



**GREAT
YARMOUTH**
BOROUGH COUNCIL

Planning & Business Services

Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Building Regulation Charges

with effect from 1st October 2010 (VAT @ 20% from 4th January 2011)

Standard Charges Commercial, Industrial and other Non Domestic Work

The following guidance notes and tables are designed to assist you in determining the charges which have to be paid for applications, notices and inspections in relation to building work to which the Building Regulations apply. In certain circumstances where the building work is solely required for disabled persons, charges may not be payable.

Full details are contained within the Building (Local Authority Charges) Regulations 2010 and the Great Yarmouth Borough Council Building Regulation Charges Scheme.

If your building work does not appear in these tables, the charge will be individually determined. Please contact Building Control with details of the work so that we can advise you.

These standard charges have been set by the Council 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 charges have 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 work that they are undertaking.

If the Council considers it necessary to engage and incur the costs of a consultant to provide specialist advice or services in relation to a particular aspect of building work, those costs may also be included in setting the charge.

If the basis on which the charge has been set or determined changes, or where the amount of input from Building Control varies substantially from that originally envisaged, a supplementary charge may be payable.

*To obtain an individually determined charge for your intended work,
further general information about building regulation charges,
or to request a large print version of this leaflet*

please telephone (01493) 846396

fax (01493) 846110

email: buildingcontrol@great-yarmouth.gov.uk



TABLE D

NON DOMESTIC WORK - EXTENSIONS AND NEW BUILD

			Building Usage							
			Other Residential (Institution and Other)		Assembly and Recreation		Industrial and Storage		All other uses	
			Plan Charge £	Inspection Charge £	Plan Charge £	Inspection Charge £	Plan Charge £	Inspection Charge £	Plan Charge £	Inspection Charge £
1	Single storey, floor area not exceeding 40 m ²	Charge VAT Total	250.00 50.00 300.00	370.00 74.00 444.00	230.00 46.00 276.00	340.00 68.00 408.00	190.00 38.00 228.00	280.00 56.00 336.00	210.00 42.00 252.00	310.00 62.00 372.00
2	Single storey, floor area exceeding 40m ² but not exceeding 100 m ²	Charge VAT Total	300.00 60.00 360.00	450.00 90.00 540.00	280.00 56.00 336.00	420.00 84.00 504.00	240.00 48.00 288.00	360.00 72.00 432.00	260.00 52.00 312.00	390.00 78.00 468.00
3	Multi storey, floor area not exceeding 40 m ²	Charge VAT Total	300.00 60.00 360.00	430.00 86.00 516.00	270.00 54.00 324.00	410.00 82.00 492.00	220.00 44.00 264.00	330.00 66.00 396.00	240.00 48.00 288.00	360.00 72.00 432.00
4	Multi storey, floor area exceeding 40m ² but not exceeding 200 m ²	Charge VAT Total	350.00 70.00 420.00	530.00 106.00 636.00	330.00 66.00 396.00	500.00 100.00 600.00	280.00 56.00 336.00	420.00 84.00 504.00	300.00 60.00 360.00	450.00 90.00 540.00

TABLE E
NON DOMESTIC WORK – ALTERATIONS

Category of Work		Plan charge £			Inspection charge £		
		Charge	VAT	Total	Charge	VAT	Total
1.	Underpinning						
	Estimated cost not exceeding £50,000	100.00	20.00	120.00	150.00	30.00	180.00
	Estimated cost exceeding £50,000 but not exceeding £100,000	100.00	20.00	120.00	250.00	50.00	300.00
2.	Window replacement (non competent persons scheme)						
	Per installation not exceeding 20 windows	50.00	10.00	60.00	50.00	10.00	60.00
	Per installation exceeding 20 windows, but estimated cost not exceeding £50,000	50.00	10.00	60.00	100.00	20.00	120.00
3.	New shop front(s)						
	Fixed price per shop	100.00	20.00	120.00	100.00	20.00	120.00
4.	Renovation of a thermal element						
	Estimated cost not exceeding £50,000	100.00	20.00	120.00	150.00	30.00	180.00
5.	Installation of mezzanine floor up to 500m²						
	For storage purposes	100.00	20.00	120.00	200.00	40.00	240.00
	For any other purpose	200.00	40.00	240.00	300.00	60.00	360.00
6.	Commercial fit out						
	Floor area not exceeding 100m ²	100.00	20.00	120.00	150.00	30.00	180.00
	Floor area exceeding 100m ² but not exceeding 500m ²	140.00	28.00	168.00	210.00	42.00	252.00
	Floor area exceeding 500m ² but not exceeding 2000m ²	200.00	40.00	240.00	300.00	60.00	360.00

Category of Work		Plan charge £			Inspection charge £		
		Charge	VAT	Total	Charge	VAT	Total
7.	Alterations not described elsewhere including structural alterations and installation of controlled fittings						
	Estimated cost not exceeding £5,000	100.00	20.00	120.00	200.00	40.00	240.00
	Estimated cost exceeding £5,000 but not exceeding £25,000	150.00	30.00	180.00	230.00	46.00	276.00
	Estimated cost exceeding £25,000 but not exceeding £50,000	180.00	36.00	216.00	270.00	54.00	324.00
	Estimated cost exceeding £50,000 but not exceeding £100,000	220.00	44.00	264.00	330.00	66.00	396.00