

Building regulation charges – non-domestic work, table D and E

Table D – New build and extensions

Table E – Alterations

These charges have been made under the building (local authority charges) regulations 2010. They apply from the 1 April 2022 (VAT of 20%). Payment can be made by:

- credit/debit card by calling 01983 823580
- BACS (details available on request from building.control@iow.gov.uk)
- cheque made payable to 'Isle of Wight Council'

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:

- standard charges (a set cost)
- individually determined charges (quotation by building control)

There are standard charges for non-domestic new build, extensions, and alterations. If the work you are carrying out is not listed as a standard charge, the charge will be individually determined. This method of determining the charge mainly relates to larger schemes.

A request for a quotation will be responded to within five working days and will be valid for six months.

Full plans applications are required for all non-domestic work. The plan charge is payable on submission. The applicant will be invoiced for the inspection charge upon start of works.

Applications may be submitted in person, by post or visit [how to apply](#). Postal applications include an extra £25 administration charge.

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

- the building work does not consist of, or include, innovative or high-risk construction techniques
- the duration of the building work from commencement to completion does not exceed 24 months
- 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 keep to all the above conditions, supplementary charges may be payable.

Works necessary to improve facilities for a disabled person may be exempt from these charges. Email building.control@iow.gov.uk for further information.

If your works fall within more than one category or you intend to build more than one extension the charge will be individually determined. Email building.control@iow.gov.uk for further information and a quotation.

Guidance document



The charge for regularisation applications will be 150% of the equivalent net total charge.

These notes are not comprehensive. Please email building.control@iow.gov.uk if you need further help. The full scheme for the recovery of building control charges is available on request.

Table D – Standard charges for new build and extensions

Category	Description	Other residential				Assembly and recreational				Industrial and storage				All other use classes			
		Plan charge		Inspection charge		Plan charge		Inspection charge		Plan charge		Inspection charge		Plan charge		Inspection charge	
		Net	Total	Net	Total	Net	Total	Net	Total	Net	Total	Net	Total	Net	Total	Net	Total
1	Floor area <10m ²	270.00	324.00	325.00	390.00	270.00	324.00	325.00	390.00	220.00	264.00	270.00	324.00	250.00	300.00	310.00	372.00
2	Floor area 10 – 40m ²	440.00	528.00	540.00	648.00	410.00	492.00	500.00	600.00	270.00	324.00	325.00	390.00	345.00	414.00	425.00	510.00
3	Floor area 40 – 100m ²	630.00	756.00	770.00	924.00	600.00	720.00	730.00	876.00	395.00	474.00	480.00	576.00	535.00	642.00	655.00	786.00

Table E – Standard charges for alterations

Category	Description	Plan charge		Inspection charge	
		Net	Total	Net	Total
4	Replacement windows / doors per installation (1 to 8 units)	140.00	168.00	0.00	0.00
5	Replacement windows / doors per installation (9 to <20 units)	175.00	210.00	0.00	0.00
6	Underpinning <£50,000	285.00	342.00	345.00	414.00
7	Renovation of thermal element <£50,000	315.00	378.00	0.00	0.00
8	Alterations not described elsewhere <£5,000	315.00	378.00	0.00	0.00
9	Alterations not described elsewhere £5,001 - £15,000	220.00	264.00	270.00	324.00
10	Alterations not described elsewhere £15,001 - £25,000	300.00	360.00	365.00	438.00
11	Alterations not described elsewhere £25,001 - £50,000	425.00	510.00	520.00	624.00
12	Alterations not described elsewhere £50,001 - £75,000	475.00	570.00	580.00	696.00
13	Mezzanine floor (<500m ² storage)	250.00	300.00	310.00	372.00
14	Office or shop fit-out (floor area <500m ² , excludes shopping centre)	220.00	264.00	270.00	324.00
15	Change of use (an additional charge is also payable for any building works to be undertaken)	175.00	210.00	0.00	0.00