

GENERAL NOTES

1. Full Plans Charges

(a) **Plan Charge:**

The 'plan charge' is payable when the application is submitted.

(b) **Inspection Charge:**

The 'inspection charge' will be invoiced to the applicant following the first inspection

2. Building Notice Charge:

The 'building notice charge' is equal to the plan and inspection charge added together. It is payable when the application is submitted.

We recommend that building notices are used only for simple structures or minor works.

Table A	New Dwellings (up to 300m ²)									
	Number of dwellings	FULL PLANS						BUILDING NOTICE CHARGE		
		PLAN CHARGE			INSPECTION CHARGE			Charge	VAT	Total
Charge	VAT	Total	Charge	VAT	Total	Charge	VAT			
1	255.65	51.31	306.78	383.47	76.69	460.16	639.12	127.82	766.94	
2	352.67	70.53	423.20	529.00	105.80	634.80	881.67	176.33	1,058.00	
3	452.60	90.52	543.12	678.90	135.78	814.68	1,131.50	226.30	1,357.80	
4	534.10	106.82	640.92	801.14	160.23	961.37	1,335.24	267.05	1,602.29	
5	607.83	121.57	729.40	911.75	182.35	1,094.10	1,519.58	303.92	1,823.50	
6	692.73	138.55	831.28	1,039.09	207.82	1,246.91	1,731.82	346.36	2,078.18	
7	733.96	146.79	880.75	1,100.94	220.19	1,321.13	1,834.90	366.98	2,201.88	
8	852.54	170.51	1,023.05	1,238.47	247.69	1,486.16	2,064.11	412.82	2,476.93	
9	917.33	183.47	1,100.80	1,375.99	275.20	1,651.19	2,293.32	458.66	2,751.98	
10	1,009.50	201.90	1,211.40	1,514.24	302.85	1,817.09	2,523.74	504.75	3,028.49	

FOR PROJECTS WITH MORE THAN 10 DWELLINGS PLEASE CONTACT US FOR ADVICE

Table A Notes: For new dwellings with a floor area of more than 300m² please contact us for advice.

Table B	Work to domestic buildings									
	Type of work	FULL PLANS						BUILDING NOTICE CHARGE		
		PLAN CHARGE			INSPECTION CHARGE			Charge	VAT	Total
Charge	VAT	Total	Charge	VAT	Total	Charge	VAT			
Garage and car ports up to 40m ²	170.21	34.04	204.25	0.00	0.00	0.00	170.21	34.04	204.25	
Garage and car ports up over 40m ² up to 60m ²	170.21	34.04	204.25	127.76	25.55	153.31	297.87	59.57	357.44	
Extensions up to 10m ²	170.21	34.04	204.25	170.21	34.04	204.25	340.43	68.09	408.52	
Extensions over 10m ² up to 40m ²	170.21	34.04	204.25	255.32	51.06	306.38	425.53	85.11	510.64	
Extensions over 40m ² up to 60m ²	170.21	34.04	204.25	340.43	68.09	408.52	510.64	102.13	612.77	
Extensions over 60m ² up to 80m ²	170.21	34.04	204.25	425.53	85.11	510.64	595.74	119.15	714.89	
Loft Conversions up to 40m ²	170.21	34.04	204.25	170.21	34.04	204.25	340.42	68.08	408.50	
Loft Conversions over 40m ² up to 80m ²	170.21	34.04	204.25	255.32	51.06	306.38	425.53	85.11	510.64	
Conversion of garage into living accommodation	204.26	40.85	245.11	0.00	0.00	0.00	204.26	40.85	245.11	
Underpinning	246.81	49.36	296.17	0.00	0.00	0.00	246.81	49.36	296.17	
Renovation of a thermal element	102.13	20.43	122.56	0.00	0.00	0.00	102.13	20.43	122.56	
Replacement windows	102.13	20.43	122.56	0.00	0.00	0.00	102.13	20.43	122.56	
Electrical work (non Competent Persons Scheme)	340.43	68.09	408.52	0.00	0.00	0.00	340.43	68.09	408.52	

FOR ALL OTHER WORK TO DWELLINGS PLEASE SEE TABLE C

Table B Notes:

1. Floor area: This relates to the total internal floor area of all the storeys added together.
2. Where more than one extension is proposed the floor area should be added together to determine the charge.
3. Alterations to existing buildings to improve facilities for people with disabilities may be exempt from the charge.
For details and advice please telephone 01275 884 550/8 691.
4. For extensions and loft conversions over 80m² please contact us for advice.

Table C	All Other Building Work									
	Total estimated cost of works £	FULL PLANS						BUILDING NOTICE CHARGE		
		PLAN CHARGE			INSPECTION CHARGE			Charge	VAT	Total
		Charge	VAT	Total	Charge	VAT	Total			
0 - 1,000	102.13	20.43	122.56	0.00	0.00	0.00	102.13	20.43	122.56	
1,0001 - 2,000	153.19	30.64	183.83	0.00	0.00	0.00	153.19	30.64	183.83	
2,001 - 5,000	204.26	40.85	245.11	0.00	0.00	0.00	204.26	40.85	245.11	
5,001 - 10,000	238.30	47.66	285.96	0.00	0.00	0.00	238.30	47.66	285.96	
10,001 - 15,000	108.94	21.79	130.73	163.40	32.68	196.08	272.34	54.47	326.81	
15,001 - 20,000	122.55	24.51	147.06	183.83	36.77	220.60	306.38	61.28	367.66	
20,001 - 30,000	156.60	31.32	187.92	234.83	46.98	281.87	391.49	78.30	469.79	
30,001 - 40,000	190.64	38.13	228.77	285.96	57.19	343.15	476.60	95.32	571.92	
40,001 - 50,000	224.68	44.94	269.62	337.02	67.40	404.42	561.70	112.34	674.04	

FOR PROJECTS WITH AN ESTIMATED COST OVER £50,000 PLEASE CONTACT US FOR ADVICE

Table C Notes:

1. The total estimated cost of the work relates to professional building rates excluding design fees (architect's and engineers' etc.) and VAT. Estimates based on DIY projects (with no professional labour fee) will not be accepted.
2. Please enclose a written estimate of the cost of the proposed work. We reserve the right to challenge any estimate which is considered to be unrealistic.
3. Adaptions, extensions and alterations required to assist with the needs of people with disabilities may be exempt from the charges. For details and advice please telephone 01275 884 550/8 691
4. For charges relating to replacement windows please refer to table C or telephone 01275 884 550/8 691

North Somerset Building Control:

- Is a not for profit organization
- Is where you can rely on fast, professional, impartial and helpful advice
- Is a not for profit organization
- Is where the fee you pay covers the cost of the service and not the bonuses of share-holders
- Is where your opinion counts
- Is a member of the LABC (the trading arm of the District Surveyor's Association) giving you access to 4,500 qualified surveyors with experience of every conceivable building technique and associated technical challenge. It is the biggest organization of its kind in the UK.
- Has strong and enviable links to the people who count.

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