

## **BUILDING CONTROL CHARGES.**

### **All Other Works**

**(Excluding Domestic Extensions / Alterations / Electrical Works and the creation of new dwellings.)**

**(Valid from 20<sup>th</sup> April 2020)**

Tameside's Building Control service is responsible for ensuring architects / builders and property owner comply with the Building Regulations, improving health and safety, energy conservation and disabled facilities associated with all types of buildings.

The charges for Building Regulation work are required to cover the cost of the service with the exception of work that is carried out for the benefit of a disabled person which is charge exempt (See our application form for details).

### **Standard Charges.**

Standard Charges are based on the type of work proposed the majority of domestic extensions and alterations are covered by 'standard charges' and these are listed in the tables below.

***If you are carrying out more than one extension and / or multiple types of alterations, all at the same time, or otherwise where appropriate, we may be able to adjust the 'Standard Charges' – ask for an individual charge assessment.***

If the charges are not listed as a standard charge for the type of work you are intending to carry out it will be individually determined and you will need to contact us to discuss further.

### **Important Note - Supplementary Charges.**

These charges have been set by the authority on the basis that the:

- Construction works are of a traditional nature and there are no complex structural works – nothing 'out of the ordinary' i.e. tried and tested masonry construction with a conventional roof structure and internal arrangements.
- There are no unusual site related circumstances i.e. that the ground conditions are suitable for 'normal foundations' and we will not be required to repeat foundation inspections in order to verify the building stability or to engage our structural engineers services to review your proposals.
- The charges have also been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work and are familiar with construction practices and the Building Regulations requirements. Whilst this is normally the case, there are occasions that this is not the situation and some people require more support and help than others, which will result in you incurring supplementary charges.
- Maximum 12 months duration of the building work from commencement to completion.

***We must stress that should your project not conform to these assumptions you will be subject to an additional supplementary charge based on an hourly rate of £66 per hour plus VAT, related to the additional time incurred. Whilst we will always attempt to limit the need for supplementary charges it is difficult to predict these costs.***

### **Payment of Charges.**

**Plan Charge** - payable at the time of submitting the application - this charge is for checking the plans and supporting calculations.

**Inspection Charge** - is payable after the first inspection on site by our Building Control Officers. The applicant will be invoiced for the charge, and it will cover all subsequent inspections; no further charges are payable.

**Building Notice Charge** - is payable on application submission.

**VAT** - All Full Plan, Inspection and Building Notice charges are plus VAT at the **current rate of 20%**. Regularisation applications are VAT exempt (see separate leaflets on Regularisation of illegal works).

### **Payment by Cheque.**

Please include separate cheques if submitting a Planning and Building Regulation at the same time. **Cheques to be made payable to 'Tameside M.B.C'.**

### **Individual determination of a charge.**

If the work you are carrying out is not listed as a standard charge, the charge will be individually determined.

Charges are also individually determined for the larger and / or more complex schemes. These include:

- Applications subject to a reversion charge (work reverting from an approved inspector to the local authority).
- Building work that is in relation to more than one building.
- Building work for which there is no standard charge in the tables below including:
- Building work consisting of alterations to a non-domestic property (other than extensions) where the estimated cost exceeds £150,000 and
- Building work consisting of a non-domestic extension or new build where the floor area exceeds 100m<sup>2</sup>
- Building work consisting of the installation of over 50 windows in a non-domestic property.
- Building work consisting of underpinning to a non domestic property where the estimated cost exceeds £250,000.
- In office or shop fit out where the floor area exceeds 2000m<sup>2</sup>
- Renovation of thermal elements where the estimated cost of works exceeds £250,000.
- Installation of mezzanine floors where the floor area exceeds 500m<sup>2</sup>

If your building work is defined as requiring an individual assessment of a charge you should e-mail Building Control at: [building.control@tameside.gov.uk](mailto:building.control@tameside.gov.uk) preferably with 'request for building regulation charge' in the title of the e-mail and provide a description of the intended work. We will contact you within 24 hours or alternatively telephone 0161 342 4460.

### **Rules for Measurement of the Floor Area.**

Floor area is calculated by measuring the distance between the finished internal wall faces enclosing the area. If there is no enclosing wall, the measurement should be taken to the outermost edge of the floor and the area of each storey should be aggregated to calculate the total floor area.

### **Regularisation Charges.**

A regularisation application must be accompanied by the appropriate charge, which is calculated at a rate of **150%** of the normal charge payable had the works otherwise already been carried out (VAT is not payable).

### **Presubmission advice.**

Free for up-to one hour and after that an agreed hourly rate can be applied.

## Standard Charges

### Table A – All Other Non-Domestic Work – Extensions & New Build.

		Building Usage							
		Other Residential (Institution and Other)		Assembly and Recreational use		Industrial and Storage usage		All Other use Classes	
		Plan Charge	Inspection Charge	Plan Charge	Inspection Charge	Plan Charge	Inspection Charge	Plan Charge	Inspection Charge
1	<b>Floor area not exceeding 10m<sup>2</sup></b>	£198.00 plus vat =  <b>£238.00</b>	£501.00 plus vat =  <b>£601.00</b>	£198.00 plus vat =  <b>£238.00</b>	£429.00 plus vat =  <b>£515.00</b>	£198.00 plus vat =  <b>£238.00</b>	£286.00 plus vat =  <b>£343.00</b>	£198.00 plus vat =  <b>£238.00</b>	£429.00 plus vat =  <b>£515.00</b>
2	<b>Floor area exceeding 10m<sup>2</sup> but not exceeding 40m<sup>2</sup></b>	£264.00 plus vat =  <b>£317.00</b>	£572.00 plus vat =  <b>£686.00</b>	£264.00 plus vat =  <b>£317.00</b>	£501.00 plus vat =  <b>£601.00</b>	£264.00 plus vat =  <b>£317.00</b>	£358.00 plus vat =  <b>£429.00</b>	£264.00 plus vat =  <b>£317.00</b>	£501.00 plus vat =  <b>£601.00</b>
3	<b>Floor area exceeding 40m<sup>2</sup> but not exceeding 100m<sup>2</sup></b>	£330.00 plus vat =  <b>£396.00</b>	£644.00 plus vat =  <b>£772.00</b>	£264.00 plus vat =  <b>£317.00</b>	£572.00 plus vat =  <b>£686.00</b>	£264.00 plus vat =  <b>£317.00</b>	£429.00 plus vat =  <b>£515.00</b>	£264.00 plus vat =  <b>£317.00</b>	£572.00 plus vat =  <b>£686.00</b>

*Figures in bold are including 20% vat.*

**Note:** A basement addition is considered to be storey and there is an additional charge of £187.00(+VAT= £225.00) if the work is in relation to a basement.

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(For definition of the building usage titles refer to Approved Document B.)

## Standard Charges

### Table B – All Other Non-Domestic Work – Alterations

Figures in bold include VAT at 20% (VAT is not payable on a Regularisation Charge)

Category of Work		Basis of Charge	Plan charge	Inspection charge
1	The installation of any fitting or other work ancillary to the building of an extension	Included in the charge for the building	N/A	N/A
2	Underpinning	Estimated cost up to £50,000	£290.00 plus vat = <b>£348.00</b>	Included in Plan Charge
		Estimated cost exceeding £50,000 and up to £100,000	£94.00 plus vat = <b>£112.00</b>	£281.00 plus vat = <b>£337.00</b>
		Estimated cost exceeding £100,000 and up to £250,000	£140.00 plus vat = <b>£169.00</b>	£328.00 plus vat = <b>£393.00</b>
3	Window replacement (non competent persons scheme) including shop fronts but excluding associated works.	<b>(Fixed price grouped by numbers of windows)</b>		
		Per installation up to 20 windows	£99.00 plus vat = <b>£119.00</b>	Included in Plan Charge
		Per installation over 20 windows up to 50 windows	£187.00 plus vat = <b>£225.00</b>	Included in Plan Charge
4	Renovation of a thermal element	Estimated cost up to £50,000	£160.00 plus vat = <b>£191.00</b>	Included in Plan Charge
		Estimated cost exceeding £50,000 and up to £100,000	£193.00 plus vat = <b>£231.00</b>	Included in Plan Charge
		Estimated cost exceeding £100,000 and up to £250,000	£281.00 plus vat = <b>£337.00</b>	Included in Plan Charge
5	Alterations not described elsewhere including structural alterations and installation of controlled fittings	Estimated cost up to £5,000	£143.00 plus vat = <b>£172.00</b>	Included in Plan Charge
		Estimated cost exceeding £5,000 and up to £25,000	£193.00 plus vat = <b>£231.00</b>	Included in Plan Charge

		Estimated cost exceeding £25,000 and up to £50,000	£160.00 plus vat = <b>£191.00</b>	£220.00 plus vat = <b>£264.00</b>
		Estimated cost exceeding £50,000 and up to £100,000	£160.00 plus vat = <b>£191.00</b>	£292.00 plus vat = <b>£350.00</b>
		Estimated cost exceeding £100,000 and up to £150,000	£160.00 plus vat = <b>£191.00</b>	£409.00 plus vat = <b>£491.00</b>
6	Installation of Mezzanine floor up to 250m <sup>2</sup>	Fixed price	£248.00 plus vat = <b>£298.00</b>	£455.00 plus vat = <b>£546.00</b>
7	Office or shop fit out up to 250m <sup>2</sup>	Fixed price	£160.00 plus vat = <b>£191.00</b>	£314.00 plus vat = <b>£377.00</b>
8	Office or shop fit out over 250m <sup>2</sup> up to 2000m <sup>2</sup>	Fixed price	£270.00 plus vat = <b>£323.00</b>	£438.00 plus vat = <b>£526.00</b>

<b>Additional charge for the change of use of a building</b>	Fixed price  <i>All associated building work will be subject to the additional charges detailed above. This additional charge does not apply in relation to a building used for residential purposes that is altered to create more or fewer dwellings.</i>	£281.00 plus vat = <b>£337.00</b>	Included in Plan Charge
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### Multiple Work.

If you are carrying out multiple extensions and / or multiple types of alterations the authority may be able to reduce the standard charge and you should enquire if an individual assessment of the charge would result in a lower charge.