

# **Causeway Coast and Glens Borough Council - BUILDING CONTROL SERVICE**

## **Guidance Document for Applicants (V4.0) on The Building (Prescribed Fees) Regulations (NI) 1997 and The Building (Prescribed Fees) (Amendment) Regulations (NI) 2013 & 2022.**

### **OPERATIVE FROM 1 APRIL 2023**

The notes are intended for guidance only. For full details and definitions refer to the Building (Prescribed Fees) Regulations (NI) 1997 & Building (Prescribed Fees) (Amendment) Regulations (NI) 2013 & 2022.

**Fees are payable by the person by whom, or on whose behalf, building work is being carried out. CHEQUES SHOULD BE MADE PAYABLE TO Causeway Coast and Glens Borough Council.**

#### **FULL PLANS SUBMISSION**

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

For other works fees are charged in two stages:

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

#### **BUILDING NOTICES (APPLICABLE TO MINOR WORKS TO EXISTING DWELLINGS ONLY)**

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 cost of the relevant works has been submitted.

#### **REGULARISATION CERTIFICATES**

The full fee which is 120% of the combined plan and inspection fee is payable at the time of application.

#### **EXEMPT FROM FEES**

If any work of alteration or extension is **solely** for the benefit of a disabled person you should contact the Building Control Department for further information. In respect of dwellings 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.

- Brief details of fees are given. If you are in any doubt as to the correct fee please contact the **Building Control Department, Causeway Coast and Glens Borough Council**:
- **Email – [building.control@causewaycoastandglens.gov.uk](mailto:building.control@causewaycoastandglens.gov.uk)**
- **Ballymoney Office - Tel: 028 2766 0251 / 028 2766 0253**
- **Coleraine Office – Tel: 028 7034 7252**
- **Limavady Office – Tel: 028 7776 0301**

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

TYPE OF WORK	PLAN FEE £	INSPECTION FEE £	BUILDING NOTICE FEE £	REGULARISATION FEE £
1. Installation of an unvented hot water system	81.00	-	81.00	97.20
2. Extension to a dwelling				
i) Floor area not exceeding 20 m <sup>2</sup> <sup>(a)</sup>	162.00	-	162.00	194.40
ii) Floor area between 20 m <sup>2</sup> and 40 m <sup>2</sup>	81.00	162.00	-	291.60
iii) Floor area between 40 m <sup>2</sup> and 60 m <sup>2</sup>	97.20	194.40	-	349.92
3. Rooms in the roof space and access thereto <sup>(b)</sup>	97.20	194.40	291.60	349.92
4. Detached garage or carport floor area exceeding 30 m <sup>2</sup> but not exceeding 40 m <sup>2</sup>	113.40	-	-	136.08

**(a)** Regulation 9, the Building Regulations (NI) 2012 identifies work for which a Building Notice may not be given.

**(b)** Regulation 9, the Building Regulations (NI) 2012 identifies work for which a Building Notice may not be given.

## FEES FOR CERTAIN SMALL BUILDINGS, EXTENSIONS AND ALTERATIONS (cont.)

TYPE OF WORK	PLAN FEE £	INSPECTION FEE £	BUILDING NOTICE FEE £	REGULARISATION FEE £
5. Replacement of an existing combustion Appliance in a dwelling not exempt by Regulation 9(4)(a).	84.93	-	84.93	101.92
6. Installation or extension of a heating system in a dwelling.	113.24	-	113.24	135.89
7. Installation of a microgeneration technology in or on an existing dwelling.	113.24	-	113.24	135.89

**Note 1** For Classes of Exempted Buildings refer to The Building Regulations (N Ireland) 2012, Regulation 4, Schedule 2.

**Note 2** Where the work involves the erection of more than one extension to a building, the total floor area of the extensions may be used when determining the fee.

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

ONE DWELLING:    PLAN FEE    **£121.50**    INSPECTION FEE    **£283.50**    REGULARISATION FEE    **£486.00**

**TWO DWELLINGS OR MORE** - *Plan Fee* - The sum of the amount shown on Table 1 relating to the number of dwelling plan types plus the amount shown in the Table 2 relating to the total number of dwellings.

*Inspection Fee* - The amount as shown in Table 3.

PLAN FEE				INSPECTION FEE	
TABLE 1		TABLE 2		TABLE 3	
Number of Plan Types	Dwelling Type Plan Fee (£)	Number of Dwellings	Additional Fee (£)	Number of Dwellings	Inspection Fee (£)
1	121.50	1	-	1	283.50
2	226.80	2	64.80	2	550.80
3	332.10	3	129.60	3	818.10
4	437.40	4	194.40	4	1,085.40
5	542.70	5	259.20	5	1,352.70
6	648.00	6	307.80	6	1,588.95
7	753.30	7	356.40	7	1,825.20
8	858.60	8	405.00	8	2,061.45
9	963.90	9	453.60	9	2,297.70
10	1,069.20	10	502.20	10	2,533.95
11	1,170.45	11	531.90	11	2,722.95
12	1,271.70	12	561.60	12	2,911.95
13	1,372.95	13	591.30	13	3,100.95
14	1,474.20	14	621.00	14	3,289.95
15	1,575.45	15	650.70	15	3,478.95
16	1,676.70	16	677.70	16	3,627.45
17	1,777.95	17	704.70	17	3,775.95
18	1,879.20	18	731.70	18	3,924.45
19	1,980.45	19	758.70	19	4,072.95
20	2,081.70	20	785.70	20	4,221.45
Plus £94.50 for each plan type in excess of 20.		Plus £16.20 for each additional dwelling in Excess of 20.		Plus £148.50 for each dwelling in excess of 20.	

## FEES FOR OTHER WORKS

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

*Note 1* Where the estimated total cost of 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 75% being payable as inspection fee when work commences. **(Unless BUILDING NOTICE application).**

<b>CALCULATION OF FEES</b>	<b>£</b>
Where the estimated cost does not exceed <b>£2,000</b> the sum of	60.00
Where the estimated cost exceeds <b>£2,000</b> but does not exceed <b>£5,000</b> the sum of	150.00
Where the estimated cost exceeds <b>£5,000</b> but does not exceed <b>£20,000</b>	
(a) the sum of	150.00
together with	
(b) for every <b>£1,000</b> (or part thereof) by which the cost exceeds <b>£5,000</b> the sum of	10.00
Where the estimated cost exceeds <b>£20,000</b> but does not exceed <b>£100,000</b>	
(a) the sum of	300.00
together with	
(b) for every <b>£1,000</b> (or part thereof) by which the cost exceeds <b>£20,000</b> the sum of	8.00
Where the estimated cost exceeds <b>£100,000</b> but does not exceed <b>£1,000,000</b>	
(a) the sum of	940.00
together with	
(b) for every <b>£1,000</b> (or part thereof) by which the cost exceeds <b>£100,000</b> the sum of	5.00
Where the estimated cost exceeds <b>£1,000,000</b> but does not exceed <b>£10,000,000</b>	
(a) the sum of	5,440.00
together with	
(b) for every <b>£1,000</b> (or part thereof) by which the cost exceeds <b>£1,000,000</b> the sum of	3.50
Where the estimated cost exceeds <b>£10,000,000</b>	
(a) the sum of	36,940.00
together with	
(b) for every <b>£1,000</b> (or part thereof) by which the cost exceeds <b>£10,000,000</b>	3.00