

SCHEDULE 2

Regulation 13

Fees for certain small buildings, extensions and alterations

Fees

1. For any type of work specified in column (1) of the Table —
 - (a) the plan fee payable shall be the amount shown in column (2) of the Table in relation to that type of work;
 - (b) the inspection fee payable shall be the amount, if any, shown in column (3) of the Table in relation to that type of work;
 - (c) the building notice fee payable shall be the amount shown in column (4) of the Table in relation to that type of work; and
 - (d) the regularisation fee payable shall be the amount shown in column (5) of the Table in relation to that type of work.

Interpretation

2.—(1) Where the work in question comprises or includes the erection of more than one extension to a building used or intended to be used for the purposes of a single private dwelling, the total floor areas of all such extensions may, at the election of the person who intends to carry out works, be aggregated in determining the fee payable in accordance with the Table.

(2) In the Table—

- (a) a reference to an “extension” is a reference to an extension which has no more than three storeys, each basement level counting as one storey; and
- (b) a dwelling includes a reference to a building consisting of any garage or carport or both which is occupied in common with that dwelling.

3. Where the work in question comprises any combination of “Type of work” identified in column (1) items 2, 7 or 8 of the Table and where the installation is not part of a larger project only one plan fee, building notice fee or regularisation fee shall be payable. If the combination of “Type of Work” does not include work identified in column (1) item 8 the amount payable shall be the relevant amount shown in columns (2), (4) or (5) of item 7 otherwise the amount payable shall be the relevant amount shown in columns (2), (4) or (5) of item 8.

Table to Schedule 2 — Regulation 13**Fees for certain small buildings, extensions and alterations**

Type of work	Amount of plan fee	Amount of inspection fee	Amount of building notice fee	Amount of regularisation fee
(1)	(2)	(3)	(4)	(5)
	£	£	£	£
1. Erection of a detached building which consists of a garage or carport or both having a floor area	84			100.80

(a) regulation 9, the Building Regulations (Northern Ireland) 2012 identifies work for which a Building Notice may not be given.

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not exceeding 40m ² in total and intended to be used in common with an existing building, and which is not a building specified in Schedule 2 to the principal regulations.				
2. Installation of an unvented hot water storage system in accordance with regulation 88 of the principal regulations, where the installation is not part of a larger project and where the district council carries out an inspection.	60		60	72
3. Any extension of a dwelling (not falling within entry 6) the total floor area of which does not exceed 20m ² , including means of access and work in connection with that extension. ^(a)	120		120	144
4. Any extension of a dwelling (not falling within entry 6) the total floor area of which exceeds 20m ² but does not exceed 40m ² , including means of access and work in connection with that extension.	60	120		216
5. Any extension of a dwelling (not falling within entry 6) the total floor area of which exceeds 40m ² but does not exceed 60m ² , including means of access and work in connection with that extension.	72	144		259.20

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6. Any extension or alteration of a dwelling consisting of the provision of one or more rooms in the roof space, including means of access ^(a) .	72	144	216	259.20
7. Replacement of an existing combustion appliance in a dwelling and which is not exempt by regulation 9(4)(a) of the principal regulations from the requirement to give notice.	72		72	86.40
8. Installation or extension of a heating system in a dwelling.	120		120	144
9. Installation of a microgeneration technology in or on an existing dwelling.	120		120	144

(a) regulation 9, the Building Regulations (Northern Ireland) 2012 identifies work for which a Building Notice may not be given.