

BUILDING (Prescribed Fees) REGULATIONS (Northern Ireland) 1997 – GUIDANCE NOTE

These fees apply to applications made after 31st December 1997

DWELLINGS (TABLE TO SCHEDULE 1)

| No. of Dwellings <250m ² | Plan Fee (1) | Inspection Fee (2) | Explanations | “Additional” House Types (3) | | | | | | | |
|--|---------------------------------------|--------------------|--|------------------------------|----------|---------------------|---------------------------------------|---|---------------------------------------|--|---------------------------------------|
| | | | | | | | | | | | |
| 1 | 75 | 175 | This schedule only relates to dwellings less than 250m ² . Fees for dwellings greater than 250m ² are calculated using the estimated cost (Table to Schedule 3). | 1 | £65 | | | | | | |
| 2 | 115 | 340 | | 2 | 130 | | | | | | |
| 3 | 155 | 505 | (a) The Plan Fee (1) to the left has been calculated using one House Type. When the number of dwellings in this application exceeds 20, the fee is £585 plus £10 for each dwelling in excess of 20 (b) When additional House Types are included in the application add to the Plan Fee the amount indicated on the right for “Additional” House Types | 3 | 195 | | | | | | |
| 4 | 195 | 670 | | 4 | 260 | | | | | | |
| 5 | 235 | 835 | | 5 | 325 | | | | | | |
| 6 | 265 | 985 | | 6 | 390 | | | | | | |
| 7 | 295 | 1135 | | 7 | 455 | | | | | | |
| 8 | 325 | 1285 | | 8 | 520 | | | | | | |
| 9 | 355 | 1435 | | 9 | 585 | | | | | | |
| 10 | 385 | 1585 | | 10 | 650 | | | | | | |
| 11 | 405 | 1710 | | 11 | 715 | | | | | | |
| 12 | 425 | 1835 | | 12 | 780 | | | | | | |
| 13 | 445 | 1960 | Plan Fee Examples Step 1 – Calculated the plan fee using Plan Fee (1) as (a) above | 13 | 845 | | | | | | |
| 14 | 465 | 2085 | | 14 | 910 | | | | | | |
| 15 | 485 | 2210 | Step 2 – Add to Step 1 the fee for “Additional” House Types (3) as (b) above | 15 | 975 | | | | | | |
| 16 | 505 | 2335 | | 16 | 1040 | | | | | | |
| 17 | 525 | 2460 | 10 Dwellings with 1 House Type = £385 10 Dwellings with 3 House Types = £385+130=£515 | 17 | 1105 | | | | | | |
| 18 | 545 | 2585 | 40 Dwellings with 4 House Types £585 + (20 x £10) + £195 = £980 | 18 | 1170 | | | | | | |
| 19 | 565 | 2710 | 175 Dwellings with 8 House Types £585+ (155 x £10) + £455 = £2590 | 19 | 1235 | | | | | | |
| 20 | 585 | 2835 | | 20 | 1300 | | | | | | |
| 21 | 595 | 2935 | | >20 | £65 each | | | | | | |
| Inspection Fee Example When the number of dwellings in the application exceeds 20, the fee is £2835 plus £100 for each dwelling in excess of 20 | | | | | | | | | | | |
| <table border="0" style="width:100%"> <tr> <td style="width:50%">10 Dwelling = £1585</td> <td style="width:50%">Inspection fee per dwelling = £158.50</td> </tr> <tr> <td>40 Dwellings = £2835 + (20 x 100) = £4835</td> <td>Inspection fee per dwelling = £120.88</td> </tr> <tr> <td>175 Dwellings = £2835 + (155 x 100) = £18335</td> <td>Inspection fee per dwelling = £104.77</td> </tr> </table> | | | | | | 10 Dwelling = £1585 | Inspection fee per dwelling = £158.50 | 40 Dwellings = £2835 + (20 x 100) = £4835 | Inspection fee per dwelling = £120.88 | 175 Dwellings = £2835 + (155 x 100) = £18335 | Inspection fee per dwelling = £104.77 |
| 10 Dwelling = £1585 | Inspection fee per dwelling = £158.50 | | | | | | | | | | |
| 40 Dwellings = £2835 + (20 x 100) = £4835 | Inspection fee per dwelling = £120.88 | | | | | | | | | | |
| 175 Dwellings = £2835 + (155 x 100) = £18335 | Inspection fee per dwelling = £104.77 | | | | | | | | | | |

EXTENSIONS AND ROOF SPACE CONVERSIONS TO DWELLINGS (TABLE TO SCHEDULE 2)

| Type of work | Plan Fee £ | Inspection Fee £ | Building Notice £ | Regularisation £ |
|---|------------|------------------|-------------------|------------------|
| Erection of a detached garage or carport or both having a floor area not exceeding 40M ² and subject to Schedule 1 of the Building Regulations (NI) 1994 | 70 | - | 70 | 84 |
| The installation of an unvented hot water system where it is not part of a larger project | 50 | - | 50 | 60 |
| Extension or extensions of a dwelling the total floor area of which does not exceed 20m ² | 100 | - | 100 | 120 |
| Extension or extensions of a dwelling the total floor area of which exceeds 20 m ² but does not exceed 40m ² | 50 | 100 | 150 | 180 |
| Extension or extensions of a dwelling the total floor area of which exceeds 40 m ² but does not exceed 60m ² | 60 | 120 | 180 | 216 |
| Extension or alteration of a dwelling providing one or more rooms in the roof space | 60 | 120 | 180 | 216 |

This is a reference guide only and is not intended to be substituted for the Building (Prescribed Fees) Regulations (Northern Ireland) 1997.

WORKS REQUIRING AN ESTIMATE (TABLE TO SCHEDULE 3)

| Estimated Cost | Plan Fee | Inspection Fee | Total Fee | Building Notice | Regularisation | To Calculate Total Fee "X" |
|---|----------|----------------|---|-----------------|----------------|---|
| n.e. £2000 | £60.00 | Nil | £60.00 | £60.00 | £72.00 | Round UP the estimated cost to nearest £1000 |
| £2001 – 5000 | £150.00 | Nil | £150.00 | £150.00 | £180.00 | |
| From £5001 - £20,000 the total fee is based on a total fee of £150 + £10.00 for each £1000 (or part there of) of cost over £5000. The plan fee and inspection fees are proportioned at 25% /75% of the total fee. | | | | | | |
| £5001 – 6000 | £40.00 | £120.00 | £160.00 | £160.00 | £192.00 | Example £8,001-£8,999=£9,000 Calculation of Total Fee £5,001 - £20,000 $\frac{(X-5,000)}{1,000} \times £10.00 + £150$ = Total Fee $\frac{(9,000 - 5,000)}{1,000} \times £10 + £150$ = £190.00 |
| £6001 – 7000 | £42.50 | £127.50 | £170.00 | £170.00 | £204.00 | |
| £7001 – 8000 | £45.00 | £135.00 | £180.00 | £180.00 | £216.00 | |
| £8001 – 9000 | £47.50 | £142.50 | £190.00 | £190.00 | £228.00 | |
| £9001 – 10,000 | £50.00 | £150.00 | £200.00 | £200.00 | £240.00 | |
| £10,001 – 11,000 | £52.50 | £157.50 | £210.00 | £210.00 | £252.00 | |
| £11,001 – 12,000 | £55.00 | £165.00 | £220.00 | £220.00 | £264.00 | |
| £12,001 – 13,000 | £57.50 | £172.50 | £230.00 | £230.00 | £276.00 | |
| £13,001 – 14,000 | £60.00 | £180.00 | £240.00 | £240.00 | £288.00 | |
| £14,001 – 15,000 | £62.50 | £187.50 | £250.00 | £250.00 | £300.00 | |
| £15,001 – 16,000 | £65.00 | £195.00 | £260.00 | £260.00 | £312.00 | |
| £16,001 – 17,000 | £67.50 | £202.50 | £270.00 | £270.00 | £324.00 | |
| £17,001 – 18,000 | £70.00 | £210.00 | £280.00 | £280.00 | £336.00 | |
| £18,001 – 19,000 | £72.50 | £217.50 | £290.00 | £290.00 | £348.00 | |
| £19,001 – 20,000 | £75.00 | £225.00 | £300.00 | £300.00 | £360.00 | |
| From £20,001 - £100,000 the total fee is based on a total fee of £300 + £8.00 for each £1000 (or part there of) of cost over £20,000. The plan fee and inspection fees are proportioned at 25% / 75% of the total fee, respectively | | | | | | |
| £20,001 – 21,000 | £77.00 | £231.00 | £308.00 | £308.00 | £369.60 | Example £81,001-£81,999=£82,000 Calculation of Total Fee £20,001 - £100,000 $\frac{(X - 20,000)}{1,000} \times £8 + £300$ = Total Fee $\frac{(82,000 - 20,000)}{1,000} \times £8 + £300$ = £796.00 |
| £21,001 – 22,000 | £79.00 | £237.00 | £316.00 | £316.00 | £379.20 | |
| £22,001 – 23,000 | £81.00 | £243.00 | £324.00 | £324.00 | £388.80 | |
| £23,001 – 24,000 | £83.00 | £249.00 | £332.00 | £332.00 | £398.40 | |
| £24,001 – 25,000 | £85.00 | £255.00 | £340.00 | £340.00 | £408.00 | |
| £25,001 – 26,000 | £87.00 | £261.00 | £348.00 | £348.00 | £417.60 | |
| £26,001 – 27,000 | £89.00 | £267.00 | £356.00 | £356.00 | £427.20 | |
| £27,001 – 28,000 | £91.00 | £273.00 | £364.00 | £364.00 | £436.80 | |
| £28,001 – 29,000 | £93.00 | £279.00 | £372.00 | £372.00 | £446.40 | |
| £29,001 – 30,000 | £95.00 | £285.00 | £380.00 | £380.00 | £456.00 | |
| Etc. | | | | | | |
| From £100,001 - £1,000,000 the total fee is based on a total fee of £940.00 + £5.00 for each £1000 (or part there of) of cost over £100,000. The plan fee and inspection fees are proportioned at 25% / 75% of the total fee, respectively | | | | | | |
| Calculation of Total Fee £100,001 – 1,000,000 e.g. £881,001-£881,999 = £882,000 | | | | | | |
| $\frac{(X - 100,000)}{1,000} \times £5.00 + £940.00 = \text{Total Fee}$ | | | $\frac{(882,000 - 100,000)}{1,000} \times £5 + £940 = £4,850$ | | | |
| From £1,000,001 - £10,000,000 the total fee is based on a total fee of £5440.00 + £3.50 for each £1000 (or part there of) of cost over £1,000,000. The plan fee and inspection fees are proportioned at 25% / 75% of the total fee, respectively | | | | | | |
| Calculation of Total Fee £1,000,001 – 10,000,000 e.g. £8,881,001-£8,881,999 = £8,882,000 | | | | | | |
| $\frac{(X - 1,000,000)}{1,000} \times £3.50 + £5,440.00 = \text{Total Fee}$ | | | $\frac{(8,882,000 - 1,000,000)}{1,000} \times £3.50 + £5,440 = £33,027$ | | | |
| From £10,000,001 the total fee is based on a total fee of £36,940.00 + £3.00 for each £1000 (or part there of) of cost over £10,000,000. The plan fee and inspection fees are proportioned at 25% / 75% of the total fee, respectively | | | | | | |
| Calculation of Total Fee over £10,000,000 e.g. £18,881,001-£18,881,999 = £18,882,000 | | | | | | |
| $\frac{(X - 10,000,000)}{1,000} \times £3.00 + £36,940.00 = \text{Total Fee}$ | | | $\frac{(18,882,000 - 10,000,000)}{1,000} \times £3 + £36,940 = £63,586$ | | | |