

Guidance Notes on Building Regulation Charges

(effective from 1st October 2010 amended 4th January 2011 VAT increase)

Work to Non-Domestic Premises

The charges for Building Regulation work are intended to cover the cost of the service. There are two methods that we may use to establish the charge for building work:-

- ❖ Individual assessment for an application and
- ❖ the setting up of a standard charge

Standard Charges

The following tables can be used to calculate the relevant charge for your application.

These charges have been assessed on the basis that:

- ❖ the building work does not involve innovative or high risk construction techniques (details available from our team);
- ❖ the building work takes no longer than 3 years from the date of application to completion of the works;
- ❖ the design and the construction are undertaken by a person or company that is competent to carry out the project.

Individual Assessment of a Charge

Charges are individually determined for all building works not listed in the attached table.

If your work is not listed and requires an assessment of the charge then please e-mail us at buildingcontrol@wirral.gov.uk detailing the proposed work and its commercial value and we will contact you within one working day.

Alternatively please ring 0151 606 2020 to speak to one of our Building Control team.

Schedule 3

OTHER ALTERATIONS AND BUILDING WORKS TO NON-DOMESTIC BUILDINGS

Category	Description	Full Plans Application						Building Notice Charge			Regularisation Charge
		Plan Charge			Inspection Charge			Net	V.A.T.	Gross	(No V.A.T)
		Net	V.A.T.	Gross	Net	V.A.T.	Gross				
		£	£	£	£	£	£	£	£	£	
1.	Replacement windows up to 10 units	*	*	*	-	-	-	*	*	*	*
		105.00	21.00	126.00				105.00	21.00	126.00	128.62
2.	Replacement windows 11 to 50 units	*	*	*	-	-	-	*	*	*	*
		190.00	38.00	228.00				190.00	38.00	228.00	232.75
3.	Replacement windows 51 to 100 units	*	*	*	-	-	-	*	*	*	*
		250.00	50.00	300.00				250.00	50.00	300.00	306.25
4.	New / replacement shop front	*	*	*	-	-	-	*	*	*	*
		225.00	45.00	270.00				225.00	45.00	270.00	275.62
5.	Renovation of a roof, wall or floor	*	*	*	-	-	-	*	*	*	*
		225.00	45.00	270.00				225.00	45.00	270.00	275.62
6.	Structural and internal alterations with a commercial value of less than £1000	*	*	*	-	-	-	*	*	*	*
		125.00	25.00	150.00				125.00	25.00	150.00	153.12
7.	Structural and internal alterations with a commercial value of less than £2000	*	*	*	-	-	-	*	*	*	*
		150.00	30.00	180.00				150.00	30.00	180.00	183.75
8.	Structural and internal alterations with a commercial value of less than £5000	*	*	*	-	-	-	*	*	*	*
		200.00	40.00	240.00				200.00	40.00	240.00	245.00

* This charge is the combined Plan and Inspection charge and is payable at the time of deposit of the application.

NB. Where Part B of Schedule 1 to the Building Regulations 2010 or The Regulatory Reform (Fire Safety) Order 2005 applies to the work then a Building Notice may NOT be used.

Schedule 3

8.a	Structural and internal alterations with a commercial value of less than £10,000	62.50	12.50	75.00	187.50	37.50	225.00	250.00	50.00	300.00	306.25
8.b	Structural and internal alterations with a commercial value of less than £15,000	75.00	15.00	90.00	225.00	45.00	270.00	300.00	60.00	360.00	367.50
8.c	Structural and internal alterations with a commercial value of less than £20,000	87.50	17.50	105.00	262.50	52.50	315.00	350.00	70.00	420.00	514.50

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		Plan Charge			Inspection Charge			Net	V.A.T.	Gross	(No V.A.T)
		Net	V.A.T.	Gross	Net	V.A.T.	Gross				
		£	£	£	£	£	£	£	£		

OTHER ALTERATIONS AND BUILDING WORKS TO NON-DOMESTIC BUILDINGS

	Any work not described in Items 1 to 8c	Charge to be subject to project specific negotiation please consult the Building Control Team
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