

# Salford City Council / Urban Vision Building Control Services

Guidance on Building Regulation Charges – October 2010

## Domestic Extensions and Alterations

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.

There are two methods of establishing the charge for your building work:

1. **Standard charges - based on the type of work proposed.**
2. **Individually determined charges.**

The majority of domestic extensions and alterations are covered by “standard charges” and these are listed in the tables below.

If you are carrying out more than one extension and/or multiple types of alterations, all at the same time, the authority may be able to reduce the “Standard Charge” - please ask for an individual assessment of our charges for this type of work.

Work that is carried out for the benefit of a disabled person is considered exempt from this requirement and incurs no fee. (See our application form for details)

If the charge for your building regulation work is not listed as a “Standard Charge” please contact Urban Vision Building Control.



**Salford City Council**



## **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.
- Electrical work will be undertaken by a suitably qualified, “Part P” registered electrician.

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.

## **Electrical Safety - The use of qualified, “Part P” registered electricians**

Most domestic electrical work now requires Building Regulation approval.

This can be achieved in 2 ways:

- Approval by the Local Authority
- Self-Certification by a qualified “Part P” registered electrician.

A “Part P” registered electrician is a qualified electrician who also has the necessary building regulations knowledge to enable his accreditation body i.e NAPIT etc, to certify his work.

We would always encourage the use of qualified “Part P” registered electricians and our charges have been discounted accordingly. However, should you wish to seek approval from the local authority the relevant standard fee will increase to reflect the local authorities costs. – Due to the importance of electrical safety you will still be asked to use the services of a qualified electrician in order to secure the reassurance of appropriate design, installation and commissioning certification.

DIY electrical work is strongly discouraged and will incur a significant additional charge to cover the Local Authorities costs in commissioning a suitably qualified electrician to inspect and test the installation. Electrical safety is obviously of paramount concern for us all.

## **Supplementary charges applicable when work is not carried out by a “Part P” registered electrician:**

1. Work undertaken by a qualified electrician who will issue certification for compliance with BS7671 - £65.00 + VAT
2. Work undertaken by an unqualified person / DIY - £200.00 +VAT

Plan / Inspection and Building Notice charges are plus VAT. Regularisations are exempt VAT.

## Domestic extensions to a single building - Table B

Category	Description	Plan Charge	Inspection Charge	Building Notice Charge
<b>SINGLE STOREY EXTENSIONS</b>				
1	Single storey extension - floor area not exceeding 5m <sup>2</sup>	£140.42+ VAT	£152.07+ VAT	£357.50 + VAT
2	Single storey extension - floor exceeding 5m <sup>2</sup> but not exceeding 40m <sup>2</sup>	£140.42+ VAT	£249.57 + VAT	£455.00 + VAT
3	Single storey extension - floor exceeding 40m <sup>2</sup> but not exceeding 60m <sup>2</sup>	£140.42+ VAT	£324.97 + VAT	£530.40 + VAT
<b>TWO STOREY EXTENSIONS</b>				
4	Two storey extension not exceeding 40m <sup>2</sup>	£140.42 + VAT	£324.97+ VAT	£530.40 + VAT
5	Two storey extension exceeding 40m <sup>2</sup> but not exceeding 60m <sup>2</sup>	£140.42 + VAT	£347.07 + VAT	£572.00 + VAT
<b>LOFT CONVERSIONS</b>				
6	Loft conversion that does not include the construction of a dormer max 50m <sup>2</sup>	£140.42 + VAT	£184.57 + VAT	£390.00 + VAT
7	Loft conversion that includes the construction of a dormer max 50m <sup>2</sup>	£140.42 + VAT	£233.32 + VAT	£438.75 + VAT
<b>GARAGES AND CARPORTS</b>				
8	Erection or extension of a non exempt detached domestic garage or carport up to 50m <sup>2</sup>	£85.11 + VAT	£130.00 + VAT	£280.11 + VAT
9	Erection of a non exempt attached single storey extension of a domestic garage or carport up to 50m <sup>2</sup>	£85.11 + VAT	£174.89 + VAT	£325.00 + VAT
<b>OTHER</b>				
10	Conversion of a garage to a dwelling to a habitable room(s)	£85.11 + VAT	£142.39 + VAT	£292.50 + VAT
11	Alterations to extend or create a basement up to 50m <sup>2</sup>	£140.42 + VAT	£152.07 + VAT	£357.50 + VAT

**Example of standard charges when a Part P competent electrician is not used:**

<b>SINGLE STOREY EXTENSION FLOOR AREA NOT EXCEEDING 5M<sup>2</sup> - FULL PLANS PROCEDURE</b>	
Standard plan charge using a competent "Part P" electrician:  <p style="text-align: center;"><b>£140.42 +VAT</b></p>	Standard plan charge when a competent Part P electrician <b>is not used</b> but the electrician is suitably qualified to provide signed certification in accordance with BS 7671:  <p style="text-align: center;"><b>£140.42 + £65 + VAT</b> <b>£205.43 +VAT</b></p>

## Domestic alterations to a single building - Table B

Category of Work		Basis of Charge	Plan Charge	Inspection Charge	Building Notice Charge	Discount when carried out concurrently with an extension	
1	Underpinning upto 20 linear metres	Fixed price	£51.06 + VAT	£228.44 + VAT	£344.50 + VAT	50%	
			£279.50 + VAT				
2	Renovation of a thermal element to a single dwelling	Fixed price	£51.06 + VAT	£78.94 + VAT	£162.50 + VAT	50%	
			£130.00 + VAT				
<b>INTERNAL ALTERATIONS not described above</b>							
3	Internal alterations, installation of fittings (not electrical) and/or, structural alterations		£0 - £2000	£130.00 + VAT	-	£130+ VAT	£130.00+ VAT with extension
			£2001 - £5000	£195.30 + VAT		£195.30 + VAT	£97.65+ VAT with extension
			£5001 – £10000	£56.88 + VAT	170.62 + VAT	£292.50 + VAT	0
			£10001 – £20000	£73.13 + VAT	£219.37+ VAT	£357.50 + VAT	0
			£20001 – £35000	£97.50 + VAT	£292.50+ VAT	£455.00 + VAT	0
			£35001 – £55000	£113.75 + VAT	£341.25+ VAT	£520.00 + VAT	0
<b>WINDOW REPLACEMENT</b>							
4	Window replacement (non competent persons scheme) Work to be undertaken by same contractor – only one visit	Up to 10 windows in one installation.	£42.55+ VAT	£42.55+ VAT	£85.11+ VAT	0	
<b>ELECTRICAL WORK</b>							
5	Electrical work (not competent persons scheme)	Fixed price Any electrical work other than the rewiring of a dwelling.  The re-wiring or new installation in a dwelling.	£63.83 + VAT	£130.00+ VAT Non-qualified DIY + £200.00+ VAT	£193.83+ VAT Non-qualified DIY + £200.00+ VAT	0	
			£63.83 + VAT	£195.00+ VAT Non-qualified DIY + £200.00+ VAT	£258.83+ VAT Non-qualified DIY + £200.00+ VAT	0	

## 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)
- Building work that is in relation to more than one building
- Building work consisting of alterations to a domestic property (other than extensions) where the estimated cost exceeds £55,000.
- Building work consisting of a domestic extension where the floor area exceeds 60m<sup>2</sup>
- Building work consisting of a non-exempt domestic garage or carport with a floor area over 50m<sup>2</sup>

- Building work consisting of the installation of over 10 windows in a domestic property.

### **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.

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. 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.**

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