

SCHEDULE OF CHARGES FOR BUILDING CONTROL NON-DOMESTIC WORKS

With effect from 1st January 2011

- The amount of charge payable depends on the type and size of building work proposed and/or the estimated cost of the work, and is prescribed under one of the Tables D or E contained in the attached schedule.
- Charges in this leaflet are inclusive of VAT at 20%, except the Regularisation charges, as they are not subject to VAT. A VAT receipt will be provided.
- If FULL PLANS are deposited only the 'plan charge' will need to accompany the application. Once building work starts on site, an invoice for the 'inspection charge' will be sent to the applicant.
- BUILDING NOTICE application cannot be used for non-domestic applications.
- Inspection charges are a one-off charge for the project, regardless of the number of inspections carried out.
- REGULARISATION CHARGE: An amount is payable equal to the total of the Plan charge and Inspection charge plus 50% (exclusive of VAT).
- REVERSION CHARGES: The charge for work reverting from an Approved Inspector to Local Authority Building Control is the aggregate of the plan charge and inspection charge plus 50%.
- Charges for a DETERMINATION BY SECRETARY OF STATE;
 1. Questions about conformity with Building Regulations (Section 16 (10) (a) Building Act 1984) Half plan charge – min. £100; max. £1,000
 2. Questions about rejection of certified plans: (Section 16 (9) Building Act 1984) - £100

Note: The above charges are payable direct to the Secretary of State.

- EXEMPTIONS FROM CHARGES (**Building Notice and/or Full Plans applications must still be submitted**):
 - (a) Insertion of insulation material into an existing cavity wall where the work is carried out by an Approved Installer.
 - (b) Work solely for the purpose of providing means of access for disabled persons to or within a building or of providing facilities to secure their greater health, safety, welfare or convenience, where the building is a dwelling occupied, or to be occupied by a disabled person, or a building where the public are admitted.
 - (c) The erection of a garage, carport or both in connection with the erection of a dwelling where plan and inspection charges have been paid in respect of the dwelling.
 - (d) The installation of works and fittings including drainage in connection with the erection of a dwelling where charges have been paid in respect of that dwelling.

- Note:
 - (a) Disabled person is defined by Section 29 of the National Assistance Act 1948.
 - (b) Applications and payments will be returned if estimated total cost appears unreasonable.
 - (c) Applications will be returned if the appropriate fee is not paid.
- **Cheques should be made payable to East Devon District Council.** Please contact Building Control on 01395 517482 if you wish to pay by debit or credit card.
- Tables D and E are shown in the attached pages 3 and 4. Tables A, B and C are on a separate schedule of charges for domestic works.

Table A - Erection of small domestic buildings where the total floor area of the dwelling/house or flat does not exceed 300m²

Table B - Erection of certain small buildings and extensions.

Table C - Alterations to domestic buildings.

Table D - Non-domestic, new build work and extensions.

Table E - Other non-domestic work including alterations.

Note: The estimates referred to in the Tables below should not include VAT.

- East Devon District Council may charge an additional **supplementary fee** where appropriate in the event of:
 - Resubmission of rejected plans
 - Where structural calculations submitted are not prepared by a Chartered Structural Engineer.
 - Where due to the complexity of the project EDDC building control require specialist advice from an external consultant.
 - Abortive pre-arranged site visits or additional visits made for works which need to be re-inspected.
 - Significant changes in the scope and/or programme of work for example where the project duration exceeds 12 months.
 - Where building work includes the installation of controlled services and where they are not being fitted by a member of competent person scheme e.g. Part P schemes, HETAS, OFTEC, and Gas Safe Register etc.
- Where more than one extension is proposed the floor areas may be added together for the purposes of determining the correct fee.
- Where the floor area of a dwelling extension(s) exceeds 100m² or has 3 or more storeys (each basement level counts as a storey) please contact us for an individually determined charge which will be based on a risk assessment of your specific project The Regularisation application is a procedure suitable in some situations in which retrospective approval may be sought. The charge is based on a risk assessment in respect of the particular type of work. No VAT is payable on Regularisation applications. A separate form is available upon request.
- These notes have been produced for guidance only. For an authoritative interpretation please refer to the EDDC BC Scheme of Charges 1st October 2010 and the Building (Local Authority Charges) Regulations 2010 SI 404, available for inspection at: Building Control, East Devon District Council, Knowle, SIDMOUTH Devon, EX10 8HL.

Non-Domestic Work

Table D Non-domestic extensions and new build	Plan fee	Inspection fee	Regularisation fee
Residential e.g. Hotel, Institution etc	(£)	(£)	(£)
Floor area up to 10m ²	306.38	229.79	670.21
>10m ² - 40m ²	459.58	306.38	957.44
>40m ² - 100m ²	561.70	382.98	1180.85
>100m ² - 200m ²	663.83	459.58	1404.25
Shops and offices	(£)	(£)	(£)
Floor area up to 10m ²	255.32	229.79	606.38
>10m ² - 40m ²	408.50	306.38	893.61
>40m ² - 100m ²	459.58	382.98	1053.19
>100m ² - 200m ²	510.64	421.27	1164.89
Assembly and recreation use	(£)	(£)	(£)
Floor area up to 10m ²	408.50	229.79	797.87
>10m ² - 40m ²	510.64	306.38	1021.27
>40m ² - 100m ²	612.77	382.98	1244.68
>100m ² - 200m ²	714.89	459.58	1468.08
Industrial & Storage Use	(£)	(£)	(£)
Floor area up to 10m ²	204.25	229.79	542.55
>10m ² - 40m ²	306.38	306.38	765.95
>40m ² - 100m ²	408.50	344.68	941.49
>100m ² - 200m ²	510.64	382.98	1117.02
Other use classes	(£)	(£)	(£)
Floor area up to 10m ²	306.38	229.79	670.21
>10m ² - 40m ²	408.50	306.38	893.61
>40m ² - 100m ²	510.64	344.68	1069.14
>100m ² - 200m ²	612.77	382.98	1244.68

Table E Other non-domestic work - Alterations	Plan fee	Inspection fee	Regularisation fee
Underpinning	(£)	(£)	(£)
ECOW up to £50,000	102.13	306.38	510.64
>£50,000 up to £100,000	204.25	382.98	734.04
>£100,000 up to £200,000	306.38	459.58	957.44
Replacement windows/doors	(£)	(£)	(£)
Single unit	102.13	38.29	175.53
Multiple units	153.19	38.29	239.36
Shop front glazing - single unit	204.25	76.60	351.06
Shop front glazing - multiple units	255.32	76.60	414.89
Renovation of thermal element (walls, roof, floor)	(£)	(£)	(£)
ECOW up to £50,000	102.13	76.60	223.40
>£50,000 up to £100,000	204.25	153.19	446.81
>£100,000 up to £250,000	408.50	229.79	797.87
Alterations inc structural alts and controlled services etc.	(£)	(£)	(£)
ECOW up to £5000	204.25	114.89	398.93
>£5000 - £25,000	408.50	153.19	702.12
>£25,000 - £50,000	510.64	191.48	877.66
>£50,000 - £100,000	765.96	229.76	1244.68
>£100,000 - £150,000	1,021.27	268.08	1611.69
Add 10% to fee where work involves a material change of use			
Installation of a mezzanine	(£)	(£)	(£)
Floor area up to 500m ²	306.38	114.89	526.59
Office fit out	(£)	(£)	(£)
Floor area up to 500m ²	510.64	153.19	829.78
>500m ² - 2000m ²	765.95	191.48	1196.80
Shop fit out	(£)	(£)	(£)
Floor area up to 500m ²	510.64	153.19	829.78
>500m ² - 2000m ²	765.96	191.48	1196.80

Note: for works not described, floor areas and estimates not shown above, a quotation will be provided as required.

Address: Building Control East Devon District Council Knowle SIDMOUTH EX10 8HL
Direct Dial: 01395 517482
Fax: 01395 517551
Email: buildingcontrol@eastdevon.gov.uk **Website:** www.eastdevon.gov.uk