

SCHEDULE 2

Regulation 6

Fees for certain small buildings, extensions and alterations

“Table 1 to Schedule 2 (Effective beginning with 1st April 2022) — Regulation 5**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 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.	98.70	–	–	118.44
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	70.50	–	70.50	84.60
3. Any extension of a dwelling (not falling within entry 6) the total floor area of which does	141.00	–	141.00	169.20

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

Status: This is the original version (as it was originally made). This item of legislation is currently only available in its original format.

Type of work	Amount of plan fee	Amount of inspection fee	Amount of building notice fee	Amount of regularisation fee
not exceed 20m ² , including means of access and work in connection with that extension. ^(a)				
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.	70.50	141.00	–	253.80
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.	84.60	169.20	–	304.56
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)	84.60	169.20	253.80	304.56
7. Replacement of an existing combustion appliance in a	84.60	–	84.60	101.52

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Type of work	Amount of plan fee	Amount of inspection fee	Amount of building notice fee	Amount of regularisation fee
dwelling and which is not exempt by regulation 9(4)(a) of the principal regulations from the requirement to give notice.				
8. Installation or extension of a heating system in a dwelling.	113.24	–	113.24	135.89
9. Installation of a microgeneration technology in or on an existing dwelling.	113.24	–	113.24	135.89

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

Table 2 to Schedule 2 (Effective beginning with 1st April 2023) — Regulation 5

Fees for certain small buildings, extensions and alterations

<i>Type of work</i>	<i>Amount of plan fee</i>	<i>Amount of inspection fee</i>	<i>Amount of building notice fee</i>	<i>Amount of regularisation fee</i>
(1)	(2)	(3)	(4)	(5)
	£	£	£	£
1. Erection of a detached building which consists of a garage or carport or both having a floor area 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.	113.40	–	–	136.08

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<i>Type of work</i>	<i>Amount of plan fee</i>	<i>Amount of inspection fee</i>	<i>Amount of building notice fee</i>	<i>Amount of regularisation fee</i>
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.	81.00	–	81.00	97.20
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)	162.00	–	162.00	194.40
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.	81.00	162.00	–	291.60
5. Any extension of a dwelling (not falling within entry 6) the total floor area of which exceeds 40m ² but does	97.20	194.40	–	349.92

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<i>Type of work</i>	<i>Amount of plan fee</i>	<i>Amount of inspection fee</i>	<i>Amount of building notice fee</i>	<i>Amount of regularisation fee</i>
not exceed 60m ² , including means of access and work in connection with that extension.				
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)	97.20	194.40	291.60	349.92
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.	84.93	–	84.93	101.92
8. Installation or extension of a heating system in a dwelling.	113.24	–	113.24	135.89
9. Installation of a microgeneration technology in or on an existing dwelling.	113.24	–	113.24	135.89”

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