

Guidance Notes - Building Regulation Charges

TABLES D & TABLE E

NON-DOMESTIC WORK – NEW BUILD & EXTENSIONS (TABLE D)

NON-DOMESTIC WORK – ALTERATIONS (TABLE E)

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%)**. Cheques should be made payable to 'Isle of Wight Council'. 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 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.

3. A request for a quotation will be dealt with within 5 working days and will be valid for 6 months.
4. Full Plans applications are required for all non-domestic work. The Plan Charge is payable on submission and the Applicant will be invoiced for the Inspection Charge upon commencement of works.
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 creation of a new opening for a window / door will be charged on the basis of an alteration.
10. The charge for Regularisation applications will be 150% of the equivalent net total charge.
11. 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 D – NON-DOMESTIC WORK – NEW BUILD & EXTENSIONS

BUILDING USAGE																	
Category	Description	OTHER RESIDENTIAL				ASSEMBLY & RECREATIONAL				INDUSTRIAL & STORAGE				ALL OTHER USE CLASSES			
		Plan Charge		Insp. Charge		Plan Charge		Insp. Charge		Plan Charge		Insp. Charge		Plan Charge		Insp. Charge	
		Net	Total	Net	Total	Net	Total	Net	Total	Net	Total	Net	Total	Net	Total	Net	Total
1	Floor area <10m ²	250.00	300.00	305.00	366.00	250.00	300.00	305.00	366.00	205.00	246.00	250.00	300.00	235.00	282.00	285.00	342.00
2	Floor area 10 – 40m ²	410.00	492.00	500.00	600.00	380.00	456.00	465.00	558.00	250.00	300.00	305.00	366.00	320.00	384.00	395.00	474.00
3	Floor area 40 – 100m ²	585.00	702.00	715.00	858.00	555.00	666.00	680.00	816.00	365.00	438.00	450.00	540.00	495.00	594.00	610.00	732.00

TABLE E – NON-DOMESTIC WORK – ALTERATIONS

ALTERATIONS					
Category	Description	Plan Charge		Inspection Fee Charge	
		NET	TOTAL INC VAT	NET	TOTAL INC VAT
4	Replacement windows / doors Per installation (1 – 8 units)	130.00	156.00	0.00	0.00
5	Replacement windows / doors Per installation (9 – <20 units)	165.00	198.00	0.00	0.00
6	Underpinning <£50,000	265.00	318.00	320.00	384.00
7	Renovation of thermal element <£50,000	295.00	354.00	0.00	0.00
8	Alterations not described elsewhere <£5,000	295.00	354.00	0.00	0.00
9	Alterations not described elsewhere £5,001 - £15,000	205.00	246.00	250.00	300.00
10	Alterations not described elsewhere £15,001 - £25,000	280.00	336.00	340.00	408.00
11	Alterations not described elsewhere £25,001 - £50,000	395.00	474.00	485.00	582.00
12	Alterations not described elsewhere £50,001 - £75,000	440.00	528.00	535.00	642.00
13	Mezzanine floor (<500m ² storage)	235.00	282.00	285.00	342.00
14	Office or shop fit-out (floor area <500m ² , excludes shopping centre)	205.00	246.00	250.00	300.00
15	Change of use (an additional charge is also payable for any building works to be undertaken)	165.00	198.00	0.00	0.00