

**SUMMARY OF CHARGES FOR  
APPLICATION OF BUILDING REGULATIONS  
FROM 4<sup>th</sup> JANUARY 2011**

- All charges indicated **INCLUDE** VAT at the current rate of 20%;
- Please contact the Building Control Section if your proposal **does not** fall into any of the categories shown, this type of project will be subject to an individual charge assessment;
- All Regularisation Charges will be individually determined.

**STANDARD CHARGES FOR NEW BUILD DWELLINGS UP TO 300MSQ FLOOR AREA (Table A)**

| Number of Dwellings | Plan Charge (£) | Inspection Charge (£) | Building Notice Charge (£) |
|---------------------|-----------------|-----------------------|----------------------------|
| 1                   | 180.00          | 530.00                | 777.00                     |
| 2                   | 250.00          | 750.00                | 1215.00                    |
| 3                   | 345.00          | 1020.00               | 1655.00                    |
| 4                   | 400.00          | 1195.00               | 1945.00                    |
| 5                   | 460.00          | 1365.00               | 2240.00                    |

**STANDARD CHARGES FOR THE ERECTION OF DOMESTIC EXTENSIONS AND CERTAIN SMALL DOMESTIC BUILDINGS (Table B)**

| Type of Work  | Plan Charge (£) | Inspection Charge (£) | Building Notice Charge (£) |
|---|-----------------|-----------------------|----------------------------|
| Domestic Extension of Floor Area not Exceeding 10 msq   | 94.00           | 279.00                | 410.00                     |
| Domestic Extension of Floor Area exceeding 10 msq but not exceeding 40msq                             | 128.00          | 383.00                | 557.00                     |
| Domestic Extension of Floor Area exceeding 40msq but not exceeding 100msq                             | 164.00          | 490.00                | 777.00                     |
| Erection of a Non-Exempt Domestic Garage or Carport up to 40msq                                       | 67.00           | 195.00                | 302.00                     |
| Erection of a Non Exempt Attached Single Storey Extension of a Domestic Garage or Carport up to 40msq | 82.00           | 230.00                | 373.00                     |

**STANDARD CHARGES FOR CERTAIN ALTERATIONS TO DOMESTIC BUILDINGS (Table C)**

| Type of Work  | Plan Charge (£) | Inspection Charge (£) | Building Notice Charge (£) |
|---|-----------------|-----------------------|----------------------------|
| Conversion of Roof space to Habitable Room(s) that <b>Does NOT</b> include the Construction of a Dormer                             | 123.00          | 358.00                | 628.00                     |
| Conversion of Roof space to Habitable Room(s) that <b>Does</b> include the Construction of a Dormer                                 | 138.00          | 410.00                | 705.00                     |
| Conversion of Existing Garage (or similar) to Domestic Habitable Room(s)  | 82.00           | 230.00                | 410.00                     |
| The introduction of insulation as part of re-roof work, rendering or plastering that does not include changes to structural members |                 |                       | 92.00                      |

**STANDARD CHARGES FOR CERTAIN ALTERATIONS TO DOMESTIC BUILDINGS (Cont'd)**

| Type of Work   | Plan Charge (£) | Inspection Charge (£) | Building Notice Charge (£) |
|--|-----------------|-----------------------|----------------------------|
| Any replacement of windows and/or doors (containing 50% or more glazing) of no more than 3 |                 |                       | 92.00                      |
| Any replacement of windows and/or doors (containing 50% or more glazing) of 4 or more      |                 |                       | 143.00                     |
| Stand Alone Electrical Work Competent Installer – Single Circuit                           |                 |                       | 68.00                      |
| Stand Alone Electrical Work Competent Installer – Full Dwelling                            |                 |                       | 118.00                     |
| Stand Alone Electrical Work Non-Competent Installer – Single Circuit                       |                 |                       | 455.00                     |
| Stand Alone Electrical Work Non-Competent Installer – Full Dwelling                        |                 |                       | 523.00                     |
| All Other Domestic Work with an Estimated Cost of Works of -                               |                 |                       |                            |
| £0-£2000   | 187.00          | Included              | 189.00                     |
| £2001-£5000  | 279.00          | Included              | 299.00                     |
| £5001-£10000   | 100.00          | 294.00                | 410.00                     |
| £10001-£20000  | 128.00          | 383.00                | 557.00                     |
| £20001-£30000  | 148.00          | 410.00                | 628.00                     |
| £30001-£50000  | 164.00          | 460.00                | 705.00                     |

**STANDARD CHARGES FOR WORKS TO NON-DOMESTIC BUILDINGS (Table D)**

| Type of Work  | Plan Charge (£) | Inspection Charge (£) | Building Notice Charge (£) |
|---|-----------------|-----------------------|----------------------------|
| All Non Domestic Work (Except Replacement Windows) with an Estimated Cost of Works of - |                 |                       |                            |
| £0-5000   | 276.00          | Included              | 276.00                     |
| £5001-£10000  | 102.00          | 292.00                |                            |
| £10001-£20000   | 148.00          | 410.00                |                            |
| £20001-£30000   | 164.00          | 460.00                |                            |
| £30001-£50000   | 180.00          | 510.00                |                            |

These Charges have been formulated on the basis of the following criteria:

- Competent Tradesman including those on Competent Person Schemes where appropriate will be used during the development of the project;
- The duration of the project will not exceed one year;

**Additional Information**

1. A Building Notice can only be used on a Non Domestic Building where the means of escape in case of fire is not affected by the works being undertaken;
2. When it is intended to carry out building work on a dwelling to which Table B applies and **at the same time** undertake work to which Table C applies, the charge in Table C may be reduced by 50%;
3. Discounts are available for projects involving robust details, repetitive designs etc.
4. To be read in conjunction with the [Staffordshire Moorlands Building Control Charging Scheme 2010](#).