

## 1993 No. 351

## BUILDING REGULATIONS

**Building (Prescribed Fees) (Amendment) Regulations  
(Northern Ireland) 1993**

*Made* . . . . . 6th August 1993

*Coming into operation* . . . . . 1st October 1993

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) 1993 and shall come into operation on 1st October 1993.

*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 as they had effect immediately before the coming into operation of these 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 October 1993 as if the amendments effected by regulation 5 had not been made.

*Amendment of the 1982 Regulations*

4. In regulation 2 of the 1982 Regulations—

(a) for the definition of “the principal regulations” there shall be substituted the following definition:—

(a) S.I. 1979/1709 (N.I. 16) to which there is an amendment not relevant to these Regulations

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

(c) S.R. 1982 No. 392 as amended by S.R. 1983 No. 388, S.R. 1986 No. 331 and S.R. 1989 No. 420

- “the principal regulations” means the Building Regulations (Northern Ireland) 1990(a);” and
- (b) in paragraph (b) of the definition of “work” the reference to “, other than the erection of a porch the floor area of which does not exceed 2 square metres,” shall be deleted.

5. 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 “£75” there shall, in each case, be substituted “£95”;
- (b) for Table 1, following paragraph 7, there shall be substituted the following table:—

“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	57
2	114
3	171
4	228
5	285
6	323
7	360
8	398
9	435
10	473
11	493
12	512
13	531
14	549
15	569
16	588
17	606
18	626
19	645
20 or more	663

(a) S.R. 1990 No. 59 as amended by S.R. 1991 No. 169 and S.R. 1993 No. 84

(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	57
2	114
3	171
4	228
5	285
6	304
7	323
8	342
9	360
10 or more	379

- (d) in paragraph 8 (Erection of small garages and carports: plan fee) for “£5” in sub-paragraph (c)(i) there shall be substituted “£8” and for “£10” in sub-paragraph (c)(ii) there shall be substituted “£15”;
- (e) in paragraph 9 (Erection of small garages and carports: inspection fee) for “£14” in sub-paragraph (a) there shall be substituted “£23” and for “£27” in sub-paragraph (b) there shall be substituted “£45”;
- (f) for Table 3, following paragraph 11, there shall be substituted the following table:—

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

(1) <i>Type of extension or alteration</i>	(2) <i>Amount of plan fee</i>	(3) <i>Amount of inspec- tion fee</i>
	£	£
1. An extension consisting of the erection of a porch not exceeding 4 square metres and not exempted from control under regulation A5(3) of the principal regulations.	6	22
2. An extension consisting of the erection of a porch exceeding 4 square metres but not exceeding 20 square metres.	15	45
3. An extension or alteration consisting of the provision of one or more rooms in a roofspace, including any means of access thereto.	30	90
4. Any extension (not falling within paragraph 1, 2 or 3) which does not exceed 20 square metres and is not exempted from control under regulation A5(3) of the principal regulations.	15	45
5. Any extension (not falling within paragraph 3) which exceeds 20 square metres but does not exceed 40 square metres.	30	90

**References in this Table to square metres relate to the total floor area of the extension or alteration in question as it is shown on the plans thereof."**

(g) in paragraph 14 (Partially exempted building: plan fee) for "£5" there shall be substituted "£8";

(h) in paragraph 15(2) (Other work: inspection fee) for "£14" there shall be substituted "£23"; 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	6	18
1,000 and under 2,000	10	30
2,000 and under 3,000	12	36
3,000 and under 4,000	16	48
4,000 and under 5,000	20	60
5,000 and under 6,000	24	72
6,000 and under 7,000	28	84
7,000 and under 8,000	32	96
8,000 and under 9,000	34	102
9,000 and under 10,000	36	108
10,000 and under 12,000	40	120
12,000 and under 14,000	46	138
14,000 and under 16,000	52	156
16,000 and under 18,000	58	174
18,000 and under 20,000	64	192
20,000 and under 25,000	75	225
25,000 and under 30,000	85	255
30,000 and under 35,000	95	285
35,000 and under 40,000	110	330
40,000 and under 45,000	120	360
45,000 and under 50,000	130	390
50,000 and under 60,000	145	435
60,000 and under 70,000	170	510
70,000 and under 80,000	195	585
80,000 and under 90,000	210	630
90,000 and under 100,000	230	690
100,000 and under 140,000	255	765
140,000 and under 180,000	330	990

(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>
£	£	£
180,000 and under 240,000	410	1,230
240,000 and under 300,000	510	1,530
300,000 and under 400,000	610	1,830
400,000 and under 500,000	775	2,325
500,000 and under 700,000	910	2,730
700,000 up to and including 1,000,000	1,185	3,555
Thereafter for each additional 100,000 and part thereof	200	600

Sealed with the Official Seal of the Department of the Environment on 6th August 1993.

(L.S.)

*J. O'Neill*

Assistant Secretary

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

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

These Regulations further amend the 1982 Regulations by increasing the plan fees and inspection fees payable to district councils in respect of:—

- (a) the erection of small domestic buildings, by about 26%;
- (b) certain alterations and extensions to domestic buildings by about 63%;  
and
- (c) other plan fees and inspection fees the amount of which is linked to the cost of the works, by an average of 14%.

The plan fees and inspection fees for small garages, car ports and partially exempt work have also been increased by an average of 64%.

These increases shall not have effect in relation to work of which plans were first deposited after 31st December 1982 and before 1st October 1993. (Regulation 3.)

These regulations also make the following change of substance:

The definition of “work” in the 1982 Regulations is amended by regulation 4 so that plan fees and inspection fees are charged for the erection of domestic porches the floor area of which is less than four square metres, except for those porches which are exempted from control by virtue of the Building Regulations (Northern Ireland) 1990 (the principal regulations).