

Building Control Charges

Charges with effect from 1st June 2013

The charges shown on this leaflet are applicable to
Portsmouth City Council area

In all cases VAT should be added at the standard rate applicable at the time an application is made. (VAT inclusive figures shown in brackets in tables 1,2,3,4). The standard rate of VAT applicable will be added to inspection fees after work has commenced

There is no VAT applicable to Regularisation fees

There are four tables of charges:

Table 1 DOMESTIC EXTENSIONS & ALTERATIONS

Table 2 NEW DWELLINGS INCLUDING CONVERSIONS

Table 3 COMMERCIAL WORK (work other than domestic)

Table 4 ESTIMATED COSTS

Where multiple works are proposed the separate charges should be added together.

The fee tables are based on the construction being of well established methods. If you are proposing innovative or high risk construction techniques you should discuss and agree a fee with Portsmouth Building Control prior to making an application. This includes the construction of a basement for any scheme under all of the tables.

If the work comprises buildings that are registered under a “Type Approval” scheme please discuss the fee with Building Control.

The application may be exempt from charges if it is work to improve facilities for a disabled person, subject to certain criteria met. A disabled person, whether registered or registerable should supply supporting information with their Building Regulation application.

Minor amendments to applications will not normally incur additional fees, major redesigns however may result in an additional charge, and you are advised to contact Portsmouth Building Control to discuss in each instance.

Table 1 DOMESTIC EXTENSIONS & ALTERATIONS	Net VAT	Gross VAT
These fees are based upon electrical work being carried out by a competent person; see Electrical work (Nos. 8 & 9 below)		
Single Storey up to 40 m ² - Plan Fee	£180	£216
Single Storey up to 40 m ² - Inspection Fee	£240	£288
Single Storey up to 40 m ² - BN Fee	£545	£654
Single Storey up to 40 m ² - Regularisation Fee	£765	
Two Storeys up to 40 m ² - Plan Fee	£180	£216
Two Storeys up to 40 m ² - Inspection Fee	£290	£348
Two Storeys up to 40 m ² - BN Fee	£600	£720
Two Storeys up to 40m ² - Regularisation Fee	£840	
Loft Conversion up to 40m ² - Plan Fee	£180	£216
Loft Conversion up to 40m ² - Inspection Fee	£195	£234
Loft Conversion up to 40m ² - BN Fee	£545	£654
Loft Conversion up to 40m ² - Regularisation Fee	£760	
Detached & Attached garage/carport etc - Plan Fee	£120	£144
Detached & Attached garage/carport etc - Inspection Fee	£160	£192
Detached & Attached garage/carport etc - BN Fee	£440	£528
Detached & Attached garage/carport etc - Regularisation Fee	£615	
Underpinning (based on full foundation) - Plan Fee	£150	£180
Underpinning (based on full foundation) - Inspection Fee	£420	£504
Underpinning (based on full foundation) - BN Fee	£725	£870
Underpinning (based on full foundation) - Regularisation Fee	£1,015	
Window/door replacements - Plan Fee	£125	£150
Window/door replacements - Inspection Fee	-	-
Window/door replacements - BN Fee	£125	£150
Window/door replacements - Regularisation Fee (based on all being carried out at the same time)	£175	
Removal of a load bearing wall - Plan Fee	£180	£216
Removal of a load bearing wall - Inspection Fee	-	-
Removal of a load bearing wall - BN Fee	£180	£216
Removal of a load bearing wall - Regularisation Fee (based on all being carried out at the same time)	£385	
NOTE: An additional inspection fee may be charged when new foundations are needed and/or when all the beams are not inserted at the same time, necessitating extra inspections. The Building Control Office should be consulted if there is any doubt.		

Notifiable Electrical works only - Plan Fee	£ 95	£114
Notifiable Electrical works only - Inspection Fee	-	-
Notifiable Electrical works only - BN Fee	£ 95	£114
Notifiable Electrical works only - Regularisation Fee	-	
NOTE: (carried out by a competent person)The Council operates competent persons register, anyone wishing to join must satisfy the Council that they have the requisite qualifications and experience, and pay an annual fee of £95(£114)		
Notifiable Electrical Work - Plan Fee	£ 95	£114
Notifiable Electrical Work - Inspection Fee	£600	£720
Notifiable Electrical Work - BN Fee	£790	£948
Notifiable Electrical Work - Regularisation Fee	£855	
NOTE: (carried out by an unregistered person) and Additional Fees (for each dwelling and domestic extensions & alterations) for electrical work in connection with any domestic scheme where an unregistered person carries out the work.		
Any work other than described above, including the installation of controlled services & fittings see Table 4 Estimated Costs		

<u>Table 2 NEW DWELLINGS</u>		
See electrical work carried out by an unregistered person Table 1 No9		
For developments over 1 dwelling you should contact Building Control for a negotiated fee		
	Net VAT	Gross VAT
New Houses Each Site - Plan Fee	£230	£276
New Houses Each Site - Inspection Fee	£395	£474
New Houses Each Site - BN Fee	£700	£840
New Houses Each Site - Regularisation Fee	£970	
Additional Type/Plot fees are negotiable		
New Flats Each Site - Plan Fee	£230	£276
New Flats Each Site - Inspection Fee	£390	£468
New Flats Each Site - BN Fee	£875	£1,050
New Flats Each Site - Regularisation Fee	£1,005	
Additional Type/Plot fees are negotiable		
Conversions to new dwellings - Plan Fee	£230	£276
Conversions to new dwellings - Inspection Fee	£155	£186
Conversions to new dwellings - BN Fee	£545	£654
Conversions to new dwellings - Regularisation Fee	£870	
Additional Type/Plot fees are negotiable		

<u>Table 3 COMMERCIAL WORK</u>	Net VAT	Gross VAT
Fitting out work Single Storey - Plan Fee	£125	£150
Fitting out work Single Storey - Inspection Fee	£155	£186
Fitting out work Single Storey - Regularisation Fee	£550	
Fitting out work Multi Storey - Plan Fee	£125	£150
Fitting out work Multi Storey - Inspection Fee	£210	£252
Fitting out work Multi Storey - Regularisation Fee	£680	
Single Storey Extensions (Up to 200m ²) - Plan Fee	£230	£276
Single Storey Extensions (Up to 200 m ²) - Inspection Fee	£315	£378
Single Storey Extensions (Up to 200 m ²) - Regularisation Fee	£780	

<u>Table 4 ESTIMATED COSTS</u>	Net VAT	Gross VAT
Up to £5,000 - Plan Fee	£230	£276
Up to £5,000 - Inspection Fee	-	-
Up to £5,000 - BN Fee	£230	£276
Up to £5,000 - Regularisation Fee	£550	
£5,001 - £25,000 - Plan Fee	£230	£276
£5,001 - £25,000 - Inspection Fee	£260	£312
£5,001 - £25,000 - BN Fee	£545	£654
£5,001 - £25,000 - Regularisation Fee	£765	
£25,001 - £50,000 - Plan Fee	£280	£336
£25,001 - £50,000 - Inspection Fee	£315	£378
£25,001 - £50,000 - BN fee	£685	£822
£25,001 - £50,000 - Regularisation Fee	£945	

Where estimated costs exceed £50,000 Portsmouth Building Control should be contacted for a negotiated fee