

## OTHER WORKS

Where fees are based on the estimate of the cost the fee payable is indicated in the table below.

**NOTE 1** Where the estimated total cost the building does not exceed £5,000 the plan fee is the total amount payable (no inspection fee is required).

**NOTE 2** Where the estimated cost exceeds £5,000 the plan fee is 25% of the total fee payable, the remaining being payable as inspection fee when work commences.

CALCULATION OF FEES	£
Where the estimated cost does not exceed £2,000 the sum of	60
Where the estimated cost exceeds £2,000 but does not exceed £5,000 the sum of	150
Where the estimated cost exceeds £5,000 but does not exceed £20,000	
(a) the sum of	150
together with	
(b) for every £1,000 (or part thereof) by which the cost exceeds £5,000 the sum of	10
Where the estimated cost exceeds £20,000 but does not exceed £100,000	
(a) the sum of	300
together with	
(b) for every £1,000 (or part thereof) by which the cost exceeds £20,000 the sum of	8
Where the estimated cost exceeds £100,000 but does not exceed £1,000,000	
(a) the sum of	940
together with	
(b) for every £1,000 (or part thereof) by which the cost exceeds £100,000 the sum of	5
Where the estimated cost exceeds £1,000,000 but does not exceed £10,000,000	
(a) the sum of	5,440
together with	
(b) for every £1,000 (or part thereof) by which the cost exceeds £1,000,000 the sum of	3.50
Where the estimated cost exceeds £10,000,000	
(a) the sum of	36,940
together with	
(b) for every £1,000 (or part thereof) by which the cost exceeds £10,000,000 the sum of	3

### EXAMPLE

Extension to commercial premises – estimate of costs £48,000

Fees payable £300

28x8 £224

Total payable £524

Plan fee (25%) £131

Inspection fee (75%) £393

## GUIDANCE TO APPLICANTS ON THE BUILDING (PRESCRIBED FEES) REGULATIONS 1982 AS AMENDED BY BUILDING (PRESCRIBED FEES) (AMENDMENT) REGULATIONS (NI) 1997 OPERATIVE FROM 1 JANUARY 1998

The notes are intended for guidance only. For full details and definitions refer to the Building (Prescribed Fees) Regulations (NI) 1997.

### FULL PLANS SUBMISSION

Fees are payable by the person by whom, or on whose behalf, building work is being carried out and are in charged in two stages:

- (i) **PLAN FEE** which must accompany the drawing, Site location map etc submitted for approval to the Council
- (ii) **INSPECTION FEE** which is payable following the first inspection of work in progress.

You should therefore submit the Plan Fee only with this application. An account for the Inspection Fee will be sent out later should building work commence.

### BUILDING NOTICE

The full fee is payable at the time of application. The Notice will not be valid unless the correct fee has been paid and, where appropriate, an estimate of the costs of the relevant works has been submitted.

### REGULARISATION CERTIFICATES

The full fee is payable at the time of application and, where appropriate an estimate of the cost of the relevant works has been submitted.

### EXEMPTION FROM FEES

If any work is solely for the benefit of a disabled person you should contact the Building Control Department for further information. We will normally require confirmation from the Occupational Therapist as to the nature and extent of such work.

### FEES BASED ON ESTIMATES OF COST

Where fees are calculated in accordance with the estimated cost of the work the building regulation application **MUST** be accompanied by the estimate. Please note that an 'estimate' means a written estimate, accepted by a District Council, of such reasonable amount as would be charged for the carrying out of the work by a person in business to carry out such work.

### SINGLE COMBINED FEE

For certain minor works the plan fee and inspection fee are amalgamated into a single fee payable with the deposit of the application.

- Cheques should be made payable to the District Council in whose area the work is being carried out.
- Brief details of fees are given overleaf. If you are in any doubt as to the correct fee please contact the Building Control Office of the appropriate Council.

**FEES FOR THE ERECTION OF DOMESTIC BUILDINGS NOT EXCEEDING 3 STOREYS  
(FLOOR AREA LESS THAN 250M<sup>2</sup>)**

**ONE DWELLING**

PLAN FEE £75 INSPECTION FEE £175

**TWO DWELLINGS OR MORE**

**Plan Fee**

The sum of the amount shown in column 2 of Table 1 relating to the number of dwelling plan types plus the amount shown in Column 2 of Table 2 relating to the total number of dwellings.

**Inspection Fee**

The amount as shown in Column 2 of Table 3.

TABLE 1		TABLE 2		TABLE 3	
PLAN FEE		INSPECTION FEE		INSPECTION FEE	
1 Number of Plan Types	2 Dwelling Type Plan Fee (£)	1 Number of Dwellings	2 Additional Fee (£)	1 Number of Dwellings	2 Inspection Fee (£)
1	75				175
2	140	2	40	2	340
3	205	3	80	3	505
4	270	4	120	4	670
5	335	5	160	5	835
6	400	6	190	6	985
7	465	7	220	7	1,135
8	530	8	250	8	1,285
9	595	9	280	9	1,435
10	660	10	310	10	1,585
11	725	11	330	11	1,710
12	790	12	350	12	1,835
13	855	13	370	13	1,960
14	920	14	390	14	2,085
15	985	15	410	15	2,210
16	1,050	16	430	16	2,335
17	1,115	17	450	17	2,460
18	1,180	18	470	18	2,585
19	1,245	19	490	19	2,710
20	1,310	20	510	20	2,835
Plus £65 for each plan type in excess of 20.		Plus £10 for each additional dwelling in excess of 20.		Plus £100 for each dwelling in excess of 20.	

**EXAMPLE**

Housing development of 12 houses with 4 different house types:

4 plan types	£270
12 dwellings	£350
Total plan fee	£620
Total Inspection Fee	£1835

**FEES FOR CERTAIN SMALL BUILDINGS, EXTENSIONS AND ALTERATIONS**

TYPE OF WORK	PLAN FEE	INSPECTION FEE	BUILDING NOTICE FEE	REGULARISATION FEE
1. Installation of a unvented hot water system	50	-	50	60
2. Extension to a dwelling				
i Floor area not exceeding 20m <sup>2</sup>	100	-	100	120
ii Floor area between 20m <sup>2</sup> and 40m <sup>2</sup>	50	100	150	180
iii Floor area between 40m <sup>2</sup> and 60m <sup>2</sup>	60	120	180	216
3. Rooms in the roof space and access thereto	60	120	180	216
4. Detached garage or carport floor area exceeding 30m <sup>2</sup> but not exceeding 40m <sup>2</sup>	70	-	70	84

**NOTE 1**

Conservatories and porches not exceeding 30m<sup>2</sup> are exempt.

**NOTE 2**

Garages not exceeding 30m<sup>2</sup> and either substantially non combustible or more than 1m from any dwelling, road or boundary are exempt.

**NOTE 3**

Where the work involves the erection of more than one extension to a building, the total floor area of the extensions is used when determining the fee.