

# Building Control Charges

Charges with effect from 1<sup>st</sup> June 2013

The charges shown on this leaflet are applicable to  
**Portsmouth City Council** area

**In all cases VAT should be added at the standard rate applicable at the time an application is made. (VAT inclusive figures shown in brackets in tables 1,2,3,4). The standard rate of VAT applicable will be added to inspection fees after work has commenced**

**There is no VAT applicable to Regularisation fees**

There are four tables of charges:

Table 1 DOMESTIC EXTENSIONS & ALTERATIONS

Table 2 NEW DWELLINGS INCLUDING CONVERSIONS

Table 3 COMMERCIAL WORK (work other than domestic)

Table 4 ESTIMATED COSTS

Where multiple works are proposed the separate charges should be added together.

**The fee tables are based on the construction being of well established methods. If you are proposing innovative or high risk construction techniques you should discuss and agree a fee with Portsmouth Building Control prior to making an application. This includes the construction of a basement for any scheme under all of the tables.**

**If the work comprises buildings that are registered under a “Type Approval” scheme please discuss the fee with Building Control.**

**The application may be exempt from charges if it is work to improve facilities for a disabled person, subject to certain criteria met. A disabled person, whether registered or registerable should supply supporting information with their Building Regulation application.**

**Minor amendments to applications will not normally incur additional fees, major redesigns however may result in an additional charge, and you are advised to contact Portsmouth Building Control to discuss in each instance.**

<b>Table 1 DOMESTIC EXTENSIONS &amp; ALTERATIONS</b>	<b>Net VAT</b>	<b>Gross VAT</b>
These fees are based upon electrical work being carried out by a competent person; see Electrical work (Nos. 8 & 9 below)		
Single Storey up to 40 m <sup>2</sup> - Plan Fee	<b>£180</b>	<b>£216</b>
Single Storey up to 40 m <sup>2</sup> - Inspection Fee	<b>£240</b>	<b>£288</b>
Single Storey up to 40 m <sup>2</sup> - BN Fee	<b>£545</b>	<b>£654</b>
Single Storey up to 40 m <sup>2</sup> - Regularisation Fee	<b>£765</b>	
Two Storeys up to 40 m <sup>2</sup> - Plan Fee	<b>£180</b>	<b>£216</b>
Two Storeys up to 40 m <sup>2</sup> - Inspection Fee	<b>£290</b>	<b>£348</b>
Two Storeys up to 40 m <sup>2</sup> - BN Fee	<b>£600</b>	<b>£720</b>
Two Storeys up to 40m <sup>2</sup> - Regularisation Fee	<b>£840</b>	
Loft Conversion up to 40m <sup>2</sup> - Plan Fee	<b>£180</b>	<b>£216</b>
Loft Conversion up to 40m <sup>2</sup> - Inspection Fee	<b>£195</b>	<b>£234</b>
Loft Conversion up to 40m <sup>2</sup> - BN Fee	<b>£545</b>	<b>£654</b>
Loft Conversion up to 40m <sup>2</sup> - Regularisation Fee	<b>£760</b>	
Detached & Attached garage/carport etc - Plan Fee	<b>£120</b>	<b>£144</b>
Detached & Attached garage/carport etc - Inspection Fee	<b>£160</b>	<b>£192</b>
Detached & Attached garage/carport etc - BN Fee	<b>£440</b>	<b>£528</b>
Detached & Attached garage/carport etc - Regularisation Fee	<b>£615</b>	
Underpinning (based on full foundation) - Plan Fee	<b>£150</b>	<b>£180</b>
Underpinning (based on full foundation) - Inspection Fee	<b>£420</b>	<b>£504</b>
Underpinning (based on full foundation) - BN Fee	<b>£725</b>	<b>£870</b>
Underpinning (based on full foundation) - Regularisation Fee	<b>£1,015</b>	
Window/door replacements - Plan Fee	<b>£125</b>	<b>£150</b>
Window/door replacements - Inspection Fee	-	-
Window/door replacements - BN Fee	<b>£125</b>	<b>£150</b>
Window/door replacements - Regularisation Fee (based on all being carried out at the same time)	<b>£175</b>	
Removal of a load bearing wall - Plan Fee	<b>£180</b>	<b>£216</b>
Removal of a load bearing wall - Inspection Fee	-	-
Removal of a load bearing wall - BN Fee	<b>£180</b>	<b>£216</b>
Removal of a load bearing wall - Regularisation Fee (based on all being carried out at the same time)	<b>£385</b>	
NOTE: An additional inspection fee may be charged when new foundations are needed and/or when all the beams are not inserted at the same time, necessitating extra inspections. The Building Control Office should be consulted if there is any doubt.		

Notifiable Electrical works only - Plan Fee	<b>£ 95</b>	<b>£114</b>
Notifiable Electrical works only - Inspection Fee	-	-
Notifiable Electrical works only - BN Fee	<b>£ 95</b>	<b>£114</b>
Notifiable Electrical works only - Regularisation Fee	-	
NOTE: (carried out by a competent person)The Council operates competent persons register, anyone wishing to join must satisfy the Council that they have the requisite qualifications and experience, and pay an annual fee of £95(£114)		
Notifiable Electrical Work - Plan Fee	<b>£ 95</b>	<b>£114</b>
Notifiable Electrical Work - Inspection Fee	<b>£600</b>	<b>£720</b>
Notifiable Electrical Work - BN Fee	<b>£790</b>	<b>£948</b>
Notifiable Electrical Work - Regularisation Fee	<b>£855</b>	
NOTE: (carried out by an unregistered person) and Additional Fees (for each dwelling and domestic extensions & alterations) for electrical work in connection with any domestic scheme where an unregistered person carries out the work.		
<b>Any work other than described above, including the installation of controlled services &amp; fittings see Table 4 Estimated Costs</b>		

<b><u>Table 2 NEW DWELLINGS</u></b>		
See electrical work carried out by an unregistered person Table 1 No9		
For developments over 1 dwelling you should contact Building Control for a negotiated fee		
	<b>Net VAT</b>	<b>Gross VAT</b>
New Houses Each Site - Plan Fee	<b>£230</b>	<b>£276</b>
New Houses Each Site - Inspection Fee	<b>£395</b>	<b>£474</b>
New Houses Each Site - BN Fee	<b>£700</b>	<b>£840</b>
New Houses Each Site - Regularisation Fee	<b>£970</b>	
Additional Type/Plot fees are negotiable		
New Flats Each Site - Plan Fee	<b>£230</b>	<b>£276</b>
New Flats Each Site - Inspection Fee	<b>£390</b>	<b>£468</b>
New Flats Each Site - BN Fee	<b>£875</b>	<b>£1,050</b>
New Flats Each Site - Regularisation Fee	<b>£1,005</b>	
Additional Type/Plot fees are negotiable		
Conversions to new dwellings - Plan Fee	<b>£230</b>	<b>£276</b>
Conversions to new dwellings - Inspection Fee	<b>£155</b>	<b>£186</b>
Conversions to new dwellings - BN Fee	<b>£545</b>	<b>£654</b>
Conversions to new dwellings - Regularisation Fee	<b>£870</b>	
Additional Type/Plot fees are negotiable		

<b><u>Table 3 COMMERCIAL WORK</u></b>	<b>Net VAT</b>	<b>Gross VAT</b>
Fitting out work Single Storey - Plan Fee	<b>£125</b>	<b>£150</b>
Fitting out work Single Storey - Inspection Fee	<b>£155</b>	<b>£186</b>
Fitting out work Single Storey - Regularisation Fee	<b>£550</b>	
Fitting out work Multi Storey - Plan Fee	<b>£125</b>	<b>£150</b>
Fitting out work Multi Storey - Inspection Fee	<b>£210</b>	<b>£252</b>
Fitting out work Multi Storey - Regularisation Fee	<b>£680</b>	
Single Storey Extensions (Up to 200m <sup>2</sup> ) - Plan Fee	<b>£230</b>	<b>£276</b>
Single Storey Extensions (Up to 200 m <sup>2</sup> ) - Inspection Fee	<b>£315</b>	<b>£378</b>
Single Storey Extensions (Up to 200 m <sup>2</sup> ) - Regularisation Fee	<b>£780</b>	

<b><u>Table 4 ESTIMATED COSTS</u></b>	<b>Net VAT</b>	<b>Gross VAT</b>
Up to £5,000 - Plan Fee	<b>£230</b>	<b>£276</b>
Up to £5,000 - Inspection Fee	-	-
Up to £5,000 - BN Fee	<b>£230</b>	<b>£276</b>
Up to £5,000 - Regularisation Fee	<b>£550</b>	
£5,001 - £25,000 - Plan Fee	<b>£230</b>	<b>£276</b>
£5,001 - £25,000 - Inspection Fee	<b>£260</b>	<b>£312</b>
£5,001 - £25,000 - BN Fee	<b>£545</b>	<b>£654</b>
£5,001 - £25,000 - Regularisation Fee	<b>£765</b>	
£25,001 - £50,000 - Plan Fee	<b>£280</b>	<b>£336</b>
£25,001 - £50,000 - Inspection Fee	<b>£315</b>	<b>£378</b>
£25,001 - £50,000 - BN fee	<b>£685</b>	<b>£822</b>
£25,001 - £50,000 - Regularisation Fee	<b>£945</b>	

**Where estimated costs exceed £50,000** Portsmouth Building Control should be contacted for a negotiated fee