

BUILDING REGULATION FEES

APPLICABLE 1ST APRIL 2004

Please feel free to contact Building Control on 0161-911 4122 should you require any assistance in determining the charge

TABLE 1 - NEW DWELLINGS

These charges are for one or more private dwellings or flats, but do not include any dwelling/flat which has more than three storeys, or any dwelling/flat which has a total floor area exceeding 300m² (do not account for integral garage floor areas)

Please refer to Table 3 - Other Works, for these charges.

No. of dwellings	FULL PLANS						BUILDING NOTICE		
	<i>Plan fee - payable upon submission</i>			<i>Inspection fee - invoiced after first inspection</i>			<i>Fee payable upon submission</i>		
	Fee	VAT	Total	Fee	VAT	Total	Fee	VAT	Total
1	154.00	26.95	180.95	235.00	41.13	276.13	389.00	68.08	457.08
2	204.00	35.70	239.70	310.00	54.25	364.25	514.00	89.95	603.95
3	270.00	47.25	317.25	433.00	75.78	508.78	703.00	123.03	826.03
4	335.00	58.63	393.63	553.00	96.78	649.78	888.00	155.40	1043.40
5	364.50	63.79	428.29	639.00	111.83	750.83	1003.50	175.61	1179.11
6	427.50	74.81	502.31	706.50	123.64	830.14	1134.00	198.45	1332.45
7	445.50	77.96	523.46	850.50	148.84	999.34	1296.00	226.80	1522.80
8	463.50	81.11	544.61	994.50	174.04	1168.54	1458.00	255.15	1713.15
9	481.50	84.26	565.76	1138.50	199.24	1337.74	1620.00	283.50	1903.50
10	486.00	85.05	571.05	1296.00	226.80	1522.80	1782.00	311.85	2093.85

Please contact the Building Control office on 0161-911 4122 where more than ten dwellings are proposed.

TABLE 2 - DOMESTIC EXTENSIONS/GARAGES (FOR NON-DOMESTIC EXTENSIONS, PLEASE REFER TO TABLE 4)

These charges are for domestic extensions with an internal floor area less than 60m², and detached or attached garages/carports with an internal floor area less than 60m² (and which is not exempt) Where the floor areas exceed 60m², please refer to Table 3 - Other Works.

NOTE: Where there is more than one extension on a property, the floor areas must be added together to determine the charge to be paid.

Internal floor area	FULL PLANS						BUILDING NOTICE		
	<i>Plan fee - payable upon submission</i>			<i>Inspection fee - invoiced after first inspection</i>			<i>Fee payable upon submission</i>		
	Fee	VAT	Total	Fee	VAT	Total	Fee	VAT	Total
Detached or attached garage/carport with a floor area less than 40m ² , which is not exempt	101.28	17.72	119.00	-	-	-	101.28	17.72	119.00
Detached or attached garage/carport with a floor area less than 60m ² , which is not exempt	203.40	35.60	239.00	-	-	-	203.40	35.60	239.00
Domestic extension less than 10m ² , including works directly connected	231.49	40.51	272.00	-	-	-	231.49	40.51	272.00
Domestic extension 10-40m ² , including works directly connected	97.87	17.13	115.00	211.92	37.09	249.00	309.79	54.21	364.00
Domestic extension 40-60m ² , including works directly connected	97.87	17.13	115.00	289.36	50.64	340.00	387.23	67.77	455.00

IMPORTANT: Many people carry out additional works separate from their extension, for example loft conversions, garage conversions, new bathrooms, the removal of loadbearing walls, installing new staircases, new drainage, electrical alterations etc. Any work not directly connected to the construction of the extension will be subject to an additional charge based on the estimated cost of the work. Where an application is being submitted for both an extension and other works at the same time for the same address, the fee for the extension will be as quoted in this table. The additional fee for the alterations will be 50% of what is stated in Table 4 (this reduction does not apply to loft conversions).

TABLE 3 - REPLACEMENT WINDOWS

N.B. No fee is payable if the windows are being replaced at the same time as having other works undertaken which are subject to a Building Regulation application. However, you must refer to the replacement windows in your description.

DOMESTIC PROPERTIES

A standard fee of £55.32 + £9.68 vat, totalling £65.00 is required for the installation of replacement windows. This is regardless of how many windows are being replaced on a property, but the number of windows to be replaced must be stated on the application form. The fee of £65.00 should be submitted with the application

NON-DOMESTIC PROPERTIES

The fees are based on the estimated cost of the works, but are not the same as those quoted in Table 4. The fee must be submitted with the application.

Please also note that relevant details/plans will be required for non-domestic replacement windows.

Estimated cost	Net Charge	VAT	Total
Less than £2,000	55.32	9.64	65.00
£2,000.01 - £5,000	55.94	9.79	65.72
£5,000.01-£6,000	57.94	10.14	68.08
£6,000.01-£7,000	60.94	10.66	71.60
£7,000.01-£8,000	63.94	11.19	75.12
£8,000.01-£9,000	66.93	11.71	78.65
£9,00.01-£10,000	69.93	12.24	82.17

TABLE 4 - LOFT CONVERSIONS AND OTHER WORKS (INCLUDES ALL NON-DOMESTIC WORK)

These charges cover:-

- Loft conversions
- Garage conversions
- Conversions to dwellings
- Electrical alterations/installations
- All non-domestic work
- Extensions/garages over 60m²
- Structural alterations/underpinning not directly in connection with a new domestic extension
- Installation of new drainage, not directly in connection with a new domestic extension
- New houses/flats exceeding three storeys, or a total floor area of 300m²
- Installation of cavity fill or unvented hot water systems, where not installed by an approved installer.

NOTE: The estimate must be a reasonable amount as would be charged by a contractor to undertake the works; there are no exemptions for DIY works. The authority may require a breakdown of the estimate if they consider the amount to be unreasonable.

ESTIMATED COST	FULL PLANS						BUILDING NOTICE		
	Plan fee - payable upon submission			Inspection fee - invoiced after first inspection			Fee payable upon submission		
	Fee	VAT	Total	Fee	VAT	Total	Fee	VAT	Total
Minimum fee for loft conversions REFER TO TABLE WHERE OVER £10,000	63.27	11.07	74.34	189.81	33.22	223.03	253.08	44.29	297.37
Minimum fee for extensions over 60m ² CONTACT BUILDING CONTROL WHERE ESTIMATE IS OVER £30,000	96.81	16.94	113.75	290.42	50.83	341.24	387.23	67.77	455.00
£0-1,000	77.00	13.48	90.48	-	-	-	77.00	13.48	90.48
£1,000.01-2,000	154.00	26.95	180.95	-	-	-	154.00	26.95	180.95
£2,000.01-5,000	186.45	32.63	219.08	-	-	-	186.45	32.63	219.08
£5,000.01-6,000	48.29	8.45	56.74	144.86	25.35	170.21	193.14	33.80	226.94
£6,000.01-7,000	50.78	8.89	59.67	152.35	26.66	179.01	203.13	35.55	238.68
£7,000.01-8,000	53.28	9.32	62.60	159.84	27.97	187.81	213.12	37.29	250.42
£8,000.01-9,000	55.78	9.76	65.54	167.33	29.28	196.61	223.11	39.04	262.15
£9,000.01-10,000	58.28	10.20	68.48	174.83	30.60	205.43	233.10	40.80	273.89
£10,000.01-11,000	60.77	10.63	71.40	182.32	31.90	214.22	243.09	42.53	285.63
£11,000.01-12,000	63.27	11.07	74.34	189.81	33.22	223.03	253.08	44.29	297.37
£12,000.01-13,000	65.77	11.51	77.28	197.30	34.53	231.83	263.07	46.04	309.11
£13,000.01-14,000	68.27	11.95	80.22	204.80	35.84	240.64	273.06	47.79	320.85
£14,000.01-15,000	70.76	12.38	83.14	212.29	37.15	249.44	283.05	49.53	332.58

PLEASE CONTACT BUILDING CONTROL ON 0161-911 4122 WHERE THE ESTIMATE EXCEEDS £15,000

REMEMBER! Where you are submitting an application for both an extension and other works on the same property, you will pay 100% of the figure quoted in Table 2 for the extension, and 50% of what is quoted in this table for the other works (the reduction does not apply to loft conversions).