

Building Control Charges

The Building (Local Authority Charges) Regulations 2010

EFFECTIVE FROM: 1 September 2018

TOWN HALL
THE PARADE
EPSOM KT18 5BY
(01372) 732000

GUIDANCE NOTES

ALL OTHER WORK (Tables D and E)

The charges for Building Regulation work are intended to cover the cost of the service. There are two methods that the authority may use to establish the charge for building work. Individually determined charges, and the establishment of a standard charge.

Individual determined charge

Charges are individually determined for the larger and/or more complex schemes, these include:

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.

Building work for which there is no standard charge given in the tables below.

Building work consisting alterations to a non-domestic property (other than extensions) where the estimated cost exceeds £100000.

Building work consisting of a non-domestic extension or new build where the floor area exceeds 100m².

Building work consisting of the installation of over 20 windows in a non-domestic property.

Building work consisting of underpinning to a non-domestic property where the estimated cost exceeds £100,000.

An office or shop fit out where the floor area exceeds 1000m².

If your building work is defined as requiring an individual assessment or a charge you should e-mail Building Control at: buildingcontrol@epsom-ewell.gov.uk preferable with 'request for a building regulation quotation' in the title of the e-mail and provide copies of plans and a description of the intended work.

Standard charge

The following tables detail the standard charges for erecting, extending or altering non-domestic buildings:

These standard 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 charges have 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 referred to in the standard charges tables. If they are not, the work may incur supplementary charges.

If you are carrying out multiple extensions and/or multiple types of alterations the authority may be able to reduce the standard charge and you should enquire if an individual assessment of the charge would result in a lower charge.