

Pembrokeshire County Council Building Control

Quality and Excellence in Construction



Introduction of new charges for submission of building regulations work.

**It is important that you read the following in conjunction
with the attached Building Regulations Submission Form
and the Charges & Guidance document**

Following the coming into force of the new Building (Local Authority Charges) Regulations 2010 a new charging scheme will be introduced on the 1 October 2010.

The charges for Building Regulations work are required to cover the cost of the service with the exception of work that is carried out for the benefit of a disabled person, which is exempt from a charge.

There are two methods of establishing the charge for building work, namely individually determined charges and standard charges.

The charges for the majority of domestic related work and some minor non domestic will be standard charges and are listed in the attached tables.

If the work you are carrying out is not listed as a standard charge, the charge will be individually determined. This method of determining the charge mainly relates to larger schemes and includes the following types of works:

GENERAL

- Applications subject to a reversion charge (work reverting from an approved inspector to the local authority)
- Building work that is in relation to more than one building

CATEGORY A

- Work consisting of the erection or conversion of 20 or more dwellings
- Work consisting of the erection or conversion of dwellings where the floor area of a dwelling exceeds 300 sq.m.

CATEGORY B

- Building work consisting of a non-exempt domestic garage or carport with a floor area over 100 sq.m.
- Building work consisting of a domestic extension where the floor area exceeds 100 sq.m.
- Building work to extend or create a basement in excess of 100 sq.m.

CATEGORY C

- Building work consisting of alterations to a domestic property (other than extensions) where the estimated cost exceeds £75,000

CATEGORY D

- Building work consisting of non domestic extension or new build where the floor area exceeds 200 sq.m.

CATEGORY E

- Building work consisting of underpinning to a non domestic property where the estimated cost exceeds £250,000
- Building work in relation to the renovation of a thermal element where the cost exceeds £250,000
- Building work consisting of alterations to a non domestic property (other than extensions or new build) where the estimated cost exceeds £100,000
- Building work consisting of office or shop fit out where the floor area exceeds 2,000 sq.m.

If your proposal is defined as work included above, requiring it to be individually determined, you should e-mail Building Control at buildingcontrolcopies@pembrokeshire.gov.uk and include a description of the intended work. We will respond within 24 hours with the applicable charge. Alternatively please telephone the Building Control section on 01437 775558 or 01437 775601.

You may choose if you wish to pay the inspection charge up front with the plans charge at application stage.

If you are carrying out multiple extensions and/or multiple types of alterations at the same time the authority will be able to reduce the standard charges. You should ask for an individual determined charge for this type of work.

These charges have been set by the 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.

The charge has also been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work. If they are not, the work may incur supplementary charges..