

CHARGES FOR BUILDING REGULATIONS SERVICES

With effect from 1st November
2015

THE BUILDING (LOCAL AUTHORITY CHARGES) REGULATIONS 2010

This leaflet indicates the charges that are applicable when applications are made under the Building Regulations. All charges are subject to VAT at the appropriate rate, except for the Regularisation charge which is exempt.

Full Plans and Building Notice Applications

Charges differ depending on the type of application. With a Building Notice both and Plans and Inspection charges must be paid on the deposit of the application. With Full Plans applications only the Plans charge is required on deposit of the application. The Inspection charge is then invoiced after the commencement of work.

Where Dwr Cymru Welsh Water consent is required a Full Plans Application must be submitted.

The charges are separated into the following categories:

Creation or Conversion to New Housing (Schedule 1)

This category covers new dwelling houses or flats, however, if the total floor area exceeds 300 square metres or is over three storeys high then the Building Control Department should be contacted to identify the fee.

Domestic Extension to a Single Building (Schedule 2)

This category covers extensions, carports, garages, and basements. If more than one extension is proposed at the same time, then it is permitted to add the separate floor areas together to obtain the required charge. Loft conversion / Garage Conversion charges are based on a set fee.

Non Domestic Work (Extensions and New Build) (Schedule 2A)

This category covers all non-domestic work and is based on floor area

Domestic Alteration to a Single Dwelling (Schedule 3)

Some charges are based on the estimated cost of the work, this means an estimate of the cost of the building work that would be charged by a building contractor excluding VAT. Estimates based on materials only or D.I.Y will not be accepted. Underpinning works and renovation of thermal elements are based on a set fee.

Non Domestic Work Alterations (Schedule 3A)

This category covers all non-domestic alterations. Some charges are based on Estimated Cost of Works and some on other criteria such as number of windows. Mezzanine floors, Office and Shop Fit Outs are based on a set fee.

Exemption from the Payment of Charges

Exemptions from charges apply if the whole of the works are solely for the benefit of a disabled person(s) as defined in the LGA Model Scheme. Exemptions can apply to extensions or alterations to a dwelling (proof that a resident is registered disabled is required with the application), or to a building where the general public are admitted.

Regularisation Fees

Where work has been carried out without the benefit of a Building Regulation application, it may be necessary for the owner to apply for a Regularisation Certificate. If this applies then the charges given in this leaflet are applicable, or where not shown the basic Building Notice Fee increased by 60% (no Vat).

Carbon Emission Reports and Energy Performance Certificates (EPC)

There are available from our Building Control Service, so please contact us to discuss your requirements

Contact Details

Rhondda Cynon Taf Building Control Service

Sardis House

Sardis Road

Pontypridd

CF37 1DU

Telephone: 01443 494746 / 494747

E-Mail: BuildingControl@rctcbc.gov.uk

Website : www.rhondda-cynon-taf.gov.uk

Schedule 2A
Table D NON DOMESTIC WORK Extension & New Build

Floor Area <10m2	£121.79	£24.36	£146.15	£284.18	£56.84	£341.02	£405.97	£81.19	£487.17
Floor Area 10m2 - 40m2	£153.37	£30.67	£184.04	£357.86	£71.57	£429.43	£511.22	£102.24	£613.47
Floor Area 40m2 - 100m2	£166.90	£33.38	£200.28	£389.43	£77.89	£467.32	£556.33	£111.27	£667.60
Floor Area 100m2 > 200m2	£230.05	£46.01	£276.06	£536.79	£107.36	£644.14	£766.84	£153.37	£920.20

Schedule 3
Table C Domestic Alterations to a Single Building

	Full Plans - Plan Fee			Full Plans - Inspection Fee			Building Notice Fee		
	Net	VAT	Gross	Net	VAT	Gross	Net	VAT	Gross
Underpinning	£81.19	£16.24	£97.43	£189.45	£37.89	£227.34	£270.65	£54.13	£324.78
Renovation of a Thermal Element	£27.06	£5.41	£32.48	£63.15	£12.63	£75.78	£90.22	£18.04	£108.26
Internal Alterations & Installation of Fittings >£2000	£120.29	£24.06	£144.35	£0.00	£0.00	£0.00	£120.29	£24.06	£144.35
£2000-£5000	£63.15	£12.63	£75.78	£147.35	£29.47	£176.82	£210.50	£42.10	£252.60
£5000 - £15000	£90.22	£18.04	£108.26	£210.50	£42.10	£252.60	£300.72	£60.14	£360.86
£15000 - £25000	£117.28	£23.46	£140.74	£273.66	£54.73	£328.39	£390.94	£78.19	£469.12
£25000 - £50000	£180.43	£36.09	£216.52	£421.01	£84.20	£505.21	£601.44	£120.29	£721.73
£50000 - £75000	£234.56	£46.91	£281.47	£547.31	£109.46	£656.77	£781.87	£156.37	£938.25
Over £75,000	Contact Building Control Office								
Window/Glazed Door Replacement <20 windows	£22.55	£4.51	£27.06	£52.63	£10.53	£63.15	£75.18	£15.04	£90.22
>20 windows	£31.58	£6.32	£37.89	£73.68	£14.74	£88.41	£105.25	£21.05	£126.30
Electrical Works	Contact Building Control Office								

Schedule 3A
Table E NON DOMESTIC WORK ALTERATIONS

Underpinning & Pad Foundations < £50000	£108.26	£21.65	£129.91	£252.60	£50.52	£303.13	£360.86	£72.17	£433.04
£50000 - £100000	£139.83	£27.97	£167.80	£326.28	£65.26	£391.54	£466.12	£93.22	£559.34
£100000 - £250000	£166.90	£33.38	£200.28	£389.43	£77.89	£467.32	£556.33	£111.27	£667.60
Window Replacement <20 windows	£22.55	£4.51	£27.06	£52.63	£10.53	£63.15	£75.18	£15.04	£90.22
>20 windows	£31.58	£6.32	£37.89	£73.68	£14.74	£88.41	£105.25	£21.05	£126.30
New Shop Fronts <20 Windows	£76.68	£15.34	£92.02	£178.93	£35.79	£214.71	£255.61	£51.12	£306.73
>20 Windows	£81.19	£16.24	£97.43	£189.45	£37.89	£227.34	£270.65	£54.13	£324.78
Renovation of a Thermal Element <£50000	£63.15	£12.63	£75.78	£147.35	£29.47	£176.82	£210.50	£42.10	£252.60
£50000 - £100000	£76.68	£15.34	£92.02	£178.93	£35.79	£214.71	£255.61	£51.12	£306.73
£100000 - £250000	£108.26	£21.65	£129.91	£252.60	£50.52	£303.13	£360.86	£72.17	£433.04
Alterations and Fittings <£2000	£36.09	£7.22	£43.30	£84.20	£16.84	£101.04	£120.29	£24.06	£144.35
£2000 - £5000	£72.17	£14.43	£86.61	£168.40	£33.68	£202.08	£240.58	£48.12	£288.69
£5000 - £15000	£90.22	£18.04	£108.26	£210.50	£42.10	£252.60	£300.72	£60.14	£360.86
£15000 - £25000	£117.28	£23.46	£140.74	£273.66	£54.73	£328.39	£390.94	£78.19	£469.12
£25000 - £50000	£180.43	£36.09	£216.52	£421.01	£84.20	£505.21	£601.44	£120.29	£721.73
£50000 - £75000	£234.56	£46.91	£281.47	£547.31	£109.46	£656.77	£781.87	£156.37	£938.25
£75000 - £100000	£252.60	£50.52	£303.13	£589.41	£117.88	£707.29	£842.02	£168.40	£1,010.42
Mezzanine Floor <500m2	£153.37	£30.67	£184.04	£357.86	£71.57	£429.43	£511.22	£102.24	£613.47
Office Fit Out <500m2	£139.83	£27.97	£167.80	£326.28	£65.26	£391.54	£466.12	£93.22	£559.34
500m2 - 2000m2	£184.94	£36.99	£221.93	£431.53	£86.31	£517.84	£616.48	£123.30	£739.77
Shop Fit Out <500m2	£139.83	£27.97	£167.80	£326.28	£65.26	£391.54	£466.12	£93.22	£559.34
500m2 - 2000m2	£184.94	£36.99	£221.93	£431.53	£86.31	£517.84	£616.48	£123.30	£739.77
Exceeding any maximums quoted above	Contact Building Control Office								