

TABLE A - CHARGES FOR DOMESTIC NEW BUILD DWELLINGS PER DWELLING TYPE/DESIGN

Description	Full Plans Application Charge			Building Notice Charge	Regularisation Charge
	Plan Charge	Insp charge	Total Charge		
1.) Single Storey dwelling (per design layout)	£227.70	£326.70	£554.40	£554.40	£739.20
2.) Two Storey dwelling (per design layout)	£297.00	£425.70	£722.70	£722.70	£876.00
3.) Three storey, or over, dwelling (per design layout)	£346.50	£594.00	£940.50	£940.50	£1254.00

N.B. For each additional dwelling of the same 'type/design' add 0.15 of the plan charge and add 0.25 of the inspection charge.

Extra Charge for Part P notifiable work **NOT** carried out by a registered Domestic Installer that is a member of an approved Competent Person Scheme (per dwelling): **£433.40**

N.B. Part P charge **will** apply unless using a registered Domestic Installer that is a member of an approved Competent Person Scheme (Registration details of installer must be supplied or the charge will apply).

The standard charges set out above have been set by this Authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the building work, from commencement to completion, does not exceed 12 months and that commencement of work is undertaken within 6 months of submission of the application/notice. It is also assumed that the design and building work will be undertaken by a person or company that has the competency to carry out the relevant design and building work required in compliance with the Building Regulations. If this is not the case then the work may incur a supplementary charge.

For developments consisting of more than 15 dwellings please contact Building Control by e-mail to buildingcontrol@cardiff.gov.uk including as much detail as possible for a bespoke charge based on the specific requirements of the work to be calculated.

All charges, except the Regularisation charge, are inclusive of VAT at the standard rate. No vat is payable on regularisation applications.

TABLE A (FLATS) - CHARGES FOR DOMESTIC NEW BUILD DWELLINGS PER DWELLING TYPE/DESIGN

Description	Full Plans Application Charge			Building Notice Charge	Regularisation Charge
	Plan Charge	Insp charge	Total Charge		
1.) Flats/Maisonettes up to 5 Storeys in Block	£495.00	£594.00	£1089.00	£1089.00	£1452.00
2.) Flats/Maisonettes up to 10 Storeys in Block	£742.50	£990.00	£1732.50	£1732.50	£2310.00

N.B. For each additional dwelling of the same 'type/design' add 0.15 of the plan charge and add 0.25 of the inspection charge.

Extra Charge for Part P notifiable work **NOT** carried out by a registered Domestic Installer that is a member of an approved Competent Person Scheme (per dwelling): **£433.40**

N.B. Part P charge **will** apply unless using a registered Domestic Installer that is a member of an approved Competent Person Scheme (Registration details of installer must be supplied or the charge will apply).

The standard charges set out above have been set by this Authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the building work, from commencement to completion, does not exceed 12 months and that commencement of work is undertaken within 6 months of submission of the application/notice. It is also assumed that the design and building work will be undertaken by a person or company that has the competency to carry out the relevant design and building work required in compliance with the Building Regulations. If this is not the case then the work may incur a supplementary charge.

For developments consisting of more than 15 dwellings please contact Building Control by e-mail to buildingcontrol@cardiff.gov.uk including as much detail as possible for a bespoke charge based on the specific requirements of the work to be calculated.

All charges, except the Regularisation charge, are inclusive of VAT at the standard rate. No vat is payable on regularisation applications.

Table B - Charges for extensions and/or material alterations to dwellings

Description of Building Work	Full Plans Application Charge			Building Notice Charge	Regularisation Charge
	Plan Charge	Insp charge	Total Charge		
1.) Erection or extension of a detached or attached building which consists of a single storey garage or carport or both and intended to be used in common with an existing domestic building, and which is not an exempt building.	£99.00	£178.20	£277.20	£277.20	£369.60
2.) Any single storey extension of a dwelling the total floor area of which does not exceed 25m ² , including means of access and any external works in connection with that extension.	£148.50	£396.00	£544.50	£544.50	£726.00
3.) Any single storey extension of a dwelling the total floor area of which exceeds 25m ² including means of access and any external works in connection with that extension.	£198.00	£396.00	£594.00	£594.00	£792.00
4.) Any two storey extension of a dwelling the total floor area of which does not exceed 50m ² , including means of access and any external works in connection with that extension.	£247.50	£396.00	£643.50	£643.50	£858.00
5.) Any two storey extension of a dwelling the total floor area of which exceeds 50m ² including means of access and any external works in connection with that extension.	£297.00	£445.50	£742.50	£742.50	£999.00
6.) Loft conversion (including associated dormers and/or conversion of hip roof to gable end).	£198.00	£297.00	£495.00	£495.00	£660.00

7.) Conversion of an attached garage into a habitable room.	£99.00	£198.00	£297.00	£297.00	£396.00
8.) The provision, extension or material alteration of a controlled service or fitting in, or in connection with, an existing dwelling (excludes electrical work). *	£99.00	£99.00	£198.00	£198.00	£264.00
9.) Work involving the underpinning of a single dwelling	£99.00	£198.00	£297.00	£297.00	£396.00
10.) Renovation of thermal element(s) to a single dwelling.	£99.00	£198.00	£297.00	£297.00	£396.00
11.) Any material alteration to a single dwelling.	£99.00	£198.00	£297.00	£297.00	£396.00
12.) Electrical work to an existing dwelling NOT undertaken by a registered domestic installer qualified to complete and provide BS 7671 installation, commissioning and testing certificates. *	£148.50	£198.00	£346.50	£346.50	£462.00

Where it is deemed necessary by the Building Control Surveyor to engage a consultant to assist in the checking/interpretation of complex calculations and/or specialist reports the cost of engaging any such consultant will be levied as an additional charge once the final costs are known.

Any charges not expressly described in the tables above are subject to individual determination by the Building Control Surveyor upon receipt of all the relevant details relating to the proposal. Please provide this information to Building Control by e-mail to buildingcontrol@cardiff.gov.uk including as much detail as possible for a bespoke charge based on the specific requirements of the work to be calculated.

The standard charges set out above have been set by this Authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the building work, from commencement to completion, does not exceed 12 months and that

commencement of work is undertaken within 6 months of submission of the application/notice. There is also an assumption that the design and building work will be undertaken by a person or company that has the competency to ensure that their relevant design and building work demonstrates compliance with the Building Regulations. If this is not the case then the work may incur a supplementary charge.

If you carry out multiple extensions and/or material alterations **at the same time** you may be entitled to have the charge individually determined, as outlined above.

A material alteration is defined in Regulation 3(2) of the principal regulations, i.e. the Building Regulations 2010 (as amended).

All charges, except the Regularisation Charge, are inclusive of VAT at the standard prevailing rate. No vat is payable on regularisation applications.

* N.B. for items 8 and 12 above the application will need to be supported by third party testing and commissioning certificates, arranged, commissioned and supplied by the applicant, for all electrical work and any provision of solid/duel fuel heat producing appliances.

Table C - Charges for the material change of use of a building

For the purposes of these charges, there is a material change of use where there is a change in the purposes for which, or the circumstances in which, a building is used, so that after that change –

Description of Building Work	Full Plans Application Charge			Building Notice Charge	Regularisation Charge
	Plan Charge	Insp charge	Total Charge		
1.) The building is used as a dwelling, where previously it was not.	£326.70	£396.00	£722.70	£722.70	£963.60
2.) The building contains a flat, where previously it did not (up to a maximum of 4 flats being created).	£346.50	£495.00	£841.50	£841.50	£1122.00
3.) The building is used as a hotel or a boarding house, where previously it was not (up to a maximum of 10 rooms being created).	£346.50	£792.00	£1138.50		£1518.00
4.) The building is used as an institution where previously it was not.	Contact Building Control on buildingcontrol@cardiffabc.co.uk				
5.) The building is used as a public building where previously it was not.	Contact Building Control on buildingcontrol@cardiffabc.co.uk				
6.) The building is not a building described in Classes I to VI in Schedule 2 of the Building Regulations 2010 (as amended) where previously it was.	Contact Building Control on buildingcontrol@cardiffabc.co.uk				
7.) The building, which contains at least one dwelling, contains a greater or lesser number of dwellings than it did previously.	Contact Building Control on buildingcontrol@cardiffabc.co.uk				

8.) The building contains a room for residential purposes, where previously it did not (up to a maximum of 4 rooms being created).	£346.50	£495.00	£841.50		£1122.00
9.) The building, which contains at least one room for residential purposes, contains a greater or lesser number of such rooms than it did previously.	Contact Building Control on buildingcontrol@cardifflabc.co.uk				
10.) The building is used as a shop, where previously it was not.	Contact Building Control on buildingcontrol@cardifflabc.co.uk				

Note:

Where it is deemed necessary by the Building Control Surveyor to engage a consultant to assist in the checking/interpretation of complex calculations and/or specialist reports the cost of engaging any such consultant will be levied as an additional charge once the final costs are known.

Any works not expressly described in the tables above are subject to an individually determined charge calculated by the Building Control Surveyor upon receipt of all the relevant details relating to the proposal. Please provide this information to Building Control by email to buildingcontrol@cardiff.gov.uk including as much detail as possible for a bespoke charge based on the specific requirements of the work to be calculated.

The standard charges set out above have been set by this Authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the building work, from commencement to completion, does not exceed 12 months and that commencement of work is undertaken within 6 months of submission of the application/notice. There is also an assumption that the design and building work will be undertaken by a person or company that has the competency to ensure that their relevant design and building work demonstrates compliance with the Building Regulations. If this is not the case then the work may incur a supplementary charge.

The standard charges set out above for the material change of use of a building do not include any other work described elsewhere in Tables B, D or E which is carried out in conjunction with the work to change the use of that building e.g. any extensions, loft conversions etc. will attract a further charge as outlined in the relevant tables.

All charges, except the Regularisation Charge, are inclusive of VAT at the standard. Regularisation charges are not subject to vat.

Table D - Charges for the erection or extension of a non-domestic building.

Description	Full Plans Application Charge			Regularisation Charge
	Plan Charge	Insp charge	Total Charge	
1.) Floor area not exceeding 250m ² . Not exceeding 2 storeys.	£990.00	£1485.00	£2475.00	£3300.00
2.) Floor area exceeding 250m ² but not exceeding 1,000m ² . Not exceeding 2 storeys.	£1386.00	£2079.00	£3465.00	£4620.00

Note:

Where it is deemed necessary by the Building Control Surveyor to engage a consultant to assist in the checking/interpretation of complex calculations and/or specialist reports the cost of engaging any such consultant will be levied as an additional charge.

Any charges not expressly described in the tables above are subject to individual determination by the Building Control Surveyor upon receipt of all the relevant details relating to the proposal. Please provide this information to Building Control by e-mail to buildingcontrol@cardiff.gov.uk including as much detail as possible for a bespoke charge based on the specific requirements of the work to be calculated.

The standard charges set out above have been set by this Authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the building work, from commencement to completion, does not exceed 12 months and that commencement of work is undertaken within 6 months of submission of the application/notice. There is also an assumption that the design and building work will be undertaken by a person or company that has the competency to ensure that their relevant design and building work demonstrates compliance with the Building Regulations. If this is not the case then the work may incur a supplementary charge.

All charges, except the Regularisation Charge, are inclusive of VAT at the standard prevailing rate. Regularisation charges are not subject to vat

Table E - Charges for material alterations to non-domestic buildings

Description	Full Plans Application Charge			Regularisation Charge
	Plan Charge	Insp charge	Total Charge	
1.) Window replacement where not engaging a member of a registered self-certification scheme. Maximum 20 units	£123.75	£222.75	£346.50	£462.00
2.) Renovation of thermal element(s) to a single building. Building not exceeding 4 storeys	£222.75	£222.75	£445.50	£594.00
3.) The provision, extension or alteration of a controlled service in, or in connection with, an existing non domestic building.	£173.50	£222.75	£396.00	£528.00
4.) Premises, or shell and core, fit out works etc. where the building does not exceed 1,000m2.	£297.00	£594.00	£891.00	£1188.00
5.) Installation of a mezzanine floor in any non-domestic building up to a maximum of 450m2 mezzanine area.	£198.00	£297.00	£495.00	£792.00
6.) Installation of a mezzanine floor in any non-domestic building up to a maximum of 750m2 mezzanine area.	£346.50	£495.00	£841.50	£1346.40
7.) Installation of a mezzanine floor in any non-domestic building up to a maximum of 1050m2 mezzanine area.	£396.00	£762.30	£1158.30	£1852.40
8.) Any material alteration not described above including any structural alterations etc. in a building not exceeding 1,000m2 or 3 storeys in height	£198.00	£495.00	£693.00	£1108.80

Notes:

Where it is deemed necessary by the Building Control Surveyor to engage a consultant to assist in the checking/interpretation of complex calculations and/or specialist reports the cost of engaging any such consultant will be levied as an additional charge.

Any charges not expressly described in the tables above are subject to individual determination by the Building Control Surveyor upon receipt of all the relevant details relating to the proposal. Please contact Building Control for an individually determined charge which will be based on the specific requirements of the work. If you require an individually determined charge please submit an e-mail request to buildingcontrol@cardiff.gov.uk including as much detail as possible.

The standard charges set out above have been set by this Authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the building work, from commencement to completion, does not exceed 12 months and that commencement of work is undertaken within 6 months of submission of the application/notice. There is also an assumption that the design and building work will be undertaken by a person or company that has the competency to ensure that their relevant design and building work demonstrates compliance with the Building Regulations. If this is not the case then the work may incur a supplementary charge.

All charges, except the Regularisation Charge, are inclusive of VAT at the standard prevailing rate. Regularisation charges are not subject to vat.