

# Salford City Council / Urban Vision Building Control Services

Guidance on Building Regulation Charges – October 2010

## Commercial / Industrial / Residential etc. Non-Domestic Charges

The Building Control service provides guidance and support to help builders/ architects and property owners comply with Building Standards. Improving health and safety, energy conservation and disabled facilities associated with all types of buildings. Virtually all building work requires building regulation approval and Local Authorities are required, by law, to recover the cost of processing individual Building Regulation applications –

### What are you paying for?

- Support and advise to help the architect, builder and property owner comply with building standards.
- A checking service to assess the proposed design - drawings, specification, calculations etc.
- Site visits, at risk assessed key stages, to monitor progress, identify and bring to your attention any obvious issues relating to meeting the requirements building standards.
- A practical and common sense approach to Building Standards.

### Standard Charges

In order to minimise our “Standard Charges” a number of assumptions have been made.

For example:

- Construction work is of a traditional nature
- There are no unusual circumstances relating to the site.
- There is no complex structural work.
- The architect and builder are familiar with construction practices and the requirements of Building Standards.

These conditions have been outlined in notes, which can be found latter in this guide.

We have to point out that should your project not conform to these requirements you may be subject to an additional charge – a supplementary fee.

Plan / Inspection and Building Notice charges are plus VAT.

In order to minimise these standard charges the following assumptions have been made:

- Construction work is of a traditional nature.
- There are no unusual circumstances relating to the site.
- There is no complex structural work.
- The builder is familiar with construction practices and the requirements of Building Standards
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**Salford City Council**



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## Important Notes

Most building projects are considered to be relatively “trouble free” and as such we have minimised our charges dependant on a number of assumptions which otherwise would significantly increase the time involved and cost of our service

For example:

- Construction work is of a traditional nature – nothing “out of the ordinary” i.e tried and tested masonry construction with a conventional roof structure and internal arrangements.
- There are no unusual circumstances relating to the site. We have assumed that the ground conditions are suitable for “normal foundations” and will not require repeated inspections in order to verify the stability of your building or the services of a structural engineer to review your proposals.
- There is no complex structural work. Innovative and complex structural elements will obviously require greater time to assess both the design and construction process.
- The architect and builder are familiar with construction practices and the requirements of Building Standards. The majority of builders are familiar with Building Standards, however on occasions some builders may require more support and help than others.

We have to point out that should your project not conform to these requirements you may be subject to an additional charge.

For example poor ground conditions may result in the need for additional inspections and the services of a structural engineer to assess your proposals; as such we will have to charge a supplementary fee for this work.

Whilst we will always attempt to limit the need for supplementary charges it is difficult to predict these additional costs.

Supplementary fees will be based on an hourly rate of £65 / hour + VAT.

### Individually determined charges

If the work you are carrying out is not listed as a “Standard Charge”, the fee will be individually determined.

This method of determining the charge mainly relates to larger schemes and includes the following types of building work

- Applications subject to a reversion charge (work reverting from an approved inspector to the local authority)
- Regularisation application – retrospective applications seeking certification for building work completed without approval.
- Building work that is in relation to more than one building
- Extension and new build work >100m<sup>2</sup>

It is the responsibility of the person undertaking the work - the builder / owner, to ensure compliance with the requirements of Building Standards. Building Control cannot guarantee that your work will comply with building standards. Due to the limitations of our legal remit and associated financial constraints obviously we cannot, and are not expected to, inspect every element of the construction process.

Satisfactory inspections should result in the issuing of a completion certificate. This is an important document providing reassurance that, as far as can be reasonably ascertained, your work complies with Building Standards and is usually requested by prospective purchasers, providing important information to support the development of Fire risk Assessments, when appropriate. This can only be issued if you or your builder has provided Building Control with the opportunity to view key elements of the work as outlined within the initial inspection regime.

Whilst we will always endeavour to help and provide guidance, working with you to provide a safe, healthy and successful building as a regulatory service provider we cannot replace the services of a project manager or architect.

**If you would like to consider other services we can offer:**

- **Structural design**
- **Architectural services**
- **Fire safety**
- **Additional inspections to review progress or assist with the design of specific solutions to meet the needs of your project.**
- **Guidance on energy conservation / carbon emissions – thermal imaging.**
- **Sound testing**
- **Air pressure testing**
- **Home warranties**
- **CDM**
- **Demolition management**

**Please contact one of our team – we are here to help you.**

<b>Building Control :</b>	<b>0161 779 6175</b>
<b>Fax :</b>	<b>0161 779 6002</b>
<b>Minicom :</b>	<b>0161 779 4809</b>
<b>Email :</b>	<b><a href="mailto:building.control@salford.gov.uk">building.control@salford.gov.uk</a></b>
<b>Website :</b>	<b><a href="http://www.salford.gov.uk/bcapplyonline">www.salford.gov.uk/bcapplyonline</a></b>

**TABLE C**

**OTHER, NON DOMESTIC WORK - EXTENSIONS AND NEW BUILD**

		Building Usage											
		Other Residential (Institution and Other)			Assembly and Recreational use			Industrial and Storage usage			All Other use Classes		
		Plan Charge	Inspection Charge	Regularisation charge	Plan Charge	Inspection Charge	Regularisation charge	Plan Charge	Inspection Charge	Regularisation charge	Plan Charge	Inspection Charge	Regularisation charge
1	Floor area not exceeding 10m <sup>2</sup>	£162.50+ VAT	£455.00+ VAT	NA	£162.50+ VAT	£390.00+ VAT	NA	£162.50+ VAT	£260.00+ VAT	NA	£162.50+ VAT	£390.00+ VAT	NA
2	Floor area exceeding 10m <sup>2</sup> but not exceeding 40m <sup>2</sup>	£227.50+ VAT	£520.00+ VAT	NA	£227.50+ VAT	£455.00+ VAT	NA	£227.50+ VAT	£325.00+ VAT	NA	£227.50+ VAT	£455.00+ VAT	NA
3	Floor area exceeding 40m <sup>2</sup> but not exceeding 100m <sup>2</sup>	£292.50+ VAT	£585.00+ VAT	NA	£227.50+ VAT	£520.00+ VAT	NA	£227.50+ VAT	£390.00+ VAT	NA	£227.50+ VAT	£520.00+ VAT	NA

The amount of time to carry out the building regulation functions varies, dependent on the different use categories of buildings. For example an industrial building will normally take less time to check or inspect than residential buildings types of a similar size.

**Note:** A basement is considered to be storey and there is an additional charge of £170.21(+VAT) if the work is in relation to a basement.

Please refer to page 1 regarding assumptions that have been considered when determining these standard fees and the potential need for supplementary charges

**TABLE D**

**ALL OTHER NON DOMESTIC STANDARD CHARGES**

Category of Work		Basis of Charge	Plan charge	Inspection charge	Regularisation charge
1.	The installation of any fitting or other work ancillary to the building of an extension.	Included in the charge for the building.	N/A		N/A
2.	Underpinning.	Estimated cost up to £50,000	£97.50+ VAT	£195.00+ VAT	N/A
3.	Window replacement (non competent persons scheme) Including shop fronts	Per installation up to 20 windows	£65.00+ VAT	£65.00+ VAT	N/A
4.	Renovation of a thermal element	Estimated cost up to £50,000	£65.00+ VAT	£130.00+ VAT	N/A
5	Alterations not described elsewhere including structural alterations and installation of controlled fittings	£0 - £2000	£130.00+ VAT	-	N/A
		£2001 - £5000	£48.75+ VAT	£146.55+ VAT	
		£5001 –£10000	£56.88+ VAT	170.62+ VAT	
		£10001 – £20000	£73.13+ VAT	£219.37+ VAT	
		£20001 –£35000	£97.50+ VAT	£292.5+ VAT	
		£35001 – £55000	£113.75+ VAT	£341.25+ VAT	
6.	Installation of Mezzanine floor up to 250m <sup>2</sup>	Fixed price	£140.42+ VAT	£285.11+ VAT	N/A
7.	Office or shop fit out	Fixed price based on floor area.			N/A
		Floor up to 250m <sup>2</sup>	£140.42+ VAT	£285.11+ VAT	

**Additional charge for the change of use of a building**

The charge is £300 and all associated building work will be subject to the additional charges detailed above.

This additional charge does not apply in relation to a building used for residential purposes that is altered to create more or fewer dwellings