



## SUMMARY OF BUILDING CONTROL CHARGES

Domestic Work only

1st January 2011



These charges form part of the Council's "Building Control Charges Scheme"

Please contact us on 01509 634757 / 634924 for further information

To determine the charges the Council will make for the delivery of its Building Control service, please follow the three steps below:

### Step 1:

Decide which of the two tables referred to below are applicable to the work you will be carrying out.

Table A: applies to the creation of new dwellings only

Table B: applies to certain extensions, alterations or works to existing dwellings only

### Step 2:

Decide which one of the following three application types you will be making.

#### Full Plans:

You may use this application type for any work. It has the benefit that the plans you submit to the Council will be assessed for compliance with the Building Regulations and approval of these will be a safeguard to both you and your builder that the work you intend to carry out meets the relevant requirements.

Please note that you **MUST** use this application type in the following cases:

- (i) If the Regulatory Reform (Fire Safety) Order 2005 applies to the building.  
(essentially all building other than private dwellings .)
- (ii) If the building will be within 3 metres of a drain or sewer indicated on the maps of public sewers held by Seven Trent Water Authority.
- (iii) If the building is fronting on to a private street.

#### Building Notice:

You may use this application type for works connected with a single dwelling and is best suited for minor work such as replacement windows etc.

No safeguard of compliance exists with this application type as no plans are actually approved by the Council. This has the disadvantage that building work in progress sometimes has to be altered at extra cost to correct errors.

#### Regularisation Application:

This application type **MUST** be used where the work was carried out after 11th November 1985 without Building Regulations consent and there is a need to retrospectively authorise the work.

### Step 3:

Note the charges applicable from the relevant table according to the application type. Only **ONE** application type should be selected.

In the case of the Full Plans application, the charge usually has two parts, the second of which, if applicable, the Council will invoice for on commencement of works.

Charges for Building Notice and Regularisation applications are payable in full at the time of submission.


**Table A: Erection of, or conversion to, new dwellings.**

VAT = 20 %

(floor area not exceeding 300m<sup>2</sup> and up to 3 storeys only)

		FULL PLANS APPLICATION				BUILDING NOTICE		REGULARISATION APPLICATION	
		PLAN FEE Payable on deposit of application		INSPECTION FEE Invoiced to applicant after first inspection		TOTAL FEE Payable in full with application		TOTAL FEE Payable in full with application VAT = 0%	
		Exc. VAT	Inc. VAT	Exc. VAT	Inc. VAT	Exc. VAT	Inc. VAT	Exc. VAT (VAT 0%)	
<b>1</b>		£190.64	£228.77	£354.04	£424.85	£544.68	£653.62	£817.02	

<b>2 or more dwellings</b>	<b>Charges individually determined</b>
	<p>Please contact the Council's Building Control Service for a quotation on these charges. The following information will be required in order to determine the fee charge.</p> <ul style="list-style-type: none"> <li>(i) Number of units.</li> <li>(ii) Number of dwelling types.</li> <li>(iii) Type of dwelling e.g. detached, semi, terrace, flat etc.</li> <li>(iv) Likely construction time.</li> <li>(v) Whether your electrification is "Part P Registered".</li> <li>(vi) Whether you will use Robust Standard Details (for part wall construction).</li> <li>(vii) Indication of ground conditions e.g. made ground, contaminated land or trees etc.</li> <li>(viii) Whether you plan to have drawings approved prior to construction commencing.</li> </ul>

<p><b>SAP calculation for Energy Performance Certificate</b></p> <p>These are available for newly constructed dwellings by our in-house accredited energy assessors. For an Application Form and charges details, go to the Building Control web site at <a href="http://www.charnwood.gov.uk">www.charnwood.gov.uk</a> or call 01509 634757 / 634924</p>	
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**Table B: Extensions and other Works associated with Single Domestic Dwellings.**

VAT = 20 %

COMMON PROJECTS		FULL PLANS APPLICATION				BUILDING NOTICE		REGULARISATION APPLICATION
		PLAN FEE Payable on deposit of application		INSPECTION FEE Invoiced to applicant after first inspection		TOTAL FEE Payable in full with application		TOTAL FEE Payable in full with application VAT = 0%
Note: Where more than 1 item is being undertaken then add together, if unsure please forward a plan to Building Control and we will happily confirm the price for you.		Exc. VAT	Inc. VAT	Exc. VAT	Inc. VAT	Exc. VAT	Inc. VAT	Exc. VAT (VAT 0%)
		<b>Garages and Carports</b>						
1	Erection or extension of a single non exempt detached garage or carport up to 70m <sup>2</sup>	£81.91	£98.30	£152.13	£182.55	£234.04	£280.85	£351.06
2	Erection or extension of a single non exempt attached garage or carport up to 70m <sup>2</sup>	£87.87	£105.45	£163.19	£195.83	£251.06	£301.27	£376.59
3	Erection or extension of a detached garage up to 100m <sup>2</sup> which includes room/s for use at first floor level.	£153.41	£184.09	£284.90	£341.87	£438.30	£525.96	£657.45
4	Garage or outbuilding converted into habitable use with a maximum floor area of 36m <sup>2</sup>	£89.36	£107.23	£165.96	£199.15	£255.32	£306.38	£382.98
<b>Extensions</b>								
5	Extension of a dwelling the total floor area of which does not exceed 10m <sup>2</sup>	£121.23	£145.48	£225.15	£270.18	£346.38	£415.66	£519.57
6	Any extension with a floor area exceeding 10m <sup>2</sup> but not exceeding 50m <sup>2</sup>	£143.57	£172.29	£266.64	£319.96	£410.21	£492.25	£615.32
7	Any extension with a floor area exceeding 50m <sup>2</sup> but not exceeding 100m <sup>2</sup>	£183.49	£220.19	£340.77	£408.92	£524.26	£629.11	£786.39
<b>Loft Conversions</b>								
8	Loft conversion with a floor area not exceeding 50m <sup>2</sup> that does not include the construction of dormers.	£153.41	£184.09	£284.90	£341.87	£438.30	£525.96	£657.45
9	Loft conversion with a floor area not exceeding 50m <sup>2</sup> that includes the construction of dormers.	£168.00	£201.60	£312.00	£374.40	£480.00	£576.00	£720.00

### COMMON PROJECTS

Note: Where more than 1 item is being undertaken then add together, if unsure please forward a plan to Building Control and we will happily confirm the price for you.

### FULL PLANS APPLICATION

### BUILDING NOTICE

### REGULARISATION APPLICATION

#### PLAN FEE

#### INSPECTION FEE

#### TOTAL FEE

#### TOTAL FEE

Exc. VAT

Inc. VAT

Exc. VAT

Inc. VAT

Exc. VAT

Inc. VAT

Exc. VAT (VAT 0%)

### Replacement Windows

10	Replacement of windows and/or doors up to a maximum of 5 in external walls of a single dwelling.	£74.89	£89.87	n/a	n/a	£74.89	£89.87	£112.34
11	Replacement of windows and/or doors up to a maximum of 20 in external walls of a single dwelling.	£108.94	£130.73	n/a	n/a	£108.94	£130.73	£163.41

### Underpinning and Piling etc.

12	Traditional underpinning	Minimum charge of £153.19 inc. VAT, this includes the first 5m	£127.66	£153.19	n/a	n/a	£127.66	£153.19	£191.49
		then add £30.00 inc. VAT per m run for each additional m run.	£25.00	£30.00	n/a	n/a	£25.00	£30.00	£37.50
13	Piling and needels	Minimum charge of £153.19 inc. VAT, this includes the first 5m	£127.66	£153.19	n/a	n/a	£127.66	£153.19	£191.49
		then add £30.00 inc. VAT per m run for each additional m run.	£25.00	£30.00	n/a	n/a	£25.00	£30.00	£37.50

**Other work types, or estimated cost where options above not applicable.**

14	Renovation of a thermal element (price is per element, if more than one is carried out at the same time, each subsequent element is reduced by 50%). eg. plastering, rendering, replacing roof coverings where there is no significant increase in weight, replacement floor etc.	£91.06	£109.27	n/a	n/a	£91.06	£109.27	£136.59
15	Installation of an ancillary appliance carried out by a person registered with an appropriate competent person's scheme. e.g. Solid fuel appliance, replacement flue liner, unvented hot water system.	n/a	n/a	n/a	n/a	n/a	n/a	n/a
16	Installation of an ancillary appliance, other than by a person registered with an appropriate competent person's scheme. e.g. Solid fuel appliance, replacement flue liner, unvented hot water system	£73.57	£88.29	£136.64	£163.96	£210.21	£252.25	£315.32

## COMMON PROJECTS

Note: Where more than 1 item is being undertaken then add together, if unsure please forward a plan to Building Control and we will happily confirm the price for you.

		FULL PLANS APPLICATION				BUILDING NOTICE		REGULARISATION APPLICATION
		PLAN FEE		INSPECTION FEE		TOTAL FEE		TOTAL FEE
		Exc. VAT	Inc. VAT	Exc. VAT	Inc. VAT	Exc. VAT	Inc. VAT	Exc. VAT (VAT 0%)
17	Other work incl. structural alterations and installation of controlled fittings. Est. cost of work: £0 - £2,000 (Discounted by 50% if constructed at same time as extension, items 1-9 in this table B)	£163.40	£196.08	n/a	n/a	£163.40	£196.08	£245.10
18	Other work incl. structural alterations and installation of controlled fittings. Est. cost of work: £2,001 - £5,000 (Discounted by 50% if constructed at same time as extension, items 1-9 in this table B)	£89.36	£107.23	£165.96	£199.15	£255.32	£306.38	£382.98
19	Other work incl. structural alterations and installation of controlled fittings. Est. cost of work: £5,001 - £10,000 (Discounted by 50% if constructed at same time as extension, items 1-9 in this table B)	£131.06	£157.28	£243.41	£292.09	£374.47	£449.36	£561.71
20	Other work incl. structural alterations and installation of controlled fittings. Est. cost of work: £10,001 - £20,000	£157.87	£189.45	£293.19	£351.83	£451.06	£541.27	£676.59
21	Other work incl. structural alterations and installation of controlled fittings. Est. cost of work: £20,001 - £30,000	£191.23	£229.48	£355.15	£426.18	£546.38	£655.66	£819.57
22	Other work incl. structural alterations and installation of controlled fittings. Est. cost of work: £30,001 - £50,000	£257.36	£308.83	£477.96	£573.55	£735.32	£882.38	£1,102.98
23	Electrical works carried out by Part P installer registered with a Part P competent person self certification scheme in relation to a new dwelling, extension or alterations	n/a	n/a	n/a	n/a	n/a	n/a	n/a
24	Installer not registered with a Part P competent person self certification scheme but qualified to complete a BS7671 installation certificate and carry out test	£149.79	£179.75	n/a	n/a	£149.79	£179.75	£224.69
25	Installer not registered with a Part P competent person self certification scheme and not qualified to complete a BS7671 installation and test certificate	£175.15	£210.18	£325.28	£390.34	£500.43	£600.52	£750.65