

Bristol City Council

Building Control Charges

The Building (Local Authority Charges) Regulations 2010

Valid from 1st April 2020 vat 20%

Table A	New dwellings (up to 300m ²)								
Number of dwellings	Full plans – staged fees						Full plans total charge Building notice charge		
	Plan charge			Inspection charge			Charge	VAT	Total
	Charge	VAT	Total	Charge	VAT	Total			
1	258.33	51.67	310.00	466.67	93.33	560.00	700.00	140.00	840.00
2	387.50	77.50	465.00	600.00	120.00	720.00	962.50	192.50	1155.00

For projects involving 3 or more dwellings or over 300m², please contact us for advice

Table B	Small domestic buildings, extensions and loft conversions								
Type of work	Full plans – staged fees						Full plans total charge Building notice charge		
	Plan charge			Inspection charge			Charge	VAT	Total
	Charge	VAT	Total	Charge	VAT	Total			
Garages and car ports up to 60m ²	-	-	-	-	-	-	229.17	45.83	275.00
Extensions and loft conversions up to 40m ²	170.83	34.17	205.00	325.00	65.00	390.00	470.83	94.17	565.00
Extensions and loft conversions over 40m ² up to 80m ²	258.33	51.67	310.00	345.83	69.17	415.00	579.17	115.83	695.00
Extensions and loft conversions over 80m ² up to 300m ²	258.33	51.67	310.00	466.67	93.33	560.00	700.00	140.00	840.00

Table C	Stand alone alterations to a single domestic building		
Type of work	Full plans total charge Building notice charge		
	Charge	VAT	Total
Replacement windows (dwellings only)	141.67	28.33	170.00
Removal of an internal wall (see notes)	170.83	34.17	205.00
Alterations to an existing electrical installation (see notes below)	212.50	42.50	255.00
Conversion of integral garage to habitable room	266.67	53.33	320.00
Upgrading of an existing thermal element, including re-roofing works and cavity wall insulation	141.67	28.33	170.00
Installation of micro generation equipment, (solar panels, wind turbines etc) and other low or zero carbon heating technology	141.67	28.33	170.00
Installation of a solid fuel appliance (wood burning stove etc)	141.67	28.33	170.00

Table D	Calculation of charges for all other building work								
Total estimated cost of works	Full plans – staged fees						Full plans total charge Building notice charge		
	Plan charge			Inspection charge			Charge	VAT	Total
	Charge	VAT	Total	Charge	VAT	Total			
0 -5000	-	-	-	-	-	-	170.83	34.17	205.00
5001-10000	-	-	-	-	-	-	266.67	53.33	320.00
10001-20000	137.50	27.50	165.00	225.00	45.00	270	337.50	67.50	405.00
20001-30000	175.00	35.00	210.00	283.33	56.67	340	433.33	86.67	520.00
30001-40000	208.33	41.67	250.00	341.67	68.33	410	525.00	105.00	630.00
40001-50000	241.67	48.33	290.00	391.67	78.33	470	608.33	121.67	730.00

For projects with an estimated cost over £50,000 please contact us for advice

General Notes

1. Full Plan - Staged fees

- (a) **First stage** - Plan charge is payable on deposit of submission
- (b) **Second stage** - Inspection charge is invoiced to the applicant after the first inspection.
Note: Staged fees include a £25.00+VAT charge to cover additional administration and invoicing costs.

2. **Full Plan – Total charge** – You can pay both the plan fee and inspection charge at the time of submitting the application (the additional administration charge is not payable).

3. **Building notice charge** is payable when the application is submitted.

4. For fee advice, please contact 0117 9223000.

Table B notes

1. References to floor area relate to the total internal floor area of all storey
2. Where more than one extension is proposed, the floor areas must be added together to determine the charge.

Table C notes

1. For replacement windows in non-domestic buildings the charge is based on the `Total Estimated Cost; Table D.

General Notes

- `Total Estimated Cost` means a reasonable estimate that would be charged by a professional builder but excluding professional (Architects/Surveyors) fees and VAT. No DIY estimates can be accepted. Please enclose a written estimate of the cost of work; otherwise we will not be able to process your application. We may request a more detailed estimate at a later stage to justify any plan charge submitted.
- Disabled persons – some alterations to existing buildings to improve facilities for disabled persons are exempt from charges. For details please contact us.
- Where other building works are being carried out at the same time of works covered by table B, the combined table B and D fees may be reduced. Please contact us for an individually determined charge.
- Where a completed electrical installation fails final testing resulting in a retest a further charge maybe added at £68.50 + VAT
- Removal of an internal wall refers to works to “knock through” one wall e.g. wall between Lounge & Dining room. For more than one wall or significant structural alterations please refer to table D using cost of works
- Refunds or amended invoices will be subject to an additional administration fee of £25 + VAT (except where this is due to an error by Bristol City Council)
- Reversion charges will be individually determined. Please contact us for further details.