

## 1986 No. 331

## BUILDING REGULATIONS

**Building (Prescribed Fees) (Amendment) Regulations  
(Northern Ireland) 1986**

*Made* . . . . . 31st October 1986  
*Coming into operation* . . . . . 1st January 1987

The Department of the Environment, in exercise of the powers conferred by Articles 3, 5(1) and 13(2)(e) of the Building Regulations (Northern Ireland) Order 1979(a) and now vested in it(b), and of every other power enabling it in that behalf, after consultation with the Building Regulations Advisory Committee and such other bodies as appear to the Department to be representative of the interests concerned, hereby makes the following regulations:—

*Citation and commencement*

1. These regulations may be cited as the Building (Prescribed Fees) (Amendment) Regulations (Northern Ireland) 1986 and shall come into operation on 1st January 1987.

*Interpretation*

2. In these Regulations “the 1982 Regulations” means the Building (Prescribed Fees) Regulations (Northern Ireland) 1982(c).

*Transitional provision*

3. The 1982 Regulations shall apply in relation to work of which plans were first deposited after 31st December 1982 and before 1st January 1987 as if the amendments effected by regulation 4 had not been made.

*Amendment of the 1982 Regulations*

4. In the Schedule to the 1982 Regulations—

- (a) in paragraph 5(a) (Single small domestic building: inspection fee) and 7(a)(i) (Two or more small domestic buildings in a multiple work scheme: inspection fee) for “£53” there shall be substituted “£58”;
- (b) for Table 1, following paragraph 7, there shall be substituted the following table:—

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(a) S.I. 1979/1709 (N.I. 16)

(b) S.I. 1982/338 (N.I. 6) Art. 5 and Sch. 1 Part II

(c) S.R. 1982 No. 392 as amended by S.R. 1983 No. 388

"TABLE 1 (paragraphs 4 and 6)

**Erection of Small Domestic Buildings: PLAN FEE**

(1) <i>Number of dwellings</i>	(2) <i>Amount of plan fee or, as the case may be, amount to be divided under paragraph 6</i>
	£
1	35
2	70
3	106
4	141
5	176
6	200
7	223
8	248
9	271
10	294
11	306
12	318
13	330
14	341
15	353
16	365
17	376
18	388
19	400
20 or more	411

(c) for Table 2, following paragraph 7, there shall be substituted the following table:—

"TABLE 2 (paragraphs 5 and 7)

**Erection of Small Domestic Buildings: INSPECTION FEE**

(1) <i>Number of dwellings each having a floor area exceeding 64 square metres</i>	(2) <i>Amount referred to in paragraph 5(b) or, as the case may be, paragraph 7(a)(ii)</i>
	£
1	35
2	70
3	106
4	141
5	176
6	188
7	200
8	212
9	223
10 or more	235

- (d) in paragraph 8(c)(ii) (Erection of small garages and carports: plan fee) for “£7” there shall be substituted “£8”;
- (e) in paragraph 9(b) (Erection of small garages and carports: inspection fee) for “£19” there shall be substituted “£21”;
- (f) in paragraph 10 (Certain alterations to domestic buildings: plan fee) for the phrase “of the following Table” there shall be substituted the phrase “of Table 3”;
- (g) in paragraph 11 (Certain alterations to domestic buildings: inspection fee) for the phrase “of the following Table” there shall be substituted the phrase “of Table 3”;
- (h) for Table 3, following paragraph 11, there shall be substituted the following table:—

“TABLE 3 (paragraphs 10 and 11)

**Certain Extensions and Alterations to Domestic Buildings:  
Plan Fee and Inspection Fee**

(1) <i>Type of work</i>	(2) <i>Amount of plan fee</i>	(3) <i>Amount of inspection fee</i>
	£	£
1. An extension consisting of the erection of a porch exceeding 2 square metres but not exceeding 4 square metres.	3	10
2. An extension consisting of the erection of a porch exceeding 4 square metres but not exceeding 20 square metres.	8	21
3. An extension or alteration consisting of the provision of one or more rooms in roof space, including any means of access thereto.	14	43
4. Any extension (not falling within paragraph 1, 2 or 3) which does not exceed 20 square metres.	8	21
5. Any extension (not falling within paragraph 1, 2 or 3) which exceeds 20 square metres but does not exceed 40 square metres.	14	43

**References in this Table to square metres relate to the total floor area of the work in question as it is shown on the plans”**

- (j) in paragraph 12 (Single building: plan fee) for the phrase “of the following Table” there shall be substituted the phrase “of Table 4”;
- (k) in paragraph 13 (Multiple work scheme: plan fee) for the phrase “of the following Table” there shall be substituted the phrase “of Table 4”;
- (l) in paragraph 15 (Other work: inspection fee) for the phrase “of the following Table” there shall be substituted the phrase “of Table 4”;
- (m) for Table 4, following paragraph 15, there shall be substituted the following table:—

"TABLE 4 (paragraphs 12 to 15)  
Other Work: Plan Fee and Inspection Fee

(1) <i>70% of estimated cost</i>	(2) <i>Amount of plan fee under paragraph 12 or, as the case may be, amount by which the fraction referred to in paragraph 13 is to be multiplied</i>	(3) <i>Amount of inspection fee</i>
£	£	£
Under 1,000	3	9
1,000 and under 2,000	7	21
2,000 and under 3,000	9	27
3,000 and under 4,000	12	36
4,000 and under 5,000	16	48
5,000 and under 6,000	18	54
6,000 and under 7,000	21	63
7,000 and under 8,000	24	72
8,000 and under 9,000	27	81
9,000 and under 10,000	29	87
10,000 and under 12,000	32	96
12,000 and under 14,000	37	111
14,000 and under 16,000	42	126
16,000 and under 18,000	47	141
18,000 and under 20,000	51	153
20,000 and under 25,000	57	171
25,000 and under 30,000	66	198
30,000 and under 35,000	76	228
35,000 and under 40,000	87	261
40,000 and under 45,000	95	285
45,000 and under 50,000	103	309
50,000 and under 60,000	114	342
60,000 and under 70,000	137	411
70,000 and under 80,000	154	462
80,000 and under 90,000	168	504
90,000 and under 100,000	185	555
100,000 and under 140,000	203	609
140,000 and under 180,000	264	792
180,000 and under 240,000	326	978
240,000 and under 300,000	406	1,218
300,000 and under 400,000	486	1,458
400,000 and under 500,000	617	1,851
500,000 and under 700,000	723	2,169
700,000 up to and including 1,000,000	945	2,835
Thereafter for each additional 100,000 and part thereof	177	531

Sealed with the Official Seal of the Department of the Environment for Northern Ireland on 31st October 1986.

(L.S.)

*W. Black*

Assistant Secretary

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EXPLANATORY NOTE

*(This note is not part of the Regulations.)*

These regulations further amend the Building (Prescribed Fees) Regulations (Northern Ireland) 1982. They increase by about 10% the plan fees and inspection fees payable to district councils in respect of the erection of small domestic buildings and certain extensions and alterations to domestic buildings.