

GUIDANCE NOTES ON BUILDING REGULATION CHARGES

1. Before you build, extend or convert, you or your agent (i.e. architect, builder, surveyor or developer) must advise your local authority either by submitting Full Plans for approval or through a Building Notice.
2. If you submit Full Plans they will be examined and you will normally be advised of any necessary changes required to meet the Building Regulations. Building Control Surveyors inspect the work at various stages during construction.
3. If you submit a satisfactory Building Notice with a notice of commencement, work can start 48 hours later. Building Control Surveyors will visit the site at intervals to ensure work complies with the Building Regulations.

NEW HOUSES for Houses up to 300 sq. metres and flats up to 3 storeys.			
Number of dwellings	Plan Charge including VAT	Inspection Charge including VAT	Building Notice Charge including VAT
1	£176.25	£474.70	£650.95
2	£240.88	£655.65	£896.53
3	£317.25	£834.25	£1,151.50
4	£393.63	£900.05	£1,293.68
5	£475.88	£996.40	£1,472.28
6	£558.12	£1,119.78	£1,677.90
7	£581.63	£1,196.15	£1,777.78
8	£605.13	£1,394.73	£1,999.85
9	£628.63	£1,593.30	£2,221.93
10	£634.50	£1,810.68	£2,445.18

Phone dbcp Help Desk on 01626 215793 for the price for over 10 dwellings

DOMESTIC EXTENSIONS & REPLACEMENT WINDOWS			
Type of work	Plan Fee inc VAT	Inspection Fee inc VAT	Building Notice Fee inc VAT
1 Garage or Carport not exceeding 40m ²	£165.00	£-	£165.00
2 Garage or Carport 40m ² up to 60m ²	£165.00	£157.30	£322.30
3 Extension or Loft Conversions not exceeding 10 m ²	£165.00	£157.30	£322.30
4 Extension or Loft Conversion exceeding 10 m ² - 40 m ²	£165.00	£291.50	£456.50
5 Extension or Loft Conversion exceeding 40 m ² - 60 m ²	£165.00	£434.50	£599.50
6 Replacement of single window or external door to a dwelling	£50.00	£-	£50.00
7 Replacement of more than one window or external door to a dwelling	£85.00	£-	£85.00

ESTIMATED COST OF WORK all other works not included in above tables			
100% of estimated cost	Plan Charge inc VAT	Inspection Charge inc VAT	Building Notice Charge inc VAT
under £1,000	£58.75	-	£58.75
under £2,000	£117.50	-	£117.50
under £5,000	£193.87	-	£193.87
£5,001 - £10,000	£61.69	£185.06	£246.75
£10,001 - £15,000	£74.91	£224.72	£299.63
£15,001 - £20,000	£88.12	£264.37	£352.50
£20,001 - £25,000	£99.87	£299.62	£399.50
£25,001 - £30,000	£111.62	£334.87	£446.50
£30,001 - £35,000	£123.37	£370.12	£493.50
£35,001 - £40,000	£135.12	£405.37	£540.50
£40,001 - £45,000	£146.88	£440.63	£587.50
£45,001 - £50,000	£158.63	£475.88	£634.50
£50,001 - £55,000	£170.38	£511.13	£681.50
£55,001 - £60,000	£182.13	£546.38	£728.50
£60,001 - £65,000	£193.88	£581.63	£775.50
£65,001 - £70,000	£205.63	£616.88	£822.50
£70,001 - £75,000	£217.38	£652.13	£869.50
£75,001 - £80,000	£229.13	£687.38	£916.50
£80,001 - £85,000	£240.88	£722.63	£963.50
£85,001 - £90,000	£252.63	£757.88	£1,010.50
£90,001 - £95,000	£264.38	£793.13	£1,057.50
£95,001 - £100,000	£273.13	£828.38	£1,104.50

Phone dbcp Help Desk on 01626 215793 for the price for the value of work over £100,000

4. Charges are payable as follows:
- Should you submit plans for approval you will pay a **plan charge** (upon submission) to cover the passing or rejection of plans for proposed work deposited and an **inspection charge** (invoiced following commencement) to cover the inspection of work to which these plans relate. Some small works do not attract an inspection charge. (see *Domestic Extensions and Estimated Cost of Work table above*)
 - The Building Notice charge is payable when the Building Notice is deposited. The charge is equal to the aggregate of the plan and inspection charge.
 - Cheques should be made payable to
South Hams District Council
Teignbridge District Council
West Devon Borough Council
 Payment is also accepted by Credit and Debit card.
5. Where more than one domestic extension is shown on the deposited plans, the floor areas may be added together.

6. Where plans have been either approved or rejected no further charge is payable on resubmission for substantially the same work.
7. Certain alterations and extensions of a building to provide access and facilities for disabled people are exempt from charges, for further clarification please telephones the Building Control office. Disabled person in this context means a person who is within any of the descriptions of persons to whom section 29 of the National Assistance Act, 1948 applies.
8. When building work has commenced and a regularisation charge applies, the amount of the charge shall be 120% of the building notice charge payable in respect of that work. (VAT is not payable on regularisation applications)
9. These notes are for guidance only. Full details of the charges are set out in the Devon Building Control Partnerships Scheme for the Recovery of Building Regulation Charges which contains the full statement of the scheme.
10. Where an application is submitted using the estimated cost of work, this means an estimate accepted by the Partnership, of such reasonable amount as would be charged by a person in business to carry out such work.
11. Charges for garages / carports include either an attached or detached building.
12. Copies of these charges and application forms can be down loaded from www.devonbuildingcontrol.gov.uk. They can also be obtained from our offices or by sending an email to mail@devonbuildingcontrol.gov.uk
13. Where an extension has more than 3 storeys, the charge shall be calculated using the table of estimated cost.
14. Where an extension to a dwelling exceeds 60m² in floor area, the combined plan and inspection charge shall be a minimum of £599.50
15. If you have any difficulties working out the charge you should pay, please contact the Building Control Help Line number 01626 21579

South Hams Office
Follaton House
Plymouth Road
Totnes
Devon TQ9 5NE

Teignbridge Office
Forde House
Newton Abbot
Devon TQ12 4XX

West Devon Office
Kilworthy House
Tavistock
Devon PL19 0BZ