

Kogi S.O.S. No. of 1991.

THE TOWN PLANNING AND DEVELOPMENT BOARD EDICT 1991

THE TOWN PLANNING AND DEVELOPMENT BOARD (INTERIM DEVELOPMENT) ORDER, 1991.

November, 1991

Date of commencement

In exercise of the powers conferred upon the Military Administrator of Kogi State of Nigeria by Section 7 of the Town Planning and Development Board Edict, 1991, and of all other powers enabling him in that behalf, the following Order is hereby made:-

1. (1) This Order may be cited as the Town Planning and Development Board (Interim Development) Order, 1991. Title
- (2) All other interim development orders as may be existing in the State are hereby repealed.
2. The Building regulations contained in the Schedule to this Order are hereby made.
3. Permission may be granted by the Kogi State Town Planning and Development Board to applicants for Interim Development in accordance with Section 7 of the Town Planning and Development Board Edict, 1991.

SCHEDULE (Paragraph 2)

BUILDING REGULATIONS

PART I - PRELIMINARY

In these Regulations unless the context otherwise requires:-

"appropriate officer" means an official of the Board, which includes a town planner or engineer or architect or land surveyor or state surveyor or public health officer as recognised by their various professional bodies whose duty is connected with works, lands, surveys or sanitation;

"approved" means approved by the Town Planning and Development Board.

"Board" means the Kogi State Town Planning and Development Board.

"building" means any structure whatsoever.

"new building" includes any of the following:-

- (a) a re-erection, wholly or partially, of any building pulled down to or below the top of the ground floor, or of any frame building of which only the frame is left down to or below the top of the ground floor;
- (b) a re-erection, wholly or partially, of any building of which an outer wall is pulled down to within 3 metres of the surface of the ground adjoining the lower storey of the building and of any frame building so far pulled down as to leave only the frame work;
- (c) conversion into a dwelling house of any building not originally constructed for human habitation, or the conversion into more than one dwelling house, a building originally constructed as one dwelling house only;

- (d) re-erection into a dwelling house of any building which has been discontinued as or appropriated for any purpose other than that of a dwelling house;
- (e) making of any addition to an existing building by raising any part of the roof, by construction or alteration of a wall or making any projection from the building, or making any other structural alteration to the building;
- (f) roofing or covering of an open space between walls or buildings;

"building line" means a line measured from the centre line of any road to a line parallel to the centre line of the road, within which no building or structure, whether permanent or temporary will be permitted to be erected.

"Commissioner" means the State Commissioner or any person for the time being charged with the responsibility for Lands, Surveys and Physical Development;

"create an obstruction" means the erection or alteration of any building or the planting of any tree or crop, capable of causing blockage or disturbance;

"crops" includes tree having a trade or food value for its natural products, and crops which require to be sown and gathered within a period of one year;

"dangerous building" means a building or part thereof which is in such a state of condition as to cause a risk of injury either to occupiers of such or any neighbouring building or to the public;

"foundation" means that part of a structure which is below the lowest floor, and which provides support for the structure and which transmits loads of the super structure to bearing materials;

"habitable room" includes any bedroom, sitting room or parlour, lounge, study, dining room or any other room which is ordinarily used or intended to be used for sleeping and living purposes but does not include attics, bathrooms, kitchens, pantries, toilets, store-rooms, garages, stables, stair-cases, verandahs, corridors, laundry rooms, closets-lumber rooms, kennel houses and other accessory floor spaces;

"internal wall" means any wall inside a building which is part of the fabric of such building and is not merely a partition;

"Ministry" means the office responsible for town and country planning;

"minor public street" include all other streets and roads in a location other than State and Federal Highways;

"public building" means any building and premises used or intended to be used whether ordinarily or occasionally for religious, educational, social, cultural, recreational, medical or administrative purposes, including public auditoria and places of assembly;

"pulled down" means in relation to a building or wall to be taken down, burnt down or fell down by reason of decay or otherwise;

"storey building" includes all buildings with two or more floors;

"road" means any throughfare used by the public and any part thereof and includes a road under construction but does not include footpaths; and

"structural alteration" includes all works involved in the extension, alteration and repair of a building;

\* PART II

2. No building shall be erected without a permit granted by the Board.

Building Permit.

3. (1) A permit will only be granted if an application for permit made to the Board is successful.

Building permit application.

\* (2) An application for a permit which shall be in the prescribed form shall be accompanied by plans of the proposed building together with a block plan showing the position of main roads, access roads, other buildings and erections on the plot and immediately adjoining plots, and a description in writing of the building materials to be used and drainage.

4. (1) Plans of the proposed building shall be drawn to a scale of not less than one centimetre to every fifty centimetres.

Building Plan.

Provided that if the building is so extensive as to render a small scale necessary, it may be drawn on a scale not less than one centimetre to every one hundred centimetres.

(2) Plans shall specify what rooms in the proposed new building are intended for residential and non-residential purposes.

(3) Plans and descriptions of building including the drainage and details of materials to be used, shall be submitted in quadruplicate to the Board drawn in ink and on durable material to the satisfaction of the Board.

\* (4) The nature and position of each sanitary fitting and of every pipe connected with the installation must be shown on the drawing.

\* (5) The size and grading of each pipe shall be shown, and such further details and particulars as shall enable the Board to decide whether the proposed sewage system will comply with the provisions of these regulations.

(6) Approved plans obtained before the first day of Oct., 1989 but for which the construction works had not been commenced as at Oct., 1991 shall be resubmitted to Board for fresh sanction before the building or any part of construction is commenced, and fresh building permit fees will be charged.

(7) Building to be erected shall not exceed the plot ratios listed in Appendix A to this Schedule, and such plot ratio should be shown on the plan.

5. (1) The design of any building above three floors shall be prepared by a professionally qualified Architect.

Building plan or layout designs.

(2) Design of public buildings including churches, hotels theatres and warehouses, prepared by draughtsmen must be certified by a professional Architect.

(3) The sub-division plans and layout of any piece of land shall be prepared by a professionally qualified Town Planner or such plans must be certified by a registered Town Planner.

(4) Designs or plans produced by consulting Architectural or Town Planning Firms shall have their business names duly registered by the appropriate professional bodies and also registered with the Board.

6. The Board shall keep a register of Town Planners, Architect Engineers and Draughtsman obtainable from their various professional bodies.

Registration of professionals.

7. (1) The Board shall within two months from the deposit of the plans give notice to the person by whom or on whose behalf they were deposited as to whether or not the plans have been approved and the approval of the Board endorsed therein.

Approval or rejection of plan.

(2) Where an application is approved by the Board three copies of the approved plans shall be given to applicant.

(3) No plan shall be approved by the Board unless the appropriate officers shall have endorsed the plan as suit suitable for approval.

8. (1) Fees shall be paid in respect of approved building plans.

Planning permit fees.

(2) The scale of such fees shall be as prescribed by the Board and published for information of the general public from time to time in accordance with section 61 of the Town and Country Planning Law Cap. 130.

9. If any work of which the plans have been approved by the Board is not commenced within two years in respect of permanent structures and three months in respect of temporary structures, the Board shall require the resubmission of fresh application for consideration.

Commencement of building.

\* 10. No new building shall be erected on a site filled up with offensive smelling matter unless the same has been removed or destroyed and the site has been approved for building purposes by the Board.

Prohibition of new building on sites filled with offensive matter.

11. Every intending builder shall cause the foundations of the building and the units of the site to be clearly defined on the ground by means of pegs, before approval to commence building is obtained.

Demarcation of building.

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12. (1) No drainage system shall be laid or constructed for the purposes of a new building in such a way that when the building is erected, the drain shall pass through or under it.

Drainage

(2) No rain gutters shall be permitted except with the approval of the Board.

PART III

13. (1) A building shall during construction be open to inspection by the appropriate officer.

Inspection.

(2) A copy of the approved building plan shall be kept on the site and shall be available for inspection at all times during working hours.

\* 14. No alteration whatsoever from the approved plans shall be made without the written permission of the Board.

Prohibition against alteration.

15. (1) Notice of commencement of and completion of the building shall be given in writing to the Board.

Completion of building.

\* (2) No person shall let or occupy a new building or part thereof unless the Board on the recommendation of the appropriate officer has certified in writing upon inspection that the building is in all respect fit for human habitation

(3) An inspection fee of \$30 is payable in respect of an application made to the Board under this paragraph for the inspection of an approved building plan.

16. (1) Materials which may be used in the construction of walls shall be any of those listed in Appendix B to this Schedule.

Materials for building Appendix B.

(2) A person proposing to use any building material in respect of which no provision has been made under these regulations shall submit an application to the Board giving details of the material intended for use.

17. (1) Residential plots shall not have less than four hundred and fifty square metres of land.

Residential plots.

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(2) If eaves, canopies or balconies extend more than one metre beyond the outer surface of a wall, then for the purpose of these regulations the area resulting from such extension shall be included in the area deemed to have been built up.

18. (1) No building shall be erected beyond the approved building line.

Prohibition of erection beyond approved building line.

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(2) No patio, porch, veranda, step or other like projection shall project beyond the building line of any public street which may be adjacent to a building.

19. (1) There shall be approved set-backs as follows:-

set-backs.

- (a) (i) 15.2 metres for township roads; and
- (ii) 45.7 metres for Federal and State roads;

- (b) side set-backs to be maintained for building are:-
  - (i) 1.8 metres on one side; and
  - (ii) 3 metres on the other side for a drive-in if required; and
- (c) a rear boundary of 3 metres.

(2) There shall be a clear space free from any erection of any structure of not less than three metres between one building and any other building on the same plot.

Here 31.8/85 \* (3) In the case of a two or more storey building, such space between any other building whether on the same plot shall not be less than 4.5 metres.

(4) The projection of the eaves beyond the wall of any building shall be so limited that a vertical line drawn from the end of the eaves shall not be closer to the boundary of the plot than one metre; and in the case of double storey building not closer than two and a half metres from the plot boundary.

20. The Board may order the corner of any building proposed to be constructed at the junction of two roads to be rounded or splayed to the first floor level.

Corner of building.

\* 21. (1) The Board may request for soil analysis and test in respect of medium and large structures on the land on which the foundation design is based.

Power to request for soil analysis, foundation etc.

(2) The foundation for buildings shall be carried to a minimum depth of half metre below ground level.

(3) The foundation for a building shall be of cement concrete mixed in the proportions of six parts of clean aggregate, three parts of clean sand and one part of cement.

(4) No foundation trenches shall be back-filled and no building shall be carried on beyond the damp proof level until it has been inspected by the Board and approval given in writing for the building to continue.

22. (1) The height of buildings shall be restricted in air craft corridors or elsewhere where appropriate.

Height of buildings. Provision of lifts.

(2) Any building which is used for human habitation, whether for residential, commercial, official or institutional purposes having more than four storeys in height shall have an electrically operated lift in addition to the stair-cases.

23. (1) The whole of the ground surface within the external walls of a building unless otherwise approved shall be made impermeable to liquids.

Ground surface of a building

(2) If a ground surface is made of dried mud, its surface shall be sufficiently beaten, smoothed and levelled out to the satisfaction of the Board.

(3) Rooms with wooden floors shall be provided with adequate ventilation beneath floors.

(4) All ventilation holes referred to in sub-paragraph (3) above and all cavities shall be made rodent-proof.

24. (1) All walls shall have adequate damp-proof course.

(2) The thickness of internal or partition walls shall not be less than 0.1 metre.

Provided that external and internal walls of lesser dimensional thickness than are provided for under this paragraph may be permitted for buildings in which the roof is supported wholly or partially by steel or other metal structures at the discretion of the Board.

(3) External walls shall have a minimum thickness of 0.2288 metres: provided that in the case of any building of more than one storey, the thickness of external walls up to the level of the first floor shall be at least .3302 metres.

(4) Double walls are prohibited except in the case of walls built of permanent rodent-proof materials. In this paragraph, the expression of "double walls" means walls of such construction as will include cavities in the walls liable to harbour rodent or other vermin.

25. (1) Every room intended or used for human habitation shall have a floor area of at least 11 metres. *Squared* Size of room.

(2) Every such room shall have a width of not less than 2 metres and a minimum height measured from floor to ceiling of not less than 3 metres for ground floor level and not less than 2.75 meter for tier floors.

*reliefs here*

(3) A room intended for human habitation shall not be constructed wholly or partly on the roof of a building.

26. (1) All buildings shall have adequate ventilation Ventilation.

(2) If windows or a window and door are placed on opposite sides of a room or passage or at opposite ends of a passage, there shall be provided on the wall of such room or passage opposite each window or door, a ventilator having a clear area of at least one sixteenth of the floor area of the room.

(3) All rooms shall contain at least one window opening outward of the building and the area of such windows exclusive of their frames shall not be less than one-eighth of the floor area of the room.

(4) Every window shall be constructed in such a way that at least one-half may be opened so that the opening may extend in every case to the top of the window which shall be at least 2.1 metres above the floor level of the room.

27. Where application is made for the approval of plans for the erection of a new building which will contain not less than three floors, or shall be a place of public resort, refreshment house, station for public service vehicles, petrol station, or trade or business garage, the Board may as a condition for the approval require the provision of such means of entrance and regress and accomodation for loading and unloading as may be specified for limiting interference with traffic along adjacent roads. Entrance regress and loading space.

28. (1) No roof shall be constructed, renewed or repaired with thatch or other inflammable material except in cases that are approved by the Board. Roofs.

(2) After such approval has been given, no building shall be erected, whether on the same or on adjoining plot, so that extremities of the eaves of the approved building shall be within one metre from the common boundary of the plots and three metres from external walls of the nearest building.

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29. (1) No rain gutters shall be permitted except with the approval of the Board.

Rain gutters.

(2) All drainage of rain water from roofs or other surface shall be disposed of in such a manner as not to cause damage to any drain or road or any other facility maintained by the Board or other person.

30. (1) No building shall be altered as to make it, by reason of such alteration not in conformity with the provisions of these regulations.

Alteration of building.

(2) Every addition to or alteration on a building or structure and any other work in, to, or upon a building except of necessary repair not affecting the stability of construction shall be subject to these regulations.

31. (1) All rafters, purlins, beams, struts, plates, joists, blossumers, lintels and all other timbers shall be of sound, well seasoned wood properly squared and framed together and securely fixed to the satisfaction of the appropriate officer:

Rafters, and joists.

✓ 11/9/93 Provided that if any building does not exceed one storey in height and the roof thereof is not of greater span than eight metres, native timber may be used, but no such timber shall be of less than seventy-seven millimetres in any part, and all rafters of such native timber shall be laid and securely nailed at distances of not more than one metre apart, measured from one centre to another centre.

32. In the case of boarded ceilings access shall be provided to the space between the ceiling and the roof by a trap door of not less than 0.6096 square metre.

Ceiling.

33. Every flight of stairs in a stair-case shall be properly constructed of good and suitable materials and be securely fixed and of adequate strength and as well as comply with the following requirements:

Stair-cases.

- (1) The riser shall not be less than 150 millimetres in height measured vertically from the face of one tread to the face of the next tread.
- (2) The riser shall not be more than 229 millimetres in height measured vertically from top of one tread to the top of the next tread.
- (3) All stair-case landings and passages shall be provided with adequate light and ventilation.
- (4) Stair-cases shall have a minimum width of 0.900 metre and a minimum head of room of two metres.

34. (1) Every residential building shall have adequate toilet facilities.

Toilet facilities

(2) The provision of toilet facilities shall be on the basis of at least one latrine or water closet to every three living rooms.

(3) No latrine other than a water closet shall be constructed within a distance of two metres from any living room intended for human sanitation, or for consumption of food, or any kitchen, pantry or place intended for the storage of food.



- 35. (1) All earth closets shall be adequately ventilated and provided with approved windfall arrangements.
- (2) The floor of every earth closet shall be flagged or paved with cement or other non absorbent material.
- (3) The entire surface of the floor of such closet shall be so constructed as to be not less than one metre above the level of the adjoining ground.
- (4) The floors of earth closets of the squatting plate type shall have a fall towards the opening in the squatting plate of at least 7 millimetres to every 304 millimetres.
- (5) The minimum space dimensions of all earth closets and wash places shall be 2 metres by 2 metres.
- (6) Earth closets shall contain suitable movable receptacles.
- (7) There shall always be adequate supply of earth or saw dust or other deodorising substance at earth closets.

PART IV

- 36. (1) Any person wishing to construct a private sewage system shall apply in writing to the Board for sanction of the Board before proceeding with any work for that purpose.
- (2) No work in connection with matters mentioned in sub-paragraph (1) above shall be commenced before the sanction of the Board is given, unless a public health officer shall have first endorsed the application as suitable for sanction.

Sanction for Private sewage.

- 37. Any person who shall execute any work under these Regulations at any time shall afford the appropriate officer free access to such work for the purpose of inspections.

Inspection of works.

Notwithstanding any such inspection or in the event of such inspection not taking place, the applicant shall at all times be held responsible for the due observance of these Regulations.

- 38. (1) No part of any sewage installation shall be covered up until it has been tested to the satisfaction of the Board.
- (2) At least two days' notice shall be given in writing by the applicant to the appropriate officer when an installation as in sub-paragraph (1) is ready for testing.
- (3) If any part of such installation mentioned in sub-paragraph (1) is covered up without notice, the Board may uncover the installation at the expense of the owner of the building concerned.
- (4) All tests shall be carried out by the Board, of which :-
  - (a) no charge will be made for the first test;
  - (b) a charge of fifty Rupee per fitting for subsequent tests up to a maximum of five Rupees shall be made for each test.

Testing.

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39. (1) The entire drains of a house with all its branches shall be tested with smoke and all soil drains shall be subject to a water test.

Smoke testing of house.

(2) If the pipes should be found defective, the work will be considered unsatisfactory.

(3) When the plumbing system is completed and the fixtures are installed the contractor or other person responsible for work shall make arrangement for an inspection by the engineer and the public health officer.

(4) If there should be any doubt as to the tightness of any fixture connection the Board shall have power to order a smoke test smoke test.

(5) (a) A smoke test shall be carried out by a smoke machine connected to a suitable outlet in the system.

(b) When the system is filled with smoke and the openings exit smoke, then they shall be closed and the air pressure equivalent to twenty five millimetres head of water shall be applied and left standing for ten minutes.

(6) If there is no leakage or forcing of tray cells, the system shall be considered air and gas tight.

(7) Nothing in these regulations shall be construed as prohibiting the removal of any clean out or the removal of the seal of any tray to ascertain that the smoke has reached all parts of the system.

(8) A builder shall provide all materials and labor needed for carrying out a test.

(9) All drains outside buildings must stand the smoke test without leakage, while all pipe installations inside a building and all tanks must be such as to stand any hydraulic pressure which can occur by stoppage in any part of the system.

(10) No alteration of or addition to any building shall be made which will cause the condition of any part of a private sewage system connected therewith to contravene these regulations.

(11) No alteration of or addition to any private system shall be made without the sanction of the Board which shall not be given without the prior approval of the Public Health Officer.

40. All portions of a private sewage system which ceases to be required in consequence of the installation of a new private sewage system shall be removed by the owner of the building concerned and sub-soil to be carefully taken away and replaced with earth or clean building materials.

Removal of sewage system not being used.

41. (1) All soil drainage shall be connected:-

- (a) through an approved septic tank to a public sewer; or
- (b) to tidal water below tide level with the permission of the appropriate officer of the Board; or

(c) to the public sewer if there is no septic tank provided, that where the appropriate officer is satisfied, it shall be permissible to pass the effluent from a septic tank into the soil either directly or through an aeration filter.

(2) Such aeration filter shall include the provision of a 0.7646 cubic metre filtering material for each of the persons which the premises concerned may reasonably be expected to be capable of accommodating.

(3) No storm water or waste-drain shall be connected to the system.

(4) In sub-paragraphs (1) to (3) above, the connection of waste water drains to the final compartment of a septic tank may be permitted except in those cases where the effluent from the tank is finally discharged into a public sewer.

42. (1) The whole of the work in connection with a private sewage installation shall be executed with the best materials available.

(2) The drain shall be laid in accordance with approved plans.

(3) All works mentioned in sub-paragraphs (1) and (2) above shall be done to the satisfaction of the appropriate officer who is authorised to inspect the work.

(4) The whole of a sewage installation shall be made mosquito-proof to the satisfaction of the appropriate officer.

43. Whenever it is necessary, sewage shall be removed from septic tanks and soakaway and cleaned by the Board or its contractors at the expense of the owner or occupier of the premises.

Removal and clearing of soakaway.

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44. An owner or occupier of any premises in which private sewage system is installed shall afford the appropriate officer access at all reasonable times to such premises for the purpose of inspecting or carrying out any work on such system.

Inspection of sewer.

45. (1) An owner of any premises shall maintain every private sewage system belonging to his premises in a proper condition of repair and efficiency.

Maintenance of sewers.

(2) Any work necessary on the portion of the drain between the inspection chamber within the premises and the public sewer shall be carried out by the Board or contractors or its contractors on its behalf at the expense of the owner of the building:

Provided that in the event of any alteration or addition to any such system being proposed, the Board may in its discretion apply to the system any of the provisions of these Regulations.

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46. Efficient means for disposal of domestic effluent shall be by suitable measures to the satisfaction of the public health officer, of the Board.

Disposal of domestic effluent.

47. The floor of every bathroom and wash-place shall be flagged or paved with cement or other non-absorbent materials in such a manner as to prevent water or other fluid from being absorbed by the floors or walls.

Bathroom floor.

48. (1) No kitchen shall be erected with a thatched roof or grass sides except with the sanction of the Board.

Kitchen.

(2) The floor area of a kitchen shall not be less than 7.4322 square metres which area shall be increased by 1.4804 square metres for each room served above five rooms.

(3) Nothing in these Regulations shall preclude the building of a coveredway roofed with non-inflammable materials between the kitchen and the main building.

49. All store rooms shall be rodent-proof.

Store rooms.  
rodent proofing  
space.

50. Not less than one-third of the floor space of commercial buildings shall be reserved exclusively for car parking within such premises.

51. (1) Before any repairs of a building commences, the approval of the Board acting in consultation with the Public Health Officer shall be obtained in every case.

Repair work on building.

(2) In the case of repairs involving structural alterations, the Board may at its discretion require the production of plans showing the proposed alterations.

(3) The Board may in consultation with the Ministry by order permit for the period of one year from the date of such order to deviate from the originally approved building plan.

52. (1) If any building is deemed by the Board as constituting a danger, the Board shall immediately take sufficient precaution by forcing or otherwise take any steps for the protection of the public.

Building  
dang:  
build:

(2) The Board shall cause notice in writing to be served on the owner of such building if he is known and is residing within one day's journey from the place where such building is situated, and also on the occupier if any, requiring such owner or occupier to forthwith to make requisition within four days after service of such notice.

(3) The Board shall cause such action as may be deemed necessary to be taken to remove the danger, and all expenses incurred in protecting the public and taking such actions as aforesaid shall be a debt due to the Board from the owner of the building.

(4) If the owner of a building is not found or fails to show up to pay up for the expenses incurred within six months after action has been taken by the Board with regards to his building, the Board may cause the building and the site thereof to be sold to defray the said expenses.

(5) The rules of court relating to sales in execution of decrees shall mutatis mutandis apply to such sales.

Provided that no right of occupancy shall be sold under these Regulations except with the consent of the Military Administrator.

53. (1) If any work is executed contrary to these Regulations or to any instructions thereunder, the Board may by notice in writing require the person who has executed the work or has cause the work to be executed or the owner or occupier to remove the same or to make such alteration therein as may be specified in the notice and if within the time specified in the notice the requisition of the notice is not complied with the Board may remove or alter the work in a manner as the Board may think fit.

Removal of work executed in contravention of these Regulations.

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(2) Any expenses incurred by the Board in the removal or alteration of any work may be recovered as a debt from any of the persons upon whom such notice as aforesaid shall have been served.

54. Whenever any building or part thereof is taken down by the Board by virtue of powers conferred by these Regulations, the Board may sell the materials thereof or as much as is taken down and apply the proceeds of such sale on payment for expenses incurred in respect of such building, while the balance of the money, if any, shall be placed on deposit in the Board's treasury to the credit of the owner of the building.

Power to defray cost.

55. (1) Every occupier of land (other than a Government official occupying Government land) or the owner of any unoccupied land, shall if so required by the Board, fence such land with such fence and in such manner as the Board shall approve and shall at all times maintain such fence in good condition to the satisfaction of the Board.

Fencing of plots.

(2) The maximum height for fences around plots shall be 2.4 metres except for plots at road corners or junctions.

(3) At road corners or junctions, solid fences shall not be more than one metre in height to allow a clear vision at such locations by vehicle drivers.

(4) Fences shall not be constructed with any material that will allow rodents to be harboured.

(5) Live fences shall be kept properly trimmed.

(6) Any fence which is raised or created after the commencement of these Regulations beyond the prescribed height may be caused to be taken down by the Board to the appropriate height and the expenses incurred thereby shall be recovered from the owner or occupier of the house by the Board.

(7) Approval of the Board must be obtained before the fencing of any part.

PART V.- STRUCTURES

56. (1) Structural drawings for any building to be erected shall be produced along with other architectural and electro-mechanical drawings for approval by the Board.

Drawing.

(2) Such drawings shall be designed and or checked by a professionally qualified civil or structural engineer.

(3) Designs produced by consulting engineering firms shall have their business names duly registered and be members of the Association of Consulting Engineers.

(4) Structural drawings shall:-

(a) bear the name and address of the structural designer and on the name and address of the checking Engineer;

(b) bear the signature of the checker on the prints submitted for approval;

(c) bear the names of the designer, the checker and the Chief Engineer in case of paragraph 56 (3) with the full names and address of the consulting firm together with the address of the firm's branch office if the drawing was not produced in the firm's head office. Such office address must not only bear postal address, but also the exact location of the offices.

Environnemental Impact Assessment

(5) Structural drawings produced in accordance with paragraph 56 (1) must be in sufficient details in plans and sections together with explanatory notes and specifications to enable drawings to be checked and approved by the Board.

(6) In addition to sub-paragraph (4), a design engineer or firm shall make available on request to the Board analysis and design calculations and these shall include data on live and dead loads as well as other data to facilitate approval.

(7) Structural design shall be carried out in accordance with either:-

- (a) analysis based on generally recognized theory or;
- (b) accepted method of model analysis; or
- (c) load test on a full scale prototype.

57. (1) For medium and large structures, the Board may require along with the analysis and the design calculations, or conditions stipulated in paragraph 56 (6), details of soil analysis and test on which the foundation design is based.

Foundations.

(2) Sub-paragraph (1) may be waived for simple residential buildings not exceeding one storey, but does not include single storey buildings like churches, warehouses, factories, mosques and stadia.

(3) Applications can be made to the Board if any clarification is needed in this regard.

58. (1) Reinforced concrete walls shall be designed in accordance with the Nigerian Standard Code of Practice N.CPS Structural Recommendation for Loading Bearing Walls.

Reinforced concrete walls.

(2) Where reinforced concrete walls are used in such buildings as warehouses, factories, churches, mosques and stadia permissive loads on them with regard to ratio of storey height to length of wall be noted in the analysis.

59. (1) In the design of floor and roof slabs, the method of design must be clearly defined.

Floors and stairs.

(2) Straight flights of stairs for floors exceeding one floor above the ground floor shall be avoided.

PART VI - OFFENCES

60. Any person who

- (a) erects or causes to be erected any new building without the sanction of the Board contrary to these Regulations; or
- (b) digs or causes to be dug any well without the sanction of the Board; or

Offences.

- (c) fails to give notice of commencement and or completion of building or lots or occupies a new building before the Board shall have certified in writing that the building is in all respects fit for occupation contrary to these Regulations; or
- (d) erects or causes to be erected any new building otherwise than in accordance with approved plan contrary to these Regulations; or
- (e) undertakes or causes to be undertaken any repairs to a building without the sanction of the Board contrary to these Regulations; or
- (f) erects or causes to be erected any fence around a plot higher than 1.8200 metres or less at corners as provided in these Regulations or constructs or causes to be constructed a fence of a material which will allow the harbourage of rodents or no lots or refuses to keep any live lots properly treated contrary to these Regulations:-

shall be guilty of an offence and liable on conviction without prejudice to any other penalties or provisions contained in these Regulations to a fine not exceeding \$100.00 for each offence or to imprisonment for a period not exceeding three months.

APPENDIX A (Paragraph 4(7) )

Building Plot Ratio	Density Area
33 1/3%	Low Density Residential Area
50%	Medium Density Residential Area
60%	High Density Residential Area
75%	Office, Commercial and Industrial Area

APPENDIX B ( Paragraph 16(1) )

Construction Materials For Wall Construction

- Wood
- Brick
- Stone
- Concrete
- and

MADE AT COLCJA this 4<sup>th</sup> day of December, 1991

*D. S. J. D. S.*  
 (COLONEL DARLADI HON. JED. S. S.),  
 MILITARY AD. ENGINEER,  
 S. G. STAFF OF NIGERIA.