PUBLIC NOTICE

BOROUGH OF ISLAND HEIGHTS

ORDINANCE 2026-07

AN ORDNANCE OF THE BOROUGH OF ISLAND HEIGHTS, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 11 OF THE BOROUGH CODE ENTITLED – BUILDING AND HOUSING

The following shall serve to repeal and replace Borough Code Chapters 11-1, 11-1.1, 11-1.2 and 11-1.3

11-1 UNIFORM CONSTRUCTION CODE (UCC)

11-1.1 Uniform Construction Code Enforcing Agency

a.

There is hereby established in the Borough OF Island Heights, a State Uniform Construction Code Enforcing Agency to be known as the "Borough of Island Heights Construction Office" consisting of a Construction Official, Deputy Construction Official, Technical Assistant(s) to the Construction Official and such other subcode officials and administrative staff as shall be necessary for the efficient operation of the Office.

11-1.2 UCC Construction Permit Fees

a.

UCC Construction Permit Fee Schedule

The UCC Construction Permit Fee schedule labeled as "Appendix A – UCC Permit Fees" is hereby annexed to this Chapter and shall establish the UCC Construction Permit Fees to be charged by the Borough of Island Heights Construction Office.

b.

Construction Plan Review Fee

The Construction Plan Review Fee charged by the Borough of Island Heights Construction Office shall be twenty five percent (25%) of the total cost of the required UCC permit(s). The minimum plan review fee shall be $100.00. The amount paid as the plan review fee shall be deducted from the total UCC permit fee upon issuance. The plan review fee is nonrefundable.

11-1.3 State of New Jersey Training Fee

In keeping with the New Jersey State Uniform Construction Code Act, a training fee in an amount established by the New Jersey Department of Community Affairs shall be collected by the Borough of Island Heights Construction Office at the time of UCC permit issuance and shall be rounded to the nearest whole dollar. Training Fees Collected by the Construction Office shall be remitted to the New Jersey Department of Community Affairs on a quarterly basis.

The foregoing Proposed Ordinance was introduced by the Mayor and Council at their Regular Meeting conducted on November 10, 2026. This Ordinance will be the subject of a Public Hearing and considered for adoption at the Regular Meeting of the Mayor and Council on December 8, 2026 at 7 PM at Borough Hall.

Sean Asay

Borough Clerk

	Appendix A: UCC Permit Fees	Permit Fee
	Note: All permit fees are expressed in whole dollars. All permit fee calculations shall be rounded to the nearest dollar in accordance with standard accounting and mathematical practices.	
	Building Subcode	
1	**Minimum Building Subcode Permit**	$75
2	**Review of Documentation or Change of Contractor**	$75
3	**New Construction.** The permit fee shall be based upon the volume of the structure. The volume computation shall be determined by N.J.A.C. 5:23-2.28. Use groups and types of construction are classified and defined in the currently adopted Building Subcode:	
(a)	New Construction, All Use Groups (per cubic foot of volume)	$0.040 per cubic foot of volume; Minimum $90
(b)	Modular and premanufactured building and moving houses, basic unit set on footing and foundation	$180
4	**Renovations, Alterations and Repairs.** Permit fees shall be based on the estimated cost of work. (for the purpose of determining the estimated cost, the applicant shall submit to the Construction Official such cost data as may be available produced by an architect or engineer of record or by a recognized estimating firm or by the general contractor. For the combination of addition and renovation, the sum of the fees shall be computed separately as additions and renovations. The Construction Official shall make the final decision regarding the estimated cost:	$40 per $1,000 of estimated cost of work
5	**Retaining Walls**	$225
6	**Fireplaces (not to include natural gas or propane fireplaces), Masonry Chimneys, Wood Stoves and Chimneys**	$75
7	**Installation of Swimming Pools and Spas**	
(a)	Aboveground units	$100
(b)	In-ground units	$225
(c)	Public and commercial units	$300
8	**Installation of Temporary Structures and Other Structures for Which Volume Cannot be Computed**	$75
(a)	Sheds more than 200 square feet:	$100
9	**Demolition of Structure, all use groups**	$100
10	**Signs**	
(a)	Sign Installation	$100 per sign
(b)	Sign Removal	$75
11	**Installation of Elevator Devices**	$200
12	**Asbestos Removal**	$75
(a)	Certificate after the completion of asbestos abatement	$100
13	**Lead Hazard Abatement**	$100
(a)	Lead Abatement Clearance Certificate	$100
14	**Certificate of Occupancy (UCC)**	
(a)	All use groups	$100
(b)	Change of use certificate of occupancy	$100
(c)	Temporary Certificate of Occupancy (TCO)	$30
16	**Application for a Variation**	
(a)	For Class I, II and III structures	$100
(b)	Resubmission Fee	$100
17	**Reinstatement of a Lapsed Building Subcode Permit**	$75

	Appendix A: UCC Permit Fees	Permit Fee
	Note: All permit fees are expressed in whole dollars. All permit fee calculations shall be rounded to the nearest dollar in accordance with standard accounting and mathematical practices.	
	Electrical Subcode	
1	**Minimum Electrical Subcode Permit**	$75
2	**Review of Documentation or Change of Contractor**	$75
3	**Electrical Fixtures and Devices:** including but not limited to; lighting outlets, wall switches, fluorescent fixtures, convenience receptacles, smoke and/or carbon monoxide detectors, voice and data outlets, devices and motors less than one horsepower or one kilowatt that are not listed elsewhere in this schedule and connected to nominal 240/120 VAC 20 amp or less branch circuits, permit fees shall be as follows:	
(a)	One to 25 fixtures or devices for lighting and ceiling fans, bathroom exhaust fans only	$75
(b)	For each additional increment of 25 fixtures or devices	$50
(c)	For each dedicated 20 amp - 120 volts circuit	$50
(d)	Utility load management device (ATS)	$75
(e)	Time of day relay switch for electrical water heaters	$25
4	**Special Electrical Fixtures and Devices**	
(a)	Service conductors, feeders, switches, switchboards and panel boards	$65
(b)	Motors, control equipment, transformers	$65
(c)	Residential steam rooms, sauna, indoor installation of hot tubs and similar devices	$75
(d)	Indoor installation of hydro massage	$75
(e)	Installation of hot tubs with 120 volts service	$100
(f)	Devices and/or Fixtures Not Listed in the Foregoing	$75 each
5	**Furnace**	$100
6	**AC Unit**	$75
7	**Ductless/Split Cooling/heat pump units**	$150
8	**Cooking Hood Systems with Make-Up Air**	
(a)	Residential	$75
(b)	Commercial	$125
9	**Generators**	$200
10	**Swimming Pool (above or in-ground), including filter motor, switch and receptacle**	$125
11	**Commerical Pool Bonding - Annual**	$100
12	**Spa or Fountain**	$125
13	**Service, Subpanel, Feeders and Sub-Feeders**	
(a)	50 amps to 200 amps	$175
(b)	over 200 amps	$300
14	**Service Feeders, Branch Circuits and Trenches**	$75
15	**Electrical Signs**	$75 per sign
16	**Electrical Discharge Lighting System**	$100
17	**Protective Signaling System**, including, but not limited to: fire alarms, burglar alarms, nurse call systems, video systems, communications, intercom systems, outlets and other monitoring systems, permit fees shall be as follows	
(a)	One to 50 devices	$75
(b)	Each additional 25 devices	$50
18	**Solar Devices - Photovoltaic Systems** - (includes all electrical devices integral to the PV System)	
(a)	Use Group R-5:	$1,000 per structure
(b)	All other use groups:	$2,000 per structure
19	**Reactivation of Electrical Service**	$100
20	**Electric Vehicle Battery Charger (EV System)**	$150
21	**Reinstatement of a Lapsed Electrical Subcode Permit**	$75

	Appendix A: UCC Permit Fees	Permit Fee
	Note: All permit fees are expressed in whole dollars. All permit fee calculations shall be rounded to the nearest dollar in accordance with standard accounting and mathematical practices.	
	Plumbing Subcode	
1	**Minimum Plumbing Subcode Permit**	$75
2	**Cross-connections and backflow preventors**: subject to testing, requiring reinspection every 12 months - for each device annually	$100
3	**Fixtures, Stacks, appurtenances, or appliances**	$25 per item
4	**Piping Replacement** - piping repairs or replacement of piping not resulting in additional fixtures, appliances, equipment or special devices	$75
5	**Special Devices** - including but not limited to; grease traps, oil separators, furnaces, generators, refrigeration units, sump pumps, backflow prevention devices, admittance valves, steam boilers, sewer pumps, ductwork systems, pool heaters, coils and associated drains for air conditioning systems, steam boilers and hot water boilers and similar and other special devices not listed	$75
6	Water Heaters	$150
7	**Heating and Cooling Equipment**	
(a)	Furnace	$100
(b)	Air Handler	$100
(c)	AC Unit	$75
(d)	Ductless/Split Cooling/heat pump units	$150
8	**Appliances**	
(a)	Each appliance connected to the natural gas, propane or oil piping system	$50 per appliance
9	**Public Utilities Connections**- including public water connection and public sewer connection	$150
10	**Private Wells**- connections to a private well for irrigation system	$150
11	**Gas Piping:** new gas piping systems or alterations of an existing system	$85 per outlet
12	**Swimming Pool, Spas or Hot Tub Drains and Vacuum Release Valves**; main drains and associated vacuum release valves	$85 for each drain inlet
13	**Devices and/or Fixtures Not Listed in the Foregoing**	$75 each
14	**Reinstatement of a Lapsed Plumbing Subcode Permit**	$75

	Appendix A: UCC Permit Fees	Permit Fee
	Note: All permit fees are expressed in whole dollars. All permit fee calculations shall be rounded to the nearest dollar in accordance with standard accounting and mathematical practices.	
	Fire Subcode	
1	**Minimum Fire Subcode Permit**	$75
2	**Appliance - oil or gas (excluding furnace) - R-5**	$25 per connection
3	**Appliance - oil or gas (excluding furnace) - other than R-5**	$85
4	**Dry pipe valve and compressor**	$250
5	**Elevator smoke detector recall system**	$150
6	**Fire alarm control panel - other than R-5**	$175
7	**Fire alarm control panel - Residential**	$75
8	**Fire alarm, carbon monoxide detection**	
(a)	Smoke and carbon monoxide detectors one to 20 units	$75
(b)	Twenty-one or more units - for each additional up to 20 units	$50
9	**Fire sprinklers**	
(a)	One to 20 heads	$75
(b)	Twenty-one or more heads - each additional up to 20 heads	$50
10	**Gas or oil fired appliance not connected to plumbing system**	$75 per appliance
11	**Tanks - Removal and Installation**	$175
12	**Fireplace or wood burning stove**	$75
13	**Underground fire main/water tanks**	$250
14	**Suppression Systems Other than Sprinklers**	
(a)	Local application systems - pre-engineered	$150 per system
(b)	Total flooding systems	$180
15	**Commercial Kitchen Exhaust Hoods/Ducts**	$100
16	**Residential Kitchen Exhaust Hoods/Ducts**	$50
17	**Standpipe Systems**	$240 per unit
18	**Fire Pumps**	$235 each
19	**Devices and/or Fixtures Not Listed in the Foregoing**	$75 each
20	**Reinstatement of a Lapsed Fire Subcode Permit**	$75

	Appendix A: UCC Permit Fees	Permit Fee
	Note: All permit fees are expressed in whole dollars. All permit fee calculations shall be rounded to the nearest dollar in accordance with standard accounting and mathematical practices.	
	Mechanical Subcode, existing buildings only, use groups R-3 or R-5 only	
1	**Minimum Mechanical Subcode Permit**	$75
2	**Water Heater**	$150
3	**Furnace**	$100
4	**Air Handler**	$100
5	**AC Unit**	$75
6	**Ductless/Split Cooling/heat pump units**	$125
7	**Gas Piping**	$85
8	**All other natural gas, propane and oil piping:**	$25 per outlet
9	**Generator**	$200
10	**Roof Top HVAC unit**	$225
11	**Gas fireplace**	$75
12	**Reinstatement of a Lapsed Mechanical Subcode Permit**	$75