

1 Full Plans Application

The **Plan Fee** must be paid on the deposit of the plans to the council and is subject to VAT at the current rate.
The **Inspection Fee** will be invoiced and payable after the first inspection and is subject to VAT at the current Rate.

2 Building Notice Application

The **Building Notice Fee** must be paid in full when the Notice is submitted to the council and is subject to VAT at the current rate.

3 Regularisation/Reversion Applications

The **Regularisation fee** is payable at the time the application is made. This fee is not subject to VAT and is non-refundable. (A Regularisation can only be submitted for unauthorised works commenced on or after 11 November 1985).

The **Reversion fee** is equal to the Regularisation fee and is payable at the time the work reverts to the council. This charge is not subject to VAT.

4 Multiple Work

For multiple works being undertaken at the same time a fee discount may be available. Where reductions in fee are applied for repetitive or multiple works, they are determined on an individual basis. Please contact the office in order for us to provide you with our most cost effective fee quote.

5 Fee Exemptions and Exempt Building Work

If the work is for the benefit of a registered disabled person, please contact the office for advice on fee exemptions. A Building Regulations application will still be needed although a fee may not be payable. Some building work may be classed as exempt work and as such not subject to a Building Regulations application. Please contact the office for advice on possible fee exemptions, contact details below.

6 Help and Assistance

If you have any questions or need help with the fee or forms, please contact us on **(01482) 393800** or building.control@eastriding.gov.uk

Project Category	Full Plans Application All fees inclusive of VAT		Building Notice Charge All fees inclusive of VAT	Regularisation/Reversion Charge Ex VAT
	Plan Charge £	Inspection Charge £		
Conversion of loft to living accommodation	130.00	294.00	424.00	530.00
Garage, out-building (or similar) conversion to habitable living accommodation or Extension up to 6m ²	130.00	177.00	307.00	384.00
Extension >6m ² to 60m ²	130.00	259.00	389.00	486.00
Estimated cost up to £5,000 (including controlled fittings and services such as log burning stoves, boiler installations, solid roof to an existing conservatory)	Building Notice Only		267.00	343.00
Domestic Charges - Estimated cost > £5,000 <£25,000	130.00	270.00	400.00	500.00
Domestic Charges - Estimated cost > £25,000 < £80,000	130.00	433.00	563.00	704.00
Renovation of thermal elements (re-roof, replacement floors, wall render, wall insulation or plasterwork - domestic only) A separate charge applies to each element, a maximum of two fees will be charged for multiple elements			133.00 (Max X2)	167.00
Replacement Windows (Domestic only)			133.00	167.00
Erection or extension of a detached garage or car port (non-exempt)			220.00	276.00
Minor alterations to a dwelling - minor structural alterations/structural opening, drainages, underpinning	Building Notice Only		220.00	276.00
Renewable technology - solar panels, heat pumps, PV and turbines			220.00	276.00
Minor electrical works by a non-Part P registered installer			266.00	333.00
Full re-wire by a non-Part P registered installer			430.00	537.00
All commercial or non-domestic work <£5,000	180.00	130.00		388.00
All commercial or non-domestic work - >£5,000 <£25,000	180.00	270.00	N/A	563.00
All commercial or non-domestic work - >£25,000 , = £80,000	180.00	432.00		765.00
For Domestic, Commercial or non-domestic work >£80,000 - Please contact us on (01482) 393800 or building.control@eastriding.gov.uk				
Number of Dwelling Types				
One	180.00	280.00	460.00	575.00
Two	360.00	360.00	720.00	900.00
Three	540.00	540.00	1,080.00	1,350.00
Four	720.00	720.00	1,440.00	1,800.00
New Dwellings (houses or flats of no more than three storeys with a floor area not exceeding - 300m ²) Example three new dwellings of all the same type Plan Check fee = £180.00 Please contact Building Control for a fee quotation.			Inspection Charge = £540.00	Total Fee = £720.00
Extra Services – we provide SAP2009/2012/EPC for new dwellings, EPC/RDSAP (Reduced SAP), Air Testing – see our additional service application form or telephone for a quotation. - (01482) 393800				
Demolition			220.00 (Non Vatable)	
Late Completion Fee (for sites which have not had an inspection in the previous 5 years) per application			120.00 (inc. VAT)	

Before works starts and you start to build, extend or convert, you or your agent must deposit the necessary Building Regulations application, this must be accompanied by the appropriate fee.

For further information please see the building control website: www.eastriding.gov.uk/buildingcontrol

Payment is accepted over the phone by credit or debit card, online or by cheque, payable to East Riding of Yorkshire Council. If no payment or an insufficient payment is made, this will delay the application validation until payment is made in full. Tel: (01482) 393800

The scheme of charges made under The Building (Local Authority Charges) Regulations 2010 is divided into a plan, inspection, building notice, regularisation and reversion fee. Each is subject to a separate charge. The inspection fee can be paid with the plan fee at the time of deposit or invoiced on commencement of works.

Estimated cost of works refers to a reasonable estimate that would be charged by a person in business to carry out such building work i.e. professional builder, but excluding professional fees and VAT.

Calculation of charges is made on a maximum number of inspections being undertaken (excluding enforcement). Should additional inspections be needed the council may seek to recover the additional costs, prior notification will be given in such cases.

The application scope and service agreement following the deposit and acceptance of a Building Regulations application will be for the full development. This includes the design (plan check) and construction (site inspection) stages from application deposit to final completion. By completing and signing the Building Control application form the council accepts that you have provided consent as the person who intends to carry out building work, as the owner or agent acting on behalf of the owner.

Innovation or high risk construction techniques. Building Control charges have been set on the basis that the building work does not consist of or include innovative or high risk construction techniques and that it is carried out by a person or company deemed competent to carry out the appropriate design and construction being undertaken. If this is not the case and additional plan checking, site inspections or structural checking are required, the work will incur supplementary charges as set out in writing prior to any additional fee charges being made.

Withdrawn or returned applications will be subject to an additional administrative charge of £60.00, including instances when the agreed service is cancelled by the engagement of a third party service provider.

A late completion/archive fee of £120.00 is payable if it has been five years or more since the last inspection and further visits are required before the completion certificate can be issued.

Rejected plans have no further plan charge payable on resubmission of the same work.

Self-certification schemes. A person or company registered with an appropriate Competent Person Scheme may self-certificate their own work for Building Regulations compliance and no further Building regulations application will be needed. These works may include the installation of controlled services or fittings such as certain electrical work, boiler installations, solid fuel appliances, hot water cylinders or the insertion of insulating material into the cavity walls of a building. A person or company NOT registered with an appropriate Competent Person Scheme cannot self-certificate their own work and a Building Regulations application must be deposited with the council. An additional charge will then be required.

Progress of work. You must notify us of commencement of work and at certain stages during the construction phase so the work can be inspected, as outlined in the inspection service plan. If you do not keep the council up to date on your progress, you might need to open up/alter works or provide further information.

Full Plans information. In the case of a Full Plans Application, notice is being given in relation to the building work as described and is being submitted in accordance with Regulation 12(2)(b) and Regulation 14 of the Building Regulations 2010 and accompanied by the appropriate fee. This type of application will need both plans and construction details to be provided so they can be checked. When accompanied by a statement in relation to the building being subject to the Regulatory Reform (Fire Safety) Order 2005 additional 'fire plans' for statutory fire and rescue service consultation will be needed. When checked and deemed compliant with the Building Regulations a plans approval certificate will be issued. This usually takes a few weeks, but can take up to five weeks if further information is needed. By completing and signing the application form, the council accepts that you have consented to the payment of any further charges (inspection charges) normally payable following the first inspection, and to the time period for consideration of the application being extended to two months and that, if appropriate, you wish the application to be passed with conditions.

Building notice information. In the case of a Building Notice, notice is being given in relation to the building work as described and is being submitted in accordance with Regulation 12(2)(a) and Regulation 13 that it is your intention to carry out the domestic building work described in Section three and five of the Building Regulations 2010 with the necessary particulars and plans to be provided. This procedure does not include a plan check and instead involves more site based checks. This is intended for minor domestic work and cannot be used if the works are subject to control under the Regulatory Reform (Fire Safety) Order 2005, a Full Plans Application must then be used (see above).

Regularisation information. In the case of an application for Regularisation, notice is being given in relation to the building work as described and is being submitted in accordance with Regulation 18 of the Building Regulations 2010 and accompanied by the appropriate non-refundable fee. This type of application is for works that have already taken place without first obtaining the necessary Building Regulations consent. You will need to provide plans and construction details showing the building both before and after the works so they can be checked to the standard in force at the time (other than for very minor work). Please understand that the council may require you to take such reasonable steps (e.g. opening up of unauthorised work for inspection, making tests and taking samples) as appropriate, to establish compliance or otherwise. When checked and compliant with the Building Regulations a regularisation certificate will be issued.

Planning permission. Persons carrying out building works are reminded that permission maybe required under the Town and Country Planning Acts and to make the necessary enquiries prior to undertaking any building works. For further information please see the planning service website at www.eastriding.gov.uk/planning

Demolition works. No demolition works are to be undertaken to any building or structure to which a demolition notice applies until either a) the council has served a counter notice outlining the provisions of Section 82 of the Building Act 1984, or b) the expiry of six weeks from the date on which the council have been correctly notified of the intention to demolish whichever period is less. By completing and signing the application form, the council accepts that you have consented to these time periods for consideration of any demolition notice.

Sewerage Consultation. Under the terms of Regulation 15 of the Building Regulations 2010 the council may be required to consult with the sewerage undertaker and pass on details submitted on the application form for the purposes of determining the Building Regulations application. Applicant details are only passed on to the statutory consultee(s). Without this data collection we could not process the application. If you have any queries regarding this consultation process please telephone us on **(01482) 393800**. Further details regarding information rights are available on the Information Commissioners Office website at www.ico.org.uk

Fire Consultation. Under the terms of the Building Act 1984, Section 15, the council will as required consult with the Fire and Rescue Service and pass on details submitted on the application form for the purposes of determining the Building Regulation application. Without this data collection we could not process the application. If you have any queries regarding this consultation process please telephone us on **(01482) 393800**. Further details regarding information rights are available on the Information Commissioners Office website at www.ico.org.uk

Extra Services. The Extra Services we offer are in relation to energy ratings and air testing. Discounts are available for our established clients/agents when supplementing building works being carried out under a Local Authority Building Control Application. Please call for a quote on **(01482) 393800** or for more information on the services we offer visit the building control website at www.eastriding.gov.uk/buildingcontrol