

**ROCHDALE MBC
BUILDING REGULATION SERVICES**

STANDARD BUILDING REGULATION CHARGES

FULL PLANS APPLICATIONS

All electrical work should be undertaken by a competent person. Please note that if the work is undertaken by a competent person who is not registered with a Part P competent person scheme, then the additional Part P charge is applicable.



CHARGES RELATING TO WORK OUTSIDE THE SCOPE OF THESE CATEGORIES WILL BE INDIVIDUALLY DETERMINED. PLEASE CONTACT US FOR MORE INFORMATION ON 01706 924325.

Revised: JANUARY 4TH 2011

EXISTING DWELLINGS

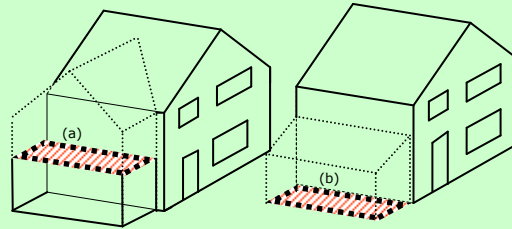
IMPORTANT NOTE RELATING TO APPLICATIONS INCORPORATING MORE THAN ONE EXTENSION:
THESE CHARGES ARE BASED ON THE ASSUMPTION THAT ALL PROPOSED EXTENSIONS NOTED ON THE APPLICATION WILL BE CONSTRUCTED SIMULTANEOUSLY. WHERE THE EXTENSIONS ARE CONSTRUCTED INDIVIDUALLY OR IN PHASES, ADDITIONAL INSPECTION CHARGES WILL BE APPLICABLE. PLEASE CONTACT THE OFFICE FOR DETAILS.

TABLE A (i)

SINGLE STOREY EXTENSIONS

(Excluding basements, garages and car ports)

FOR CHARGES RELATING TO EXTENSIONS GREATER THAN 80m², AN INDIVIDUAL CHARGE WILL BE DETERMINED—PLEASE CONTACT US ON 01706 924325.



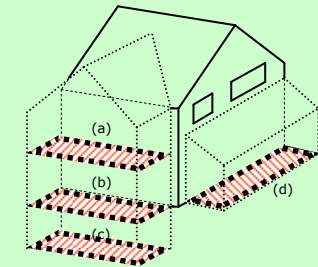
TOTAL FLOOR AREA (a) or (b) (SHOWN SHADED).
 (* multiple extensions **at the same storey level (except loft conversions)** may be added together to form the total floor area).
 Where extensions are proposed on **separate storeys**, please refer to table A (ii) - multi-storey extensions

TABLE A (ii)

MULTI-STOREY EXTENSIONS

(Excluding garages and car ports)

FOR CHARGES RELATING TO EXTENSIONS GREATER THAN 100m², AN INDIVIDUAL CHARGE WILL BE DETERMINED—PLEASE CONTACT US ON 01706 924325.



TOTAL FLOOR AREA (a) + (b) + (c) + (d) (SHOWN SHADED).
 (* multiple extensions **at any storey level (except loft conversions)** are to be added together to form the total floor area).

CATEGORY	DESCRIPTION	(£) PLAN CHARGE	(£) INSPECTION CHARGE
A1	TOTAL FLOOR AREA IS LESS THAN 10m ²	140.83 (169.00)	131.67 (158.00)
A2	TOTAL FLOOR AREA OF 10m ² OR MORE, BUT LESS THAN 40m ²	140.83 (169.00)	216.67 (260.00)
A3	TOTAL FLOOR AREA OF 40m ² OR MORE, BUT LESS THAN 80m ²	140.83 (169.00)	292.50 (351.00)

Figures in red include VAT at 20%

CATEGORY	DESCRIPTION	(£) PLAN CHARGE	(£) INSPECTION CHARGE
A4	TOTAL FLOOR AREA IS LESS THAN 40m ²	140.83 (169.00)	292.50 (351.00)
A5	TOTAL FLOOR AREA IS 40m ² OR MORE, BUT LESS THAN 100m ²	140.83 (169.00)	335.00 (402.00)

Figures in red include VAT at 20%

IMPORTANT: AN ADDITIONAL CHARGE OF £195.00 (inc. VAT) IS TO BE ADDED TO THE PLAN CHARGE (NOTED ABOVE) IF THE WORK INCLUDES NOTIFIABLE ELECTRICAL WORK (SEE EXPLANATORY NOTES) AND THE PERSON INSTALLING AND TESTING THE WORK IS NOT A 'PART P' COMPETENT ELECTRICIAN.

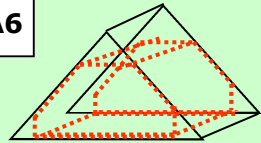


All electrical work should be undertaken by a competent person. Please note that if the work is undertaken by a competent person who is not registered with a Part P competent person scheme, then the additional Part P charge is applicable.

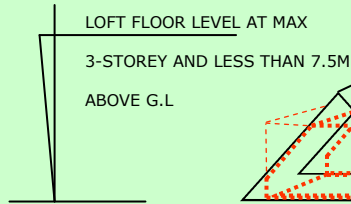


TABLE A (iii)
LOFT CONVERSIONS
(TO FORM 2 OR 3 STOREY DWELLINGS ONLY)

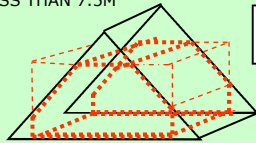
A6



**LOFT CONVERSION
 (ROOM IN THE ROOF ONLY)**



A7



**LOFT CONVERSION
 (INCLUDING THE CONSTRUCTION OF DORMERS)**

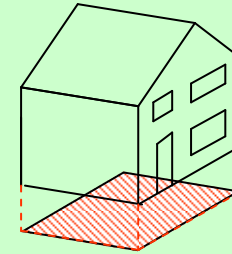
* NO MAXIMUM FLOOR AREA APPLIES

CATEGORY	DESCRIPTION	(£) PLAN CHARGE	(£) INSPECTION CHARGE
A6	LOFT CONVERSION (ROOM IN THE ROOF ONLY)	140.83 (169.00)	119.17 (143.00)
A7	LOFT CONVERSION (INCLUDING THE CONSTRUCTION OF DORMERS)	140.83 (169.00)	166.67 (200.00)

Note: A PROPOSED LOFT CONVERSION WILL ATTRACT AN INDIVIDUAL FULL CHARGE (IN ACCORDANCE WITH CATEGORY A6 & A7) IRRESPECTIVE OF WHETHER OTHER EXTENSIONS OR OTHER BUILDING WORK ARE PROPOSED

TABLE A (iv)

BASEMENTS



CATEGORY	DESCRIPTION	(£) PLAN CHARGE	(£) INSPECTION CHARGE
A8	CONSTRUCTION OF A NEW OR EXTENSION TO AN EXISTING BASEMENT (LESS THAN 100m ²)	140.83 (169.00)	131.67 (158.00)

Figures in red include VAT at 20%

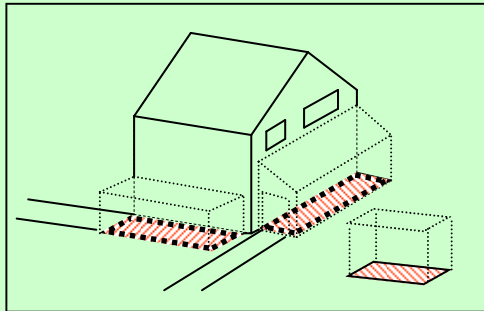
IMPORTANT: AN ADDITIONAL CHARGE OF £195 (inc. VAT) IS TO BE ADDED TO THE PLAN CHARGE (NOTED ABOVE) IF THE WORK INCLUDES NOTIFIABLE ELECTRICAL WORK (SEE EXPLANATORY NOTES) AND THE PERSON INSTALLING AND TESTING THE WORK IS NOT A 'PART P' COMPETENT ELECTRICIAN.



(PLEASE CONTACT US ON 01706 924325 IF THE LOFT CONVERSION WILL RESULT IN THE FINISHED DWELLING HAVING MORE THAN 3 STOREYS OR IF THE TOP FLOOR WILL BE HIGHER THAN 7.5m ABOVE G.L.)



TABLE A (v)
GARAGES, CAR-PORTS,
CONSERVATORIES,
PORCHES AND SMALL
DETACHED
BUILDINGS ANCILLARY
TO A SINGLE
DWELLING



NOTE: WHERE WORK IN THIS CATEGORY IS TO BE CONSTRUCTED IN ADDITION TO, AND AT THE SAME TIME AS OTHER PROPOSED EXTENSIONS SHOWN IN CATEGORIES A1—A5 & A8, THEN THE FEE REDUCTION PERCENTAGE BELOW MAY BE APPLICABLE.

IMPORTANT: AN ADDITIONAL CHARGE OF £195 (inc. VAT) IS TO BE ADDED TO THE PLAN CHARGE (NOTED ABOVE) IF THE WORK INCLUDES NOTIFIABLE ELECTRICAL WORK (SEE EXPLANATORY NOTES) AND THE PERSON INSTALLING AND TESTING THE WORK IS NOT A 'PART P' COMPETENT ELECTRICIAN.

CATEGORY	DESCRIPTION	PLAN CHARGE	INSPECTION CHARGE	FEE REDUCTION PERCENTAGE (where applicable—see note above)
		Figures in red include VAT at 20%		
A9	ERECTION OF A DETACHED GARAGE OR CAR PORT MORE THAN 30m ² BUT LESS THAN 100m ²	85.83 (103.00)	72.50 (87.00)	50%
A10	EXTENSION OF AN EXISTING DETACHED GARAGE OR CAR-PORT WHERE THE PROPOSED OVERALL TOTAL AREA IS MORE THAN 30m ² BUT LESS THAN 100m ²	85.83 (103.00)	72.50 (87.00)	50%
A11	ERECTION OF AN ATTACHED GARAGE LESS THAN 100m ²	85.83 (103.00)	153.33 (184.00)	50%
A12	ERECTION OF AN ATTACHED CAR-PORT, CONSERVATORY OR PORCH GREATER THAN 30m ² BUT LESS THAN 100m ²	85.83 (103.00)	153.33 (184.00)	50%
A13	ERECTION OF A SINGLE STOREY DETACHED ANCILLARY BUILDING MORE THAN 30m ² BUT LESS THAN 100m ² .	85.83 (103.00)	153.33 (184.00)	50%
A14	ERECTION OF A MULTI-STOREY DETACHED ANCILLARY BUILDING GREATER THAN 15m ² BUT LESS THAN 100m ² .	85.83 (103.00)	153.33 (184.00)	50%
A15	CONVERSION OF ANY ATTACHED GARAGE TO CREATE A HABITABLE ROOM. (PLEASE CONTACT US ON 01706 924325 FOR FEE ADVICE RELATING TO THE CONVERSION OF DETACHED GARAGES).	85.83 (103.00)	85.83 (103.00)	50%



PLEASE NOTE THAT THE FEE REDUCTION FACTOR FOR WORK NOTED ABOVE IN A9—A15 IS APPLICABLE ONLY WHERE SUCH WORK IS UNDERTAKEN CONCURRENTLY WITH EXTENSION WORK DESCRIBED IN TABLE A (A1— A5 & A8)



TABLE B ALTERATIONS TO SINGLE DWELLINGS

WHERE THE ESTIMATED COST OF WORK EXCEEDS £75,000, PLEASE CONTACT US ON 01706 924325 FOR FURTHER FEE DETAILS.

CATEGORY	DESCRIPTION	CHARGES BASED ON ESTIMATED COST	PLAN CHARGE (£)	INSPECTION CHARGE (£)	FEE REDUCTION PERCENTAGE
B1	INTERNAL/EXTERNAL ALTERATIONS (EXCLUDING ELECTRICAL WORKS) - NOT IDENTIFIED IN B2–B6 AND NOT INSTALLED BY A PERSON REGISTERED WITH THE COMPETENT PERSONS' SCHEME.	LESS THAN £2,000.	51.67 (62.00)	102.50 (123.00)	100%
		£2,000 OR MORE, BUT LESS THAN £5,000	58.33 (70.00)	149.16 (179.00)	50%
		£5,000 OR MORE, BUT LESS THAN £25,000	64.17 (77.00)	191.67 (230.00)	50%
		£25,000 OR MORE , BUT LESS THAN £50,000	106.67 (128.00)	234.17 (281.00)	n/a
		£50,000 OR MORE, BUT LESS THAN £75,000.	106.67 (128.00)	319.17 (383.00)	n/a



EXPLANATORY NOTE: THE FEE REDUCTION PERCENTAGE FOR WORK NOTED ABOVE IN B1 IS APPLICABLE ONLY WHERE SUCH WORK IS UNDERTAKEN CONCURRENTLY WITH EXTENSION WORK DESCRIBED IN TABLE A (A1–A15)



TABLE B ALTERATIONS TO SINGLE DWELLINGS

WHERE THE ESTIMATED COST OF WORK EXCEEDS £75,000, PLEASE CONTACT US ON 01706 924324 FOR DETAILS OF CHARGES.

CATEGORY	DESCRIPTION	BASIS OF CHARGE	PLAN CHARGE	INSPECTION CHARGE	FEE REDUCTION PERCENTAGE
B2	RENOVATION OR UPGRADE OF A THERMAL ELEMENT	FIXED PRICE	51.67 (62.00)	55.83 (67.00)	50%
B3	FOUNDATION UNDERPINNING (up to a maximum of 20 linear metres)	FIXED PRICE	51.67 (62.00)	213.33 (256.00)	50%
B4	EXTERNAL WINDOW REPLACEMENT (INSTALLER NOT REGISTERED WITH THE COMPETENT PERSONS' SCHEME)	FIXED PRICE FOR A SINGLE INSTALLATION OF UP TO 10 WINDOWS.	43.33 (52.00)	43.33 (52.00)	50%
		FIXED PRICE FOR A SINGLE INSTALLATION OF MORE THAN 10 BUT LESS THAN 20 WINDOWS	64.17 (77.00)	106.67 (128.00)	50%



EXPLANATORY NOTE: THE FEE REDUCTION FACTOR FOR WORK NOTED ABOVE IN B2 – B4 IS APPLICABLE ONLY WHERE SUCH WORK IS UNDERTAKEN CONCURRENTLY WITH EXTENSION WORK DESCRIBED IN TABLE A (A1–A15). PLEASE NOTE THAT THE FEE REDUCTION FACTOR DOES NOT APPLY TO WORK CATEGORIES B5 AND B6.



TABLE B ALTERATIONS TO SINGLE DWELLINGS

CATEGORY	DESCRIPTION	TYPE OF INSTALLER	PLAN CHARGE (£)	INSPECTION CHARGE (£)
B5	ELECTRICAL INSTALLATIONS: NOTIFIABLE ELECTRICAL WORK (EXCLUDING REWIRES)	QUALIFIED ELECTRICIAN (NOT PART-P REGISTERED)	51.67 (62.00)	102.50 (123.00)
	ELECTRICAL INSTALLATIONS: NOTIFIABLE ELECTRICAL WORK (INCLUDING REWIRES)	QUALIFIED ELECTRICIAN (NOT PART-P REGISTERED)	64.17 (77.00)	149.17 (179.00)
	ELECTRICAL INSTALLATIONS: NOTIFIABLE ELECTRICAL WORK (EXCLUDING REWIRES)	NON-QUALIFIED PERSON (EXCLUDING REWIRES)	64.17 (77.00)	191.67 (230.00)
	ELECTRICAL INSTALLATIONS: NOTIFIABLE ELECTRICAL WORK (INCLUDING REWIRES)	NON-QUALIFIED PERSON (INCLUDING REWIRES)	64.17 (77.00)	276.67 (332.00)

CATEGORY	DESCRIPTION	PLAN CHARGE (£)	INSPECTION CHARGE (£)
B6	INSTALLATION OF A NON-ELECTRIC COMBUSTION APPLIANCE OR HOT WATER STORAGE SYSTEM BY A PERSON WHOM IS NOT REGISTERED WITH THE COMPETENT PERSONS' SCHEME.	64.17 (77.00)	276.67 (332.00)