

BUILDING REGULATION CHARGES

Reference: BRCS 2016/02

Effective from date – 01 April 2016

All standard charges shown include 20.0% VAT except the Regularisation Application charge where VAT is not applicable (figures shown in brackets excluding VAT)

Table A – Standard Charges for Domestic Work

Category	Description of Works	Full Plans Application		Building Notice Application	Regularisation Application
		Plan Fee	Inspect Fee		
1	Erection or extension of a detached/attached domestic garage or car port up to 50m ²	£270 (£225 ex VAT)	No charge	£270 (£225 ex VAT)	£450
Domestic Extensions					
2	Any extension with a total floor area not exceeding 10m ²	£180 (£150 ex VAT)	£180 (£150 ex VAT)	£360 (£300 ex VAT)	£600
3	Any extension with a total floor area which exceeds 10m ² but does not exceed 40m ²	£180 (£150 ex VAT)	£300 (£250 ex VAT)	£480 (£400 ex VAT)	£800
4	Any extension with a total floor area exceeding 40m ² but not exceeding 60m ²	£180 (£150 ex VAT)	£420 (£350 ex VAT)	£600 (£500 ex VAT)	£1000
5	Any extension with a total floor area exceeding 60m ² but not exceeding 100m ²	£180 (£150 ex VAT)	£510 (£425 ex VAT)	£690 (£575 ex VAT)	£1150
Other					
6	The provision of one or more rooms in a roof space	£180 (£150 ex VAT)	£300 (£250 ex VAT)	£480 (£400 ex VAT)	£800
7	Conversion of a garage to a habitable room	£270 (£225 ex VAT)	No charge	£270 (£225 ex VAT)	£450
8	The replacement of windows, roof lights, roof windows and external doors in an existing dwelling.	£120 (£100 ex VAT)	No charge	£120 (£100 ex VAT)	£200
9	Re-roof of a domestic dwelling or External wall insulation cladding	£180 (£150 ex VAT)	No charge	£180 (£150 ex VAT)	£300
10	Installation of Solid Fuel Burning appliance.	£360 (£300 ex VAT)	No charge	£360 (£300 ex VAT)	£600
11	Installation of controlled domestic electrical installation (by non-competent person scheme)	This figure is set by our nominated competent person Electrician. Please contact 01709 823847 for details and fees			

SAP, EPC and Thermal Assessment Service

We also provide a thermal assessment service for domestic extensions and residential properties for the purpose of demonstrating compliance with the requirements of Approved Document L.

For a quote contact us on 01709 823851 / 01709 823847 or email building.control@rotherham.gov.uk

All standard charges shown include 20.0% VAT except the Regularisation Application charge where VAT is not applicable (figures shown in brackets excluding VAT)

Table B – Standard Charge for New Dwellings - no more than 3 storeys

Number of dwellings	Full Plans Application		Building Notice Application	Regularisation Application
	Plan Fee	Inspect Fee		
1	£180 (£150 ex VAT)	£510 (£425 ex VAT)	£690 (£575 ex VAT)	£1150
2+	Please contact Building Control on 01709 823841 or 01709 823847 for a fee quote			

Note: for 2+ dwellings, dwellings over three storeys or if the floor area of a dwelling exceeds 300m², the charge will be established on an individual basis determined by the amount of plan checking and inspection time involved.

Table C – Standard Charges for All Other Work

Category	Description	Charge based on estimated cost of work	Plan Fee	Inspect Fee	Building Notice Application	Regularisation Application
1	(i) Non Domestic building work (ii) Domestic work not included in Table A or Table B	£0 - £1000	£180 (£150 ex VAT)	N/A	£180 (£150 ex VAT)	£300
2		£1001 - £2000	£240 (£200 ex VAT)	N/A	£240 (£200 ex VAT)	£400
3		£2001 - £5000	£270 (£225 ex VAT)	N/A	£270 (£225 ex VAT)	£450
4		£5001 - £10 000	£360 (£300 ex VAT)	N/A	£360 (£300 ex VAT)	£600
5		£10 001 - £25 000	£180 (£150 ex VAT)	£360 (£300 ex VAT)	£540 (£450 ex VAT)	£900
6		£25 001 - £50 000	£240 (£200 ex VAT)	£360 (£300 ex VAT)	£600 (£500 ex VAT)	£1000
7		For projects where the estimated cost exceeds £50 000	The charge will be established on an individual basis determined by the amount of plan checking and inspection time involved . Please contact Building Control on 01709 823841 or 01709 823847 for a quote			

Type of Application Explained:

Full Plans Application: An application where plans & details form the deposit application and are checked for compliance with the Building Regulations before works commence on site.

Building Notice: An application where no plans or details are deposited in the application, but subject to works being carried out, such details maybe requested at a later date to substantiate the works being built on site.

Regularisation: Used to gain Building Regulation approval retrospectively – after the works have been started/completed.

For further details and broader information, visit our website www.rotherham.gov.uk

Guidance Notes on Building Regulation Fees

THE BUILDING (LOCAL AUTHORITY CHARGES) REGULATIONS 2010

The Guidance notes on fees outline the charges under the above regulations for applications submitted to Rotherham Council. If you are submitting to another Local Authority please check with the relevant Authority for their level of charges as these may differ from those attached.

1 Before you build, extend or convert, you or your agent must advise your local authority either by submitting Full Plans or a Building Notice. The fee payable depends on the type of work. If you have any difficulties calculating the fees, please contact us on 01709 823847.

2 Fees are payable as follows:

2.1 Full Plans You will pay a plan a fee at the time of submission to cover their passing or rejection. With Full Plans submissions, for most types of work, an inspection fee covering all necessary site visits will be payable following the first inspection. If the inspection fee is to be paid by another party other than the applicant, then written confirmation is required stating that this person is responsible for the payment of the account.

2.2 Building Notice The appropriate Building Notice fee is payable at the time of submission and covers all necessary checks and site visits. You should be absolutely sure you are going to build your project as no refund or part refund is permitted once your submission has been made.

2.3 Regularisation Certificate In respect of unauthorised building work, commenced on or after 1 November 1985, you will pay a regularisation fee to cover the cost of assessing your application and all inspections. **The fee is equivalent to double the Building Notice fee before VAT is applied.**

3 Table A: Fees for domestic small buildings, extensions, alterations etc. Where work comprises more than one domestic extension the total internal floor areas of all storeys of all the extensions on the application must be added together to determine relevant fee. If the extension(s) has a floor area greater than 100m² or where the estimated cost of the work exceeds £50000, please contact us to determine the fee.

4 Table B: Fees for new houses. Applicable where the building has no more than three storeys and has a floor area, which does not exceed 300m². In any other case the fee will be calculated on an individual basis.

5 Table C: Fees for all other works. Where work comprises more than one domestic extension, the total internal floor areas of all storeys of all the extensions on the application must be added together to determine relevant fee. If the sum of the extension(s) > 100m² then please contact Building Control to determine the fee. Where the estimated cost of the works exceeds £50000, again please contact Building Control to determine the fee.

6 If the proposed work falls outside of the tables attached, or consists of multiple works, please contact the Building Control office for these charges, as these will be individually determined

6.1 Total estimated cost means an estimate accepted by the local authority of a reasonable cost that would be charged by a person in business to carry out the work shown or described in the application excluding VAT and any professional fees paid to an architect, engineer or surveyor etc, and also excluding land acquisition costs.

6.2 If no charge is paid or if an insufficient amount has been paid you will be advised, however the application will not be validated until the correct charge has been paid in full.

6.3 Inspection of archived applications. Where projects are in excess of three years since their last inspection and have been archived, a further fee of 50% of current inspection fee (or plan fee where nil inspection fee) will be raised for administrative and re-evaluation of regulations in force at the time of the application.

7 Exemptions/reductions in fees:

7.1 No charges are payable in respect of submissions/Building Notices for work to provide access and/or facilities solely for the benefit of disabled persons and/or includes work to provide or extend a room used solely for sleeping accommodation for a full time carer at an existing dwelling which is, or is to be, occupied by a disabled person. Form P4PL12 giving brief details of the disability must accompany the submission to qualify for exemption from charges.

8 Where reductions in Fees are applied for repetitive or multiple works, they are determined on an individual basis.