

# THE PROFESSIONAL PRACTICE AS TO THE CHARGES OF ARCHITECTS.

SCHEDULE SANCTIONED BY THE ROYAL INSTITUTE OF BRITISH ARCHITECTS, CONFIRMED AT A GENERAL CONFERENCE OF ARCHITECTS OF THE UNITED KINGDOM 1872, AND REVISED BY THE ROYAL INSTITUTE 1898.

1. The usual remuneration for an architect's services, except as hereinafter mentioned, is a commission of 5 per cent. on the total cost of works executed under his directions. Such total cost is to be valued as though executed by a builder with new materials. This commission is for the necessary preliminary conferences and sketches, approximate estimate when required (such, for instance, as may be obtained by cubing out the contents), the necessary general and detailed drawings and specifications, one set of tracings, duplicate specification, general superintendence of works, and examining and passing the accounts, exclusive of measuring and making out extras and omissions.

2. This commission does not include the payment for services rendered in connection with negotiations relating to the site or premises, or in supplying drawings to ground or other landlords, or in surveying the site or premises and taking levels, making surveys and plans of buildings to be altered, making arrangements in respect of party-walls and rights of light, or for drawings for and correspondence with local and other authorities, or for services consequent on the failure of builders to carry out the works, or for services in connection with litigation or arbitration, or in the measurement and valuation of extras and omissions. For such services additional charges proportionate to the trouble involved and time spent are made. The clerk of the works should be appointed by the architect, his salary being paid by the client.

3. In all works of less cost than £1,000, and in works requiring designs for furniture and fittings of buildings, or for their decoration with painting, mosaics, sculpture, stained glass or other like works, and in cases of alterations and additions to buildings, 5 per cent. is not remunerative, and the architect's charge is regulated by special circumstances and conditions.

4. When several distinct buildings, being repetitions of one design, are erected at the same time from a single specification and one set of drawings and under one contract, the usual commission is charged on the cost of one such

building, and a modified arrangement made in respect of the others ; but this arrangement does not apply to the reduplication of parts in one building undertaking, in which case the full commission is charged on the total cost.

5. If the architect should have drawn out the approved design, with plans, elevations, sections and specification, the charge is  $2\frac{1}{2}$  per cent. upon the estimated cost. If he should have procured tenders in accordance with the instruction of his employer, the charge is  $\frac{1}{2}$  per cent. in addition. Two and a half per cent. is charged upon any works originally included in the contract or tender, but subsequently omitted in execution. These charges are exclusive of the charge for taking out quantities. Preliminary sketches and interviews, where the drawings are not further proceeded with, are charged for according to the trouble involved and time expended.

6. Should the client, having approved the design and after the contract drawings have been prepared, require material alterations to be made, whether before or after the contract has been entered into, an extra charge is made in proportion to the time occupied in such alterations.

7. The architect is entitled during the progress of the works to payment by instalments on account at the rate of 5 per cent. on the amount of the certificates when granted, or alternatively on the signing of the contract, to half the commission on the amount thereof, and the remainder by instalments during their progress.

8. The charge per day depends upon an architect's professional position the minimum charge being three guineas.

16. For inspecting, reporting and advising on the sanitary condition of premises, the charge must depend on the nature and extent of the services rendered.

17. In all cases travelling and other out-of-pocket expenses are paid by the client in addition to the fees. If the work is at such a distance as to lead to an exceptional expenditure of time in travelling, an additional charge may be made under Clause 8.



HOUSE AT WOKINGHAM IN RED BRICK AND STONE, WITH TILED ROOFS, REPRODUCED FROM A WATER-COLOUR DRAWING BY KIND PERMISSION OF MR. B. T. BATSFORD, PUBLISHER OF ERNEST NEWTON'S "BOOK OF COUNTRY HOUSES"

Ernest Newton, F.R.I.B.A., Architect, London

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# OUR HOMES

AND HOW TO MAKE THE BEST OF THEM

BY

WALTER SHAW SPARROW

AUTHOR OF "THE ENGLISH HOUSE," "HINTS ON  
HOUSE FURNISHING," ETC.; AND COMPILER OF  
"THE BRITISH HOME OF TO-DAY," "THE  
MODERN HOME," ETC.



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