

1989 No. 420

BUILDING REGULATIONS

**Building (Prescribed Fees) (Amendment) Regulations
(Northern Ireland) 1989**

Made 31st October 1989

Coming into operation 1st January 1990

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) 1989 and shall come into operation on 1st January 1990.

Interpretation

2. In these Regulations—

“the 1982 Regulations” means the Building (Prescribed Fees) Regulations (Northern Ireland) 1982(c); and

“work” has the same meaning as in the 1982 Regulations.

Transitional provision

3. The 1982 Regulations shall continue to apply in relation to work of which plans were first deposited after 31st December 1982 and before 1st January 1990 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 paragraphs 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 “£58” there shall be substituted “£75”;

(b) for Table 1, following paragraph 7, there shall be substituted the following table:—

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

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

(c) S.R. 1982 No. 392 as amended by S.R. 1983 No. 388 and S.R. 1986 No. 331

"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	45
2	90
3	135
4	180
5	225
6	255
7	285
8	315
9	345
10	375
11	390
12	405
13	420
14	435
15	450
16	465
17	480
18	495
19	510
20 or more	525

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

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	45
2	90
3	135
4	180
5	225
6	240
7	255
8	270
9	285
10 or more	300

- (d) in paragraph 8 (Erection of small garages and carports: plan fee) for "£3" in sub-paragraph (c)(i) there shall be substituted "£5" and for "£8" in sub-paragraph (c)(ii) there shall be substituted "£10";
- (e) in paragraph 9 (Erection of small garages and carports: inspection fee) for "£9" in sub-paragraph (a) there shall be substituted "£14" and for "£21" in sub-paragraph (b) there shall be substituted "£27";
- (f) 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.	4	13
2. An extension consisting of the erection of a porch exceeding 4 square metres but not exceeding 20 square metres.	10	27
3. An extension or alteration consisting of the provision of one or more rooms in roof space, including any means of access thereto.	18	55
4. Any extension (not falling within paragraph 1, 2 or 3) which does not exceed 20 square metres.	10	27
5. Any extension (not falling within paragraph 1, 2 or 3) which exceeds 20 square metres but does not exceed 40 square metres.	18	55

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."

- (g) in paragraph 14 (Partially exempted building: plan fee) for "£3" there shall be substituted "£5";
- (h) in paragraph 15(2) (Other work: inspection fee) for "£9" there shall be substituted "£14"; and
- (i) 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	5	14
1,000 and under 2,000	8	25
2,000 and under 3,000	11	30
3,000 and under 4,000	14	40
4,000 and under 5,000	17	50
5,000 and under 6,000	20	60
6,000 and under 7,000	23	70
7,000 and under 8,000	26	80
8,000 and under 9,000	29	90
9,000 and under 10,000	32	100
10,000 and under 12,000	36	110
12,000 and under 14,000	41	125
14,000 and under 16,000	46	140
16,000 and under 18,000	51	155
18,000 and under 20,000	56	170
20,000 and under 25,000	64	195
25,000 and under 30,000	75	225
30,000 and under 35,000	86	255
35,000 and under 40,000	97	285
40,000 and under 45,000	106	315
45,000 and under 50,000	115	345
50,000 and under 60,000	130	385
60,000 and under 70,000	155	445
70,000 and under 80,000	175	505
80,000 and under 90,000	190	565
90,000 and under 100,000	205	625
100,000 and under 140,000	230	690
140,000 and under 180,000	300	915
180,000 and under 240,000	370	1,140
240,000 and under 300,000	455	1,365
300,000 and under 400,000	545	1,720
400,000 and under 500,000	690	2,075
500,000 and under 700,000	810	2,430
700,000 up to and including 1,000,000	1,060	3,175
Thereafter for each additional 100,000 and part thereof	200	595 "

Sealed with the Official Seal of the Department of the Environment for Northern Ireland on 31st October 1989.

(L.S.)

J. McCormick

Assistant Secretary

EXPLANATORY NOTE

(This note is not part of the Regulations.)

The Building (Prescribed Fees) Regulations (Northern Ireland) 1982, as amended ("the principal Regulations"), authorise district councils to charge prescribed fees for passing or rejecting plans under the Building Regulations ("plan fees") and for the inspection of work for which such plans have been deposited ("inspection fees").

These Regulations further amend the principal Regulations by increasing the plan fees and inspection fees payable to district councils in respect of:—

- (a) the erection, alteration or extension of small domestic buildings, by about 29%; and
- (b) other work, the fees for which are linked to the cost of the works, by an average of 12%.

The plan and inspection fees for partially exempt work have also been increased by an average of 12% and the minima for such fees are increased from £3 to £5 and from £9 to £14 respectively.

These increases shall not have effect in relation to work of which plans were first deposited before 1st January 1990.