

Building Regulation Fees

This schedule lists the fees payable to the Isle of Wight Council for various types of work requiring permission under the Building Regulations 2000 (as amended). Please contact a Building Control Surveyor at the above location if you require any further information.

PLEASE NOTE:

1. These fees apply from the 1st December 2008 (VAT rate of 15%). Cheques should be made payable to the 'Isle of Wight Council'.
2. In the case of a Full Plans application, the 'Plan Fee' is payable when the application is deposited. The 'Inspection Fee' is payable after the first inspection has been carried out. We will send you an invoice for the inspection fee. This will be a one-off charge covering all inspections undertaken whilst building work is in progress.
3. In the case of a Building Notice application, a one-off fee is payable when the application is deposited, and is equivalent to the Plan Fee plus the Inspection Fee.
4. If a Regularisation application is made, the fee payable is equal to 120% of the relevant Building Notice Fee, but excludes VAT. If you require assistance calculating the correct fee payable please contact us.
5. For inclusion in Table 1 (erection of one or more domestic buildings), the dwelling must not exceed three storeys in height and be no more than 300m² in floor area. If these criteria are exceeded, the building should be considered under Table 3A.
6. Estimates should be submitted to determine Table 3A fees. Work carried out on a D.I.Y. basis attracts the same level of fees as would be payable if the work was costed on a professional basis.
7. VAT is payable on all applications, except Regularisation applications.
8. Works necessary to improve facilities for a disabled person may be exempt from these charges, please contact us for further information.

This publication is also available on audio tape, in large print, and in Braille.
For further details please contact the Isle of Wight Council on 823580.

REP70

Bill Murphy MRTPI *Head of Planning Services*
J Lutas Dip.Surv. MRICS *Building Control Manager*

Building Control Department, Council Offices,
Seaclose, Fairlee Road, Newport, Isle of Wight, PO30 2QS
Telephone (01983) 823580 Fax (01983) 823851
www.iwight.com/buildingcontrol



TABLE 1**FEEES FOR THE ERECTION OF ONE OR MORE DOMESTIC BUILDINGS (DWELLINGS)**

No. of Dwellings	FULL PLANS				BUILDING NOTICE	
	Plan Fee		Inspection Fee		(Equivalent to Plan Fee + Inspection Fee)	
	Basic Fee (£'s inc. VAT)	Additional fee for each dwelling above the minimum number in the band in column (1)	Basic Fee (£'s inc. VAT)	Additional fee for each dwelling above the minimum number in the band in column (1)	Total fee payable upon submission (£'s inc. VAT)	Additional fee for each dwelling above the minimum number in the band in column (1)
1	195.74	-	440.43	-	636.17	-
2	293.62	-	587.24	-	880.85	-
3	342.55	-	782.98	-	1125.53	-
4	440.43	-	929.79	-	1370.21	-
5	489.36	-	1076.60	-	1565.96	-
6	538.30	-	1223.40	-	1761.70	-
7	587.24	-	1370.21	-	1957.45	-
8	636.17	-	1517.02	-	2153.19	-
9	685.10	-	1663.83	-	2348.93	-
10	734.05	-	1810.64	-	2544.69	-
11 – 20	782.98	48.94	1957.45	146.81	2740.43	195.74
21 – 30	1242.98	19.57	3376.60	97.87	4619.57	117.45
31 & over	1428.93	9.79	4335.74	78.30	5764.68	88.09

TABLE 2**FEEES FOR CERTAIN SMALL BUILDINGS, DOMESTIC EXTENSIONS & ALTERATIONS**

Type of Work	Full Plans Application		Building Notice Application
	Plan Fee (£'s - inc. VAT)	Inspection Fee (£'s - inc. VAT)	Building Notice Fee (£'s - inc. VAT)
Erection / extension of an attached or detached garage or carport, having floor area not exceeding 60m ² in total and intended to be used in common with an existing building.	97.88	195.74	293.62
Any extension of a dwelling the total floor area of which does not exceed 10m ² .	97.88	195.74	293.62
Any extension of a dwelling the total floor area of which exceeds 10m ² , but does not exceed 40m ² .	107.66	322.98	430.64
Any extension of a dwelling the total floor area of which exceeds 40m ² , but does not exceed 60m ² .	156.60	411.06	567.66
Alterations to provide one or more rooms in the roof space of an existing dwelling.	210.43	200.64	411.07
Provision or replacement of windows, roof-lights, roof windows and external doors in a dwelling.	63.62	Included in the Plan Fee	63.62

ELECTRICAL INSTALLATION (DOMESTIC PROPERTY ONLY – please refer to ‘Electrical Safety’ Leaflet)

ELECTRICAL INSTALLATION (inc. provision or extension of, and alterations to)	Fee Payable (inc VAT)
(a) Where work is to be undertaken by an electrician registered on a government approved competent persons scheme and who is able to self-certify the works.	No Fee Payable
(b) Where work is to be undertaken by a person <u>not</u> registered on a government approved competent persons scheme, but BS7671 certificates will be provided by a competent electrician confirming design, installation, inspection and testing on completion of the works.	No additional fee if electrical installation is being carried out in conjunction with other works for which a Building Regulation application will be deposited. otherwise £58.72 (per dwelling)
(c) Where work is to be undertaken by a person <u>not</u> registered on a government approved competent persons scheme, and BS7671 certificates will <u>not</u> be provided on completion of the works.	£244.68 per dwelling

TABLE 3A - FEES FOR OTHER WORKS

	Full Plans Applications		Building Notice Applications
Estimated Cost (£)	Plan Fee (£'s - inc. VAT)	Inspection Fee (£'s - inc. VAT)	Building Notice Fee (£'s - inc. VAT)
Under 1000	117.45	(inc. in Plan Fee)	117.45
1001 - 2000	156.60	(inc. in Plan Fee)	156.60
2001 - 5000	195.74	(inc. in Plan Fee)	195.74
5001 - 6000	50.04	150.06	200.10
6001 - 7000	52.62	157.83	210.45
7001 - 8000	55.20	165.60	220.80
8001 - 9000	57.79	173.37	231.15
9001 - 10000	60.38	181.13	241.50
10001 - 11000	62.96	188.90	251.85
11001 - 12000	65.55	196.65	262.20
12001 - 13000	68.14	204.41	272.55
13001 - 14000	70.73	212.18	282.90
14001 - 15000	73.31	219.94	293.25
15001 - 16000	75.90	227.70	303.60
16001 - 17000	78.50	235.46	313.95
17001 - 18000	81.08	243.23	324.30
18001 - 19000	83.67	250.99	334.65
19001 - 20000	86.25	258.75	345.00
Where the estimated cost exceeds £20,000 but does not exceed £100,000 (a) the sum of..... together with	86.25	258.75	345.00
(b) for every £1,000 (or part thereof) by which the cost exceeds £20,000, the sum of.....	2.30	6.90	9.20

NOTE

- Where the estimated cost exceeds £20,000 you may find it useful to use the fee calculator on our website (www.iwight.com/buildingcontrol).
- Where an extension to a dwelling has a floor area exceeding 60m², the sum of the plan charge and the inspection charge will be not less than £575.00 (inc. VAT). (equivalent to an estimated cost of work of £45,000).