

North Staffordshire Building Control Partnership

Scale of Building Regulation Charges 2015-16

- Charges valid from 1 January 2015
- Please note all the following charges include VAT at 20.0%
- Please make all cheques payable to “Stoke-on-Trent City Council”

The following document is intended to provide guidance. You are advised to contact Building Advisory Services on 01782 232459 or 238685 to discuss your requirements further.

1. Which charges do I have to pay?

If you are making a **full plans application** for Building Regulations you should submit the **plan charge** with your application form and drawings. Once you begin work on site we will invoice you for the **inspection charge**.

If you are submitting a **building notice** for your works you should submit the **building notice charge** with your application form.

If you are making a **regularisation application** (for works that have already been completed) you should submit the **regularisation charge** with your application form.

You can find out more about the different types of applications by reading our “How to make an application” booklet or calling 01782 232459 or 238685

2. How are the charges worked out?

We work out Building Regulations charges in two ways:

- Individually determined charges
- Agreement of a standard charge

The majority of domestic extensions and alterations are set standard charges.

If you need an individually determined charge you should e-mail: buildingcontrol.applications@stoke.gov.uk. Please include ‘request for building regulation charge’ in the title of the e-mail and provide a description and details of the intended work. We will contact you within 24 hours. You can also telephone our office directly on 01782 232459 or 238685 for a quotation.

3. If I am carrying out more than one type of work to my property do I have to pay two sets of fees?

Yes, you do. However, if you do work from Table C (domestic alterations) at the same time as work from Table B (domestic extensions and alterations) then there may be a reduction in the charge. Please see Tables B and C for more information. Please note that this discount is **not** applied to regularisation applications.

4. Will I have to pay any more charges for Building Regulations?

The answer to question one outlines which of our basic charges you need to pay. You will not usually be asked for any further payment. However we may ask for further payment in the following situations:

- The charges have been set on the basis that the design and building work is undertaken by a person or a company that is competent to carry out the relevant design and building work. If they are not, the work may incur supplementary charges. The additional charges will be determined by the Building Regulations Manager on a cost recovery basis for the service provided.
- Where notifiable electrical work is to be carried out by a person who is not qualified to issue the relevant certification to confirm the work has been designed, inspected and tested to current standards (Part 'P'), an additional charge as detailed in Table C for electrical work will apply. A minimum standard of qualification is one equal to the City and Guilds qualification Parts 2382-10 and 2392-20.
- Where a completion inspection is requested between one and five years after actual completion of the work a charge of **£120.00** will apply.

Table A

Standard charges for new dwellings

Number of Dwellings	Plan Charge	Inspection Charge	Building Notice Charge	Regularisation Charge
1	£235	£409	£804	£871
2	£271	£613	£1104	£1196
3	£449	£715	£1455	£1577
4	£490	£817	£1634	£1770
5	£689	£919	£2011	£2178
6	£909	£1021	-	-
7	£909	£1343	-	-
8	£909	£1665	-	-
9	£909	£1905	-	-
10	£909	£2145	-	-
11	£1277	£1940	-	-
12	£1277	£2180	-	-
13	£1277	£2420	-	-
14	£1277	£2660	-	-
15	£1379	£2803	-	-
16	£1379	£3043	-	-
17	£1379	£3283	-	-
18	£1379	£3523	-	-
19	£1379	£3687	-	-
20	£1379	£3927	-	-

Notes

- Where the floor area of a dwelling exceeds 300m² or the number of dwellings exceeds 20 the charge is individually determined.
- Building Notice and Regularisation Charges above five dwellings will be individually determined

Table B
Domestic extensions and alterations to a single building

EXTENSIONS						
Category	Description		Plan Charge	Inspection Charge	Building Notice Charge	Regularisation Charge
1	Extension floor area not exceeding 10m ²		£153	£245	£398	£431
2	Extension floor area exceeding 10m ² but not exceeding 40 m ²		£184	£301	£558	£604
3	Extension floor area exceeding 40m ² but not exceeding 100m ²		£204	£379	£728	£788
LOFT CONVERSIONS						
Category	Description		Plan Charge	Inspection Charge	Building Notice Charge	Regularisation Charge
4	Loft conversion creating one or more rooms in the roofspace		£204	£317	£599	£649

Table B (continued)

Domestic extensions and alterations to a single building

GARAGES AND CARPORTS						
Category	Description		Plan Charge	Inspection Charge	Building Notice Charge	Regularisation Charge
5	Erection or extension of a single storey domestic garage or carport up to 100m ²		£153	£169	£322	£349
OTHER WORKS						
Category	Description		Plan Charge	Inspection Charge	Building Notice Charge	Regularisation Charge
6	Conversion of an attached garage to a habitable room(s)		£102	£143	£245	£266
7	Alterations to extend or create a basement up to 100m ²		£128	£194	£322	£349

- Where notifiable electrical work is to be carried out by a person who is not qualified to issue the relevant certification to confirm the work has been designed, inspected and tested to current standards (Part 'P') an additional charge as detailed in Table C for electrical work will apply. A minimum standard of qualification is one equal to the City and Guilds qualification Parts 2382-10 and 2392-20.

TABLE C**Domestic alterations to a single building**

Category of Work		Basis of Charge	Plan Charge	Inspection Charge	Building Notice Charge	Reduction for work carried out at the same time as work referred to in Table B	Regularisation Charge
1.	Renovation of a thermal element to a single dwelling. (Floors, walls and roofs)	Fixed price.	£163	-	£163	50%	£177
2.	Internal alterations, installation of controlled fittings (not electrical) and/or, structural alterations. (If ancillary to the building of the extension no additional charge)	Fixed price based on estimated cost bands: Estimated cost less than £5,000	£199	-	£199	50%	£216

TABLE C (continued)
Domestic alterations to a single building

Category of Work		Basis of Charge	Plan Charge	Inspection Charge	Building Notice Charge	Reduction for work carried out at the same time as work referred to in Table B	Regularisation Charge
2.	(continued) Internal alterations, installation of controlled fittings (not electrical) and/or, structural alterations. (If ancillary to the building of the extension no additional charge)	Estimated cost exceeding £5,000 up to £25,000	£123	£179	£302	50%	£327
		Estimated cost exceeding £25,001 and up to £50,000	£204	£378	£669	50%	£725
		Estimated cost exceeding £50,001 and up to £75,000	£255	£429	£821	50%	£890

TABLE C (continued)**Domestic alterations to a single building**

Category of Work		Basis of Charge	Building Notice Charge	Details of any reduction for work carried out at the same time as work referred to in Table B	Regularisation Charge
3.	Window replacement (non-competent persons scheme).	Fixed price grouped by numbers of windows: Installation up to 4 windows	£82	50%	£89
		Installation up to 20 windows	£102	50%	£111
		Installation over 20 Windows.	£163	50%	£177
4.	Electrical work carried out by a person qualified for installation and testing. The work must be designed, installed and tested in accordance with BS7671 with certificates submitted to the local authority when the works have finished.	Fixed price based on extent of works	£82	N/A	£89
5.	Electrical work (not competent persons scheme). Carried out by persons who are not qualified for installation and testing.	Fixed price based on extent of works: Any electrical work other than the rewiring of a dwelling.	£306	N/A	£332
		The re-wiring and new installation in a dwelling.	£460	N/A	£498

TABLE D**Non-domestic work – Alterations, extensions and new build**

Cost of Works (£)	Plan Charge (£)	Inspection Charge (£)	Building Notice Charge (£)
0 - 5,000	£199	-	£199
5,001 - 10,000	£123	£138	£261
10,001 - 20,000	£123	£220	£343
20,001 – 30,000	£123	£378	£575
30,001 – 40,000	£204	£398	£693
40,001 – 45,000	£204	£460	£763
45,001 – 50,000	£204	£521	£834
50,001 – 60,000	£204	£638	£969
60,001 – 70,000	£306	£659	£1110
70,001 – 80,000	£306	£740	£1204
80,001 – 90,000	£306	£858	£1339
90,001 – 100,000	£306	£980	£1480
100,000+	Individually Priced – Contact Building Control Manager		

- Please see over the page for prices for specific non-domestic works.

TABLE D (continued)**Non-domestic work - Specific alterations**

Category of Work		Basis of Charge	Plan Charge	Inspection Charge	Building Notice
1.	Underpinning.	Fixed price based on cost of works: Estimated cost up to £50,000	£322	-	£322
		Estimated cost exceeding £50,000 and up to £100,000	£112	£332	£444
		Estimated cost exceeding £100,000 and up to £250,000.	£153	£449	£602
2.	Window replacement (non-competent persons scheme) including shop fronts.	Fixed price grouped by numbers of windows: Per installation up to 20 windows	-	-	£123
		Per installation over 20 windows up to 50 windows.	-	-	£199
3.	Renovation of a thermal element	Fixed price based on cost of works: Estimated cost up to £50,000	-	-	£123
		Estimated cost exceeding £50,000 and up to £100,000	-	-	£199
		Estimated cost exceeding £100,000 and up to £250,000	-	-	£322
4.	Installation of Mezzanine floor up to 200m ²	Fixed price	£204	£281	