENDING CHAPTER 13A OF THE "REVISED GENERAL ORDINANCES OF THE BOROUGH OF DEAL, 1972, 1997" CONCERNING CERTAIN PERMIT FEES FOR VARIOUS USES IN THE BOROUGH OF DEAL

BE IT ORDAINED by the Board of Commissioners of the Borough of Deal, County of Monmouth, State of New Jersey as follows:

SECTION 1

Chapter 13A-3 "Fees" be and is hereby amended in its entirety to read as follows:

a. Plan review fee: The fee for plan review shall be twenty (20%) percent of the amount to be charged for a new construction permit. There shall be an additional fee of $50.00 per hour or part thereof per sub-code 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 a 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 $75.00 per sub-code except as herein noted.

BUILDING

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 $0.030 per cubic foot of volume for buildings and structures of all use groups and types of construction as classified and defined in articles 3 and 4 of the building sub-code; except that the fee shall be $0.023 per cubic foot of volume for the following use groups: F-1, F-2, S-1 and S-2. The minimum fee shall be $100.00.

(b) Fees for reconstruction, renovations, alterations and repairs or site construction associated with pre-manufactured construction, and external utility connections for pre-manufactured construction shall be based upon the estimated cost of the work. The fee shall be in the amount of $31.00 per $1,000.00 of the estimated cost of work under $50,000. From $50,001 to and including $100,000.00, the additional fee shall be in the amount of $27.00 per $1,000.00 of the estimated cost above $50,000.00. Above $100,000.00, the additional fee shall be in the amount of $23.00 per $1,000.00 of the estimated cost above $100,000.00.

(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 for the added portion.

(e) Fees for combination renovations and additions shall be computed separately in accordance with items (a) and (b) above.

(f) The fee for tents requiring a construction permit shall be $150.00.

(g) The fee for temporary structures requiring a construction permit shall be $95.00.

(h) The fee for commercial roofing and siding work completed on structures shall be considered renovation and
shall be calculated as per (b) above.

(i) The fee for an in-ground swimming pool shall be considered renovation and shall be calculated as per (b) above.

(j) The fee for replacing barriers surrounding and enclosing swimming pools required to have barriers shall be $100.00.

(k) The fee for a permit to construct a sign shall be in the amount of $2.00 per square foot of surface area of the sign, computed on one side only for a double faced sign. The minimum fee shall be $70.00.

(l) The fee for a permit for lead hazard abatement work shall be $160.00. The fee for lead abatement clearance certificate shall be $35.00.

(m) The fee for the issuance of a building permit that a fee has not been determined shall be $70.00.

(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 the cost of the new foundation and alterations to the building or structure for the placement in a completed condition in the new location shall be computed as required for renovations, alterations and repairs in section 1(b).

(o) The fee for an asbestos removal permit shall be $80.00.

(p) 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 $175.00;

(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 $85.00;

(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 1(b) above.

PLUMBING

Plumbing fixtures and Equipment; The fees shall be as follows:

(a) The fee shall be $25.00 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, recirculation systems, roof drains, hose bibs, manholes, reheat coils, condensate drains, or similar devices except as listed below.

(b) The fee shall be $55.00 per special device for the following: water heaters up to 99 gallons, grease traps, oil separators, water utility connections per every 10 lineal feet, sewer utility connections per every 150 lineal feet and commercial dishwashers 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 $75.00 for the installation of backflow preventers.

(d) The fee shall be $80.00 for the installation of a boiler (hot water or steam).

(e) The fee for the installation of gas piping shall be $55.00 plus $25.00 per appliance connection to the system, excluding water heater and heat equipment.

(f) The fee shall be $55.00 for oil piping. Adding to an existing system shall be $25.00.

(g) For cross connections and backflow preventers that are subject to testing, the fee shall be $60.00 per device for each test.

(h) The fee shall be $70.00 for each installation of air conditioning and furnaces for use groups R-2, R-3, R-4 and R-5.

(i) The fee shall be $140.00 for the installation of industrial and commercial air conditioning refrigeration and furnaces.

(j) The fee for the installation of medical gas shall be $80.00 per system plus $20.00 for each station, outlet, inlet, or alarm box.

(k) The fee for the demolition of a sewer or water service, or a septic system shall be $70.00.

(l) The fee for the installation of pool drains associated with swimming pools shall be $50.00.

(m)The minimum plumbing sub-code fee shall $70.00

ELECTRICAL

The electrical sub-code fees shall be as follows:

(a) For the first block of one to 25 receptacles, fixtures or devices, the fee shall be $55.00. For each additional block consisting of up to 25 receptacles, fixtures or devices, the fee shall be $20.00. For the purpose of computing this fee, receptacles, fixtures or devices 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	$	90.00
(2) Up to and including 400 amps	$	160.00
(3) Up to and including 800 amps	$	380.00
(4) Up to and including 1200 amps	$	575.00
(5) For each additional 400 amps above 1200 amps add	$	160.00

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

(1) From one hp up to and including 10 hp	$	45.00
(2) Greater than 10 hp up to and including 50 hp	$	65.00
(3) Greater than 50 hp up to and including 100 hp	$	125.00
(4) Greater than 100 hp	$	225.00

(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	$	45.00
(2) Greater than 10 kW up to and including 45 kW	$	65.00
(3) Greater than 45 kW up to and including 112.5 kW	$	125.00
(4) Greater than 112. kW	$	225.00

(e) For each piece or unit of equipment used for air conditioning, refrigeration, measured in tonnage, the fee shall be: 1-4 Ton $45.00, 4-6 Ton $65.00, Over 6 Ton $15.00 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, heater and trenches. The fee shall be:

(1) New in-ground swimming pool for group R-5 With UW lights/bonding/heater	$	300.00
(2) Swimming pool for all other groups-Commercial	$	500.00
(3) Spa, hydro massage tub, hot tub, sauna	$	40.00
(4) Replacement Pool Heater	$	60.00
(5) Annual Commercial Pool Inspection	$	150 .00

(g) In other than one- and two-family dwellings, 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 $45.00 per panel. The fee for devices connected to the system shall be in accordance with 3(a) above. For one- and two-family dwellings, the fee shall be $55.00, which includes the first block of 25 devices connected to the system. For each additional block of 25 devices connected to the system the fee shall be $20.00.

(h) For each trench over 150 lineal feet for primary power, secondary power, and communications, the fee shall be $45.00.

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

(1) For the first 10 kW	$	250.00
(2) For each additional 10kW add	$	65.00

(j) For light standards above 8-0' in height (includes first 150 lineal feet of trench), the fee shall be $20.00 per fixture. Trenches over 150 lineal feet shall be $45.00 for each additional 150 lineal feet.

(k) For each hardwired sign, including switch , the fee shall be $75.00.

(1) For each electric range, electric dryer, dishwasher, electric cook top, double oven, garbage disposal, and electric water heater, the fee shall be: Individual dwelling units	$	30.00
(2) All other groups – Commercial	$	60.00

(l) For the installation or replacement of each furnace or boiler, the fee shall be:

(1) Individual dwelling units	$	45.00
(2) All other groups	$	70.00

(m) For all lightning protection, lightning arrester systems, other than service electrode, the fee shall be $15.00 for each point, lightning rod or arrestor.

(n) For each satellite dish, the fee shall be $45.00.

(o) The minimum electric fee shall be $70.00

FIRE

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) The installation, relocation or alteration of sprinkler heads and single or multiple station smoke or heat detectors not connected to a fire alarm panel:
   (1) The fee for 20 or fewer sprinkler heads or detectors shall be_____ $ 75.00
   (2) The fee for 21 to and including 100 sprinkler heads or detectors shall be ____$150.00
   (3) The fee for 101 to and including 200 sprinkler heads or detectors shall be___ $310.00
   (4) The fee for 201 to and including 400 sprinkler heads or detectors shall be___ $625.00
   (5) The fee for 401 to and including 1000 sprinkler heads or detectors shall be__ $920.00
   (6) The fee for over 1000 sprinkler heads or detectors shall be_____$1,210.00

   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 $70.00. 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 in accordance with 4(a) above.

(c) The fee for each standpipe shall be $245.00.

(d) The fee for each independent pre-engineered system shall be $100.00.

(e) The fee for each gas or oil fired appliance which is not connected to the plumbing system shall be $60.00.

(f) The fee for each commercial kitchen exhaust system shall be $85.00.

(g) The fee for each gas fireplace shall be $70.00. the fee for each solid fuel burning fireplace shall be $90.00.

(h) The fee for each flue attached to an oil or gas fired appliance shall be $70.00.

(i) The fee shall be $70.00 for the installation of residential fuel tanks.

(j) The fee for the installation of commercial fuel tanks up to and including 1000 gallons shall be $120.00 each. For tanks 1001 gallons and above the fee shall be $225.00 each.

(k) The fee for the removal or abandonment of a fuel storage tank shall be $90.00 for each tank under 2000 gallons and $175.00 for each tank 2000 gallons and above.

(l) The fee for each incinerator shall be $420.00.

(m) The fee for each crematorium shall be $420.00.

(n) The fee for fire suppression system underground piping, up to the building, shall be $95.00 per every 150 lineal feet.

(o) The fee for the inspection of gasoline vapor/product line shall be $70.00.

(p) The fee for the installation of a smoke control system shall be $250.00.

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

(r) The minimum fire fee shall be $70.00.

CERTIFICATES AND OTHER FEES

Fees are as follows:

(a) The fee for a certificate of occupancy shall be 10 percent of all construction permit and permit update fees. The minimum fee shall be $70.00.

(b) The fee for a certificate of occupancy granted pursuant to a change of use group shall be $225.00.

(c) The fee for a temporary certificate of occupancy shall be $30.00. 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.

(d) The fee for an application for a variation in accordance with N.J.A.C. 5:23-2.10 shall be $70.00. The fee for a re-submission of an application for a variation shall be $50.00.

(e) The fee for a demolition or removal permit shall be $110.00 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 $150.00 for all other structures (accessory structures, garages and sheds with no utilities) shall be $70.00.

(f) The fee to reinstate a lapsed construction permit shall be ten (10%) percent of the cost of the original permit, but in no case less than $70.00.

(g) The fee for the issuance of a construction permit as a result of changing from one contractor to another shall be $70.00 plus the fees normally charged for any additional items that were not previously included.

(h) 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) 1-5.

(i) 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 $85.00.

(j) In order to provide for training, certification and technical support programs required by the Uniform Construction Code Act and the Regulations, the Enforcing Agency shall collect in addition to the fees, a surcharge fee of $0.00334 per cubic foot of volume of new buildings and additions. Volume shall be computed in accordance with N.J.A.C. 5:23-2.28. The fee for all other construction shall be $1.70 per $1,000 of value of construction. Said surcharge fee shall be remitted to the Division of Codes and Standards, Department of Community Affairs, on a quarterly basis for the fiscal quarters ending September

30, December 31, March 31 and June 30, and not later than one month next succeeding the end of the quarter for which it is due.

(k) All fees are to be rounded to the nearest dollar.

SECTION 2.

That all ordinances or parts of ordinances of the Borough of Deal, in conflict or inconsistent with this ordinance are hereby repealed, but only, however, to the extent of such conflict or inconsistency; it being the legislative intent that all other ordinances or parts of ordinances, now existing and in effect, unless the same be in conflict or inconsistent with any provisions of this ordinance, shall remain in full force and effect.

SECTION 3.

This ordinance shall become effective immediately upon its adoption and publication according to law.

Introduction: September 28, 2010 By Commissioner Ades
Seconded by Commissioner De Lorenzo
Roll Call: Ayes 3; Franco, Ades & De Lorenzo

Adoption: October 12, 2010 Motion By Commissioner Ades
Second Commissioner De Lorenzo
Roll Call: Ayes 3; Franco, Ades & De Lorenzo

Introduction: September 8. 2026 by David Simhon
Seconded by Commissioner Jack Kassin
Roll Call: Ayes- 3: Cohen, Simho & Kassin

Adoption: October 2. 2026 by David Simhon
Seconded by Commissioner Jack Kassin
Roll Call: Ayes- 3: Cohen, Simhon & Kassin

Acting Municipal Clerk