

Guidance Notes - Building Regulation Charges

TABLE B & TABLE C

DOMESTIC WORK - EXTENSIONS / LOFT CONVERSIONS / GARAGES (TABLE B)

DOMESTIC WORK - ALTERATIONS TO A SINGLE DWELLING (TABLE C)

1. These charges have been made under the Building (Local Authority Charges) Regulations 2010 and apply from the **1st April 2021 (VAT rate of 20%)**. Payment can be made by credit / debit card by calling (01983) 823580, by BACS (details available on request at building.control@iow.gov.uk), by cheque made payable to 'Isle of Wight Council' or by cash at our Seaclose Office.
2. The charges for Building Regulation work are required to cover the cost of providing the service. There are two methods of establishing the charge for building works:
 - a. Standard charges (a set cost)
 - b. Individually determined charges (quotation by Building Control Department)

There are standard charges for single and two storey extensions, loft conversions and garages and common domestic projects. If the work you are carrying out is not listed as a standard charge the fee will be based on the estimated cost of work from a tradesperson or the charge will be individually determined. This method of determining the charge mainly relates to larger schemes.

3. A request for a quotation will be dealt with within 5 working days and will be valid for 6 months.
4. In the case of a Full Plans application, the Plan Charge is payable on submission and the Applicant will be invoiced for the Inspection Charge upon commencement of works. In the case of a Building Notice application, the total charge is payable when the application is deposited, and is equivalent to the Full Plans Plan Charge plus the Inspection Charge.
5. Applications may be deposited in person, by post or electronically via www.iwight.com/buildingcontrol. Postal applications will incur an additional £25 administration charge.
6. These charges have been set by the Authority on the basis that:
 - a. The building work does not consist of, or include, innovative or high risk construction techniques
 - b. The duration of the building work from commencement to completion does not exceed 24 months
 - c. The design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work.If the project does not comply with all of the above conditions, supplementary charges may be payable.
7. Works necessary to improve facilities for a disabled person may be exempt from these charges, please contact us for further information.
8. If you are carrying out works which fall within more than one category or intend to build more than one extension the charge will need to be individually determined. Please contact us for further information and a quotation.
9. The charge for Regularisation applications will be 150% of the equivalent net total charge.
10. These notes are not comprehensive. Please contact Building Control if you require further clarification or alternatively the full scheme for the recovery of Building Control charges is available for viewing on our website.

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TABLE B**STANDARD CHARGES FOR DOMESTIC EXTENSIONS / LOFT CONVERSIONS / GARAGES**

SINGLE STOREY EXTENSIONS							
Category	Description	Full Plans – Plan Charge		Full Plans – Inspection Charge		Building Notice Charge	
		NET	TOTAL	NET	TOTAL	NET	TOTAL
1	Single storey extension <10m ²	205.00	246.00	250.00	300.00	455.00	546.00
2	Single storey extension 10 – 40m ²	205.00	246.00	380.00	456.00	585.00	702.00
3	Single storey extension 40 – 100m ²	265.00	318.00	490.00	588.00	750.00	900.00

TWO STOREY EXTENSIONS							
Category	Description	Full Plans – Plan Charge		Full Plans – Inspection Charge		Building Notice Charge	
		NET	TOTAL	NET	TOTAL	NET	TOTAL
4	Two storey extension <40m ²	205.00	246.00	415.00	498.00	620.00	744.00
5	Two storey extension 40 – 200m ²	285.00	342.00	530.00	636.00	815.00	978.00

LOFT CONVERSIONS							
Category	Description	Full Plans – Plan Charge		Full Plans – Inspection Charge		Building Notice Charge	
		NET	TOTAL	NET	TOTAL	NET	TOTAL
6	Loft conversion excluding dormer(s)	250.00	300.00	305.00	366.00	555.00	666.00
7	Loft conversion including dormer(s)	250.00	300.00	370.00	444.00	620.00	744.00

GARAGES							
Category	Description	Full Plans – Plan Charge		Full Plans – Inspection Charge		Building Notice Charge	
		NET	TOTAL	NET	TOTAL	NET	TOTAL
8	Erection / extension of an attached or detached single storey garage <100m ²	175.00	210.00	215.00	258.00	390.00	468.00
9	Conversion of integral garage to room	160.00	192.00	200.00	240.00	360.00	432.00

TABLE C**STANDARD CHARGES FOR DOMESTIC ALTERATIONS TO A SINGLE BUILDING**

ALTERATIONS & CHANGE OF USE							
Category	Description	Full Plans – Plan Charge		Full Plans – Inspection Charge		Building Notice Charge	
		NET	TOTAL	NET	TOTAL	NET	TOTAL
1	Alterations <£2,000	180.00	216.00	0.00	0.00	180.00	216.00
2	Alterations £2,001 – £5,000	260.00	312.00	0.00	0.00	260.00	312.00
3	Alterations £5,001 – £15,000	175.00	210.00	215.00	258.00	390.00	468.00
4	Alterations £15,001 – £25,000	205.00	246.00	250.00	300.00	455.00	546.00
5	Alterations £25,001 – £50,000	265.00	318.00	320.00	384.00	585.00	702.00
6	Alterations £50,001 – £75,000	350.00	420.00	430.00	516.00	780.00	936.00
7	Change of use (an additional charge is also payable for any building works to be undertaken)	165.00	198.00	0.00	0.00	165.00	198.00

REPLACEMENT WINDOWS / DOORS & ELECTRICAL INSTALLATIONS							
Category	Description	Full Plans – Plan Charge		Full Plans – Inspection Charge		Building Notice Charge	
		NET	TOTAL	NET	TOTAL	NET	TOTAL
8	Replacement windows / doors Per installation (1 – 8 units)	115.00	138.00	0.00	0.00	115.00	138.00
9	Replacement windows / doors Per installation (9 – <20 units)	165.00	198.00	0.00	0.00	165.00	198.00
10	Electrical work – Part P certificated	0.00	0.00	0.00	0.00	0.00	0.00
11	Electrical work – BS7671 certificated, but non-Part P	130.00	156.00	0.00	0.00	130.00	156.00
12	Electrical work – non-certificated	295.00	354.00	0.00	0.00	295.00	354.00

UNDERPINNING & RENOVATION OF THERMAL ELEMENT							
Category	Description	Full Plans – Plan Charge		Full Plans – Inspection Charge		Building Notice Charge	
		NET	TOTAL	NET	TOTAL	NET	TOTAL
13	Underpinning <£25,000	190.00	228.00	235.00	282.00	425.00	510.00
14	Renovation of thermal element <£25,000	195.00	234.00	0.00	0.00	195.00	234.00