

SOUTH ORANGE VILLAGE
Municipal Offices
76 South Orange Ave
Suite 302
South Orange
Essex County
New Jersey 07079

www.southorange.org
P 973.378.7715
F 973.763.0987



ORDINANCE #2024-17

Introduction: August 12, 2024

Adoption:

AN ORDINANCE OF SOUTH ORANGE VILLAGE AMENDING AND RESTATING VILLAGE CODE CHAPTER 157 FIRE PREVENTION, SECTION 4 - INSPECTION AND REGISTRATION FEES AND AMENDING AND RESTATING CHAPTER 143 FEES, SECTION 10 - FIRE PREVENTION BY THE ADDITION OF EXPEDITED FEES AND MISSED APPOINTMENT FEES

WHEREAS, Expedited inspection requests to the Building Department for Certificates of Continued Occupancy have increased and require additional attention by the Building Department; and

WHEREAS, the Council wish to adopt guidelines to address these time sensitive requests.

NOW THEREFORE BE IT ORDAINED, by the Village Council of South Orange Village, a municipal corporation of New Jersey located in Essex County thereof, as follows:

SECTION 1. Section C(2) of Village Code Chapter 157-4 Inspections and Registration Fees shall be amended and restated in its entirety by the addition of subsections a. and b. as follows:

2. Upon the request of any person, the Fire Official, or the inspector shall make an inspection to determine if a Certificate of Continued Occupancy shall issue. A Certificate of Continued Occupancy shall be issued by the inspecting official attesting that the residence, dwelling unit, room, suite or area meets or exceeds the requirements of N.J.A.C. 5:70-4.19. The cost for such inspection and the issuance of the Certificate of Continued Occupancy shall be as set forth in Chapter 143, Fees, Fire Prevention of this Code. Inspection of smoke detector installations prior to the conveyance of title or the leasing, as the case may be, shall be made by the Fire Official or inspector and, where appropriate, by the Electrical Subcode Official and shall be part of the inspection and issuance of a Certificate of Continued Occupancy.
 - a. If an inspection is requested 10 business days or less prior to a closing date of a real estate transaction an Expedited Fee will be applied as set forth in Chapter 143 Fees.
 - b. If an inspection appointment is scheduled and the Inspector cannot gain entry to the premises on the scheduled Inspection date, a Missed Appointment Fee shall be applied as set forth in Chapter 143 Fees.



SECTION 2.

Village Code Chapter 143 Fees, Section 10 - Fire Prevention is amended and restated by the addition of Expedited Fees and Missed Appointment Fees as follows:

143-10 Fire Prevention

Description	Code Section	Fee
Type 1-4 Life Hazard Use Fee	§ <u>157-4A</u>	Fee in accordance with N.J.A.C. 5:70-2.9(a)
Type 1-4 Uniform Fire Code Permit Application Fee	§ <u>157-4C</u>	Fee in accordance with N.J.A.C. 5:70-2.9(c)
Annual Registration Fees/ Non-Life Hazard Uses		
Up to 999 square feet	§ <u>157-4B</u>	\$75.00
1,000 to 4,999 square feet	§ <u>157-4B</u>	\$150.00
5,000 to 9,999 square feet	§ <u>157-4B</u>	\$225.00
10,000 to 14,999 square feet	§ <u>157-4B</u>	\$300.00
15,000 to 19,999 square feet	§ <u>157-4B</u>	\$375.00
20,000 square feet and up	§ <u>157-4B</u>	\$450.00
The Following require additional inspection fee:		
Eating establishments, 1 to 49 persons, seated or takeout only	§ <u>157-4C</u>	\$25.00
Dormitories, other than life-hazard uses		
Under 100 Occupants	§ <u>157-4C</u>	\$75.00
100 to 399 Occupants	§ <u>157-4C</u>	\$100.00



400 or more occupants	§ <u>157-4C</u>	\$150.00
Apartment dwellings which are not high-rise:		
4 to 8 units	§ <u>157-4C</u>	\$75.00
8 or more units	§ <u>157-4C</u>	\$150.00
Re-Inspection Fee:		
First Re-Inspection	§ <u>157-4C</u>	No Fee
Second Re-Inspection	§ <u>157-4C</u>	\$50.00
Third or more Re-Inspection	§ <u>157-4C</u>	\$75.00
Requested Inspection Fees for Certificate of Continued Occupancy:		
One-Family	§ <u>157-4C</u>	\$150.00
Two-Family	§ <u>157-4C</u>	\$200.00
Multifamily, per dwelling unit	§ <u>157-4C</u>	\$150 for 1st unit, \$125 for each additional unit.
First Re-inspection	§ <u>157-4C</u>	\$50.00
Second Re-Inspection	§ <u>157-4C</u>	\$50.00
Third or more Re-Inspection	§ <u>157-4C</u>	\$75.00
Expedited Fees (In addition to Inspection and Re-Inspection Fees) Requests made within 5-10 Business Days: Requests made within 4 or Less Business Days:	§ <u>157-4C</u>	\$50.00 \$100.00
Missed Appointment Fee	§ <u>157-4C</u>	\$50.00
Smoke Detector Compliance Certificate Fee	§ <u>157-12F</u>	\$50.00



Fire Watch Services		\$75/hour with 4 hour minimum
Requested Inspection Fees for Certificate of Habitability		\$175.00

SECTION 3.

All Ordinances or parts of Ordinances inconsistent herewith are repealed as to such inconsistencies.

SECTION 4.

This ordinance shall take effect upon final passage and publication as required by law.

SECTION 5.

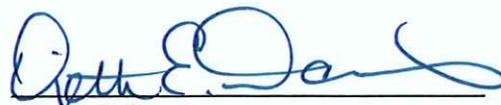
On passage this ordinance shall be codified.

Introduction – First Reading

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Brown		X	X			
Greenberg	X		X			
Haskins			X			
Hartshorn Hilton			X			
Jones			X			
Lewis-Chang			X			

CERTIFICATION

I, Ojetti E. Davis, Village Clerk of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this Ordinance was introduced on first reading by the Village Council at their regular meeting held on August 12, 2024.


 Ojetti E. Davis
 Village Clerk



Adoption – Second Reading

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Brown						
Greenberg						
Haskins						
Hartshorn Hilton						
Jones						
Lewis-Chang						

CERTIFICATION

I, Ojetti E. Davis, Village Clerk of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this Ordinance was adopted on second reading by the Village Council at their meeting held on September 9, 2024.

Ojetti E. Davis
Village Clerk

Adopted:

Attest:

Sheena C. Collum
Village Mayor

Ojetti E. Davis
Village Clerk