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ARRANGEMENT OF REGULATIONS

PUBLIC NOTICE

The Town and Country Planning Law (Cap. 126)
THE PLANNING AUTHORITIES BUILDING REGULATIONS, 1996

Pursuant to section 84 of the Town and Country Planning Law (*Cap.* 126), Laws of Eastern Nigeria, 1963 and of all other powers enabling him in that behalf, the Commissioner for Lands, Survey and Urban Planning hereby makes the following-

REGULATIONS

PART 1 - PRELIMINARY

Citation

1. These regulations may be cited as the Planning Authorities Building Regulations, 1996 and shall apply in all areas declared to the planning areas under section 10 of the Law.

Interpretation

2. In these regulations, unless the context otherwise requires- "**Air space**" *means* space between two adjoining plots, buildings or structures;
"**Alley**" *means* a narrow street or passage or lane;
"**Approved plan**" *means* plan approved by an Authority in its area of Jurisdiction under these regulations or under an approved planning scheme;
"**Authority**" *means* planning authority appointed under section 4 of the Law and having jurisdiction over the area within which the relevant development is to be carried out, and in the case of the Owerri Capital Territory, the Owerri Capital Development Authority;
"**Balcony**" means an open or partially enclosed horizontal projection of the building/structure above the ground floor, to serve as a passage or sitting-out place and carrying life-weight;
"**Basement**" or" "**cellar**" *means* a storey of a building under the first storey and a portion of which is below the level of the adjoining pavement or the surrounding ground;
"**Builder**: or "**developer**" means any person or persons, organisations or institutions engaged in construction of, alteration to, or additions to any building or structure;
"**Builder**" does not only refer to "a person who has received an approved standard of professional training and practice in building and found competent after due examination or holds a qualification acceptable to the Council of registered Builders of Nigeria". In the contest of these regulations, a builder refers also to the "developer" or owner of the building, who signs an undertaking to build in accordance with the approved plans;

"**Building line**" *means* a line measured from the centre line of the road to a line within a building point, within which no building, permanent or temporary, will be permitted to be erected, as provided for in the second and third columns of the Schedule to the Building Lines Order (*Cap.* 14) and as prescribed by the Authority or local Council;

"**Carriage way**" *means* that portion of a road on which vehicles move;

"**Chimney**" *means* an upright shaft containing and encasing one or more flue-pipes;

"**Combustible material**" *means* any building material which is likely to catch fire and endanger the safety of the lives of the inhabitants and includes thatch timber, board, bamboo and reed;

"**Commercial building**" *means* shops, office building or any other building used for commercial purpose;

"**Commercial development**" *means* any development or use of land or any building on the land for any of the following purposes:

(a) a shop,
(b) an office,
(c) Hotel, Guest house, Night Club, Restaurant and way side stall,
(d) a warehouse and other similar storage facilities,
(e) a cinema theatre, sports stadium and a building providing indoor recreational and leisure facilities for a charge,
(f) a market, and
(g) any development or use of land or building on the land for any purpose incidental to any of the above purpose;

"**Commissioner**" *means* Commissioner for lands, Survey and urban and Regional Planning in the State;

"**Conversion**" and "**Reconversion**" include structure alteration and any substantial change in use;

"**Corner Plot**" or "**Corner Block**" *means* a plot or a block at the junction of and facing two or more intersecting streets;

"**Courtyard**" *means* a space open to the sky enclosed or partially enclosed by a building, boundary walls, or a railing or balustrade and may be at ground floor level or any other level within or adjacent to building;

"**Dead load**" *means* the weight of all walls, roofs, partitions and other structures and attachments;

"**Development permit**" *means* a written permission to develop any land or building granted by the Authority empowered to give such permission.

"Development plan" *means* a plan indicating the manner in which an area of land should be developed;

"**Dwelling House**" *means* a building erected or converted for use primarily to provide living accommodation for one or more persons;

"**Enforcement notice**" includes a stop notice, contravention notice and a demolition notice;

"**External wall**" *means* an outer wall of a building or structure, but does not include a wall separating buildings;

"**Floor**" means storey, except that "**ground floor**" *means* first story;

"**First floor**" *means* second storey, "**second floor**" *means* third storey and so on;

"**Floor Area Ratio**" or "F.A.R" the quotient obtained by dividing the multiple of the total of the covered area on all floors plus 100 by the area of the plot; that is,

$$\text{F.A.R.} = \frac{\text{Total Covered Area of All Floors} + 100}{\text{Plot Area}}$$

"**Footing**" *means* off-set portions of a foundation to provide a greater bearing area;

"**Foundation**" *means* that part of a structure which is below the lower-most floor and which provides support for the structure and transmits loads of the super structure to the bearing materials;

"**Garage - private**" *means* a building or out-house designed or used for the storage of privately-owned motor-driven or other vehicles.

"**Garage - public**" *means* a building or portion thereof, other than a garage - private, operated for gain and designed or used for repairing, servicing, hiring, selling or storing of motor-driven or other driven vehicles;

"**Habitable room**" includes a bedroom, sitting room or parlour, hall, study, dining room or any other room which is ordinarily used or intended to be used for residential purposes;

"**Health Officer**" *means* the medical officer of health within the area of the planning Authority or a person duly authorised by him for the purpose of these regulations;

"**Height of building**" *means* height of building measured from the mean level of the ground adjoining the outside of the external walls to the middle level of pitched roof gable end or to the top of the walls or of the parapet, if any, in the case of a flat roof, whichever is higher;

"**Hotel**" *means* a building used as the temporary residence for persons who are lodged with or without meals being supplied to them;

"**Industrial building**" *means* a building where an operation to process or produce or manufacture any material is carried out; either by machinery or any engineering device or by manual labour;

"**Land**" includes land covered with water and also everything attached to the earth or permanently fastened to anything which is attached to the earth and all chattels- real and tenures of every description and also land held in joint or common ownership or tenancy but does not include minerals;

"**Law**" *means* Town and Country Planning Law;

"Locational Plan" is a plan showing a section of the layout enclosing the plot under consideration, to enable easy location of the plot. Includes streets and landmarks leading to the plot;

"Masonry" means the form of construction composed of bricks, stones, concrete blocks, or similar building units or materials laid up unit by unit bounded together and set in mortar;

"Means or access" includes a right of way, whether private or public, for vehicles or for pedestrians, such as a street and a foot path;

"Non-combustible material" means any building material which neither burns nor gives off inflammable vapour in sufficient quantity to ignite a pilot flame;

"Open space" means all areas not occupied by building;

"Plot" means a parcel of land occupied or intended to be occupied by one main building; together with its ancillary building used or intended to be used customarily and incidental to it, including the Open Spaces required by these regulations to be kept and having the frontage upon a street or upon a private way that has been approved by the Authority;

"Public building" means a building and premises used or intended to be used by the public or a section of the public either ordinarily or occasionally for religious, educational, social, cultural, recreational, medical or administrative purposes, including a public hall and a place of assembly;

"Residential building" means a structure used or intended to be used for dwelling purposes;

"Right of way" means the appropriate width measured between the two opposite building lines across a street or an area reserved for road construction and includes easement for utilities, side walk, etc;.

"Shops" means a building or part of a building where food stuffs and other goods for personal, domestic or household use are sold or where goods of any kind are ordinarily retailed, but does not include a workshop;

"Side-walk" means a pedestrian walkway along either side of a road;

"Site" means the overall area of a plot;

"Site coverage" means the percentage of the area of a site to the area thereof which is covered by a building erected over it, including area for ancillary uses and out-houses;

"Site Plan" means a plan of plot or survey plan of plot with the proposed developments located as designed, with dimensions (including overall sizes of the buildings and other facilities, set-backs and set out dimensions) walkways, driveways, parking lots, green lawns, and septic tank (s) and soakaway pit;

"Street" includes a way, road, lane, square court, alley, gully passage, whether a thoroughfare or not, and whether built upon or not, over which the public have a right of way;

"**Sub-division**" *means* the division of a parcel of land by means of an agreement, plan of sub-division, plan of survey or any instrument transferring or creating an estate or interest in a part of the parcel;

"**Town Planning Scheme**" *means* a town or country or a joint town and country planning scheme made under the law;

"**Urban Area**" *means* any area designated in accordance with section 3 of the Land Use Act.

"**Warehouse**" *means* a building, the whole or substantial part of which is used or intended to be used for the storage of goods, whether for keeping or for sale or for any similar purpose, but does not include a store room attached to, and used for the proper functioning of a shop;

"**Veranda**" *means* an open or partially enclosed horizontal projection of the building/structure lying on the natural ground serving as sit-out or deep passage.

PART II - DEVELOPMENT PERMIT/CONSTRUCTION OF BUILDINGS

Application for development

3. (1) The erection of a building or any land development shall commence only after a development permit has been obtained from the Authority by the person (whether private, Government or Government agency) intending to erect the building or commence the development.

(2) The application for a development permit shall be in writing in approved form, and shall be accompanied by, at least, five (5) set prints of each applicable professional's designs of the proposed building or any part thereof which shall include:-

(i) Survey plan,

(ii) Locational site plan, and

(iii) Complete working drawings.

(3) All locational site plans accompanying applications for development permit shall show the exact locations of public utilities in relation to the propose development.

(4) A plan required to be made under these regulations shall be prepared by a registered Architect or Town Planner or Engineer as the case may be and shall be in accordance with the provisions of these regulations.

Working Drawings

(4) The working drawings shall show dimensioned plans of the site, all floors, basements, cellars, attics, roofs, foundations, elevations and sections, to a scale of not less than 1:100; and specifications describing the kind, size, quality and grade of construction materials, techniques, services and equipment and shall be prepared by each professional involved in the designs.

Site Plan

(5) (1) A site plan which shall accompany an application for a development permit shall be made to a scale of not less than 1:500. The site plan shall show the north line, sizes and

locations of all proposed constructions, all existing structures in relation to one another and clearly differentiated, streets, tress, sewers, building lines, drains, wells, power lines, water mains, and other physical features. The site plan shall show also all structures to be demolished and those to be retained, if any, on the particular site; and must convey all necessary information for setting out the proposed structures designed by appropriate Registered Professional permitted by law to execute the functions.

(2) Every site plan shall carry a survey plan (signed by the Surveyor-General) behind it. A Red copy shall be confirmed and deposited with the Surveyor-General.

Environmental Impact analysis report

6. An Environmental Impact Analysis Report including the accompanying locational plan on a scale 1:1000 - 1:2500, shall be prepared by a registered consultant Town Planner for all proposals and plans involving:

(a) residential land in excess of 2 ha.;
(b) mixed development like schools, hospitals, housing estates, industries and commercial development;
(c) a public building or office building or office building in excess of four floors of 5000 square metres of lettable space;
(d) a petrol filing station;
(e) a major recreational development;

and submitted along with other plans like survey plans for approval.

Display of approved plans on site

7. Two sets of the approved plans and specifications shall be returned to the applicant, one of which shall be kept at the site of operation during all times that work is in progress and until the completion of the building. Construction shall conform with the approved plans and specifications without any deviations or alterations, unless previously approved by the Authority.

Enforcement of conditions attached to development permit

8. The Authority shall enforce compliance of the conditions attached to a development permit on the person to whom it is issued provided that where person with the written consent of the Authority, transfers or assigns the development permit to another person, the Authority may enforce compliance on the transferee or assignee (i.e. the person to whom the permit was transferred or assigned).

Development permit valid for two years

9. (1) A development permit shall be valid for two years reckoning from the date of approval, unless such a time limit is extended in writing by the Authority.

(2) Where the development is not commenced within two yeas of the grant of the development permit, the Authority may revalidate the development permit.

Fee for a building permit

10. Before receiving a development permit, the applicant therefore or his agent shall pay to the Authority, a development permit fee

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specified in the Fees Order of the Authority which shall have been published in the Gazette. The fees prescribed in the Fees Order may, subject to the approval of the Commissioner, be varied by the Authority by a resolution which shall be published in the Gazette.

Stop work notice

11. Whenever a provision of these regulations or of the plans and specifications approved thereunder is not complied with, a stop work notice shall be served on the owner or his representative and a copy shall also be attached to the site of construction. Such notice shall not be removed from the site of construction, except by another written notice of the Authority after satisfactory evidence has been supplied that the violation has been ratified or rectified.

Inspection of site

12. During the construction of a building, the building shall be open to inspection by:
    (a) a representative of the Authority
    (b) the Public Health Inspector or his representative
    (c) the Fire Officer or his representative; or
    (d) the Environmental Protection Officer or his representative.

Power to enter premises and obtain information

13. (1) Any officer or servant to the Authority authorised in that behalf:-
    (a) shall have the right of access between the hours of 8 a.m. and 5 p.m. to any land or building under construction within the Authority's area of jurisdiction for the purposes of ensuring that the provisions of these regulations are complied with;
    (b) may issue a notice calling upon any person who he has reason to believe is able to give any information respecting the ownership, possession or the boundaries of land within the Capital Territory or any part thereof, or in whose possession or control any document relating to any such matter is alleged to be, to attend before him and give such information or produce such documents on a data and at a place mentioned in the notice.
    (c) may be notice in writing served on any person carrying on an industrial, commercial, educational, or any other building whatsoever, require that person to furnish in such manner as he may direct information on such matters as may be specified by the officer or servant.

    (2) Any person required to furnish information pursuant to paragraph (1) of this regulation shall within one month of the notice comply with the notice.

    (3) Any person who contravenes or aids or abats the contravention of any provision of this regulation shall be guilty of an offence and liable on conviction to imprisonment for a term not exceeding six months or to a fine not exceeding ten thousand naira in the case of a an individual and fifty

thousand naira in the case of a corporate body or to both such fine and imprisonment.

Contravention and power of the Authority in case of contravention

14 (1) A person who erects, uses, occupies, or maintains a building in contravention of a provision of these regulations is guilty of an offence and is liable on conviction to imprisonment of not more than six months or to a fine not exceeding ten thousand naira in the case of an individual and in the case of corporate body to a fine not exceeding fifty thousand or both, notwithstanding the provisions of paragraph (2) of this regulation.

(2) Where a contravention of a provision of these regulations in relation to paragraph (1) of this regulation has occurred, the Authority may order the developer or builder or his representative to:

(a) pull down the building or part thereof,

(b) carry out the necessary alternations to a building as may be necessary to ensure compliance,

(c) re-instate the land to the condition it was prior to the commencement of the work, or

(d) prepare and submit his building plan for approval.

(3) Where an order under the last preceding paragraph is not complied with within a reasonable time, the Authority may, subject to the next following regulation, carry out work and recover the expenses incurred thereby in a court of competent jurisdiction in accordance with the provisions of section 45 of the Law.

(4) No work shall be carried out by the Authority under paragraph (3) of this regulation until a notice in writing has been given to the developer, builder or his representative of its decision to carry out the work and at least, twenty-eight days shall have passed thereafter.

Appeal against the Authority's decision

15 The owner of a building or any other aggrieved person may, in writing, appeal against the decision of the Authority made pursuant to a provision of these regulations to the Commissioner within twenty-eight days from the date of his receipt of notice of such decision.

Demolition

16 (1) The Authority shall have the power to serve on a developer a demolition notice if a structure erected by the developer is found to be defective as to pose danger or constitute a nuisance to the occupier and the public.

(2) Notice served pursuant to paragraph (1) of this regulation shall contain a date, not later than twenty-one days, on which the Authority shall take steps to commence demolition action on the defective structure.

(3) After the expiration of the time specified in the notice served under paragraph (2) of this regulation, the Authority shall take such necessary action to effect the demolition of the defective structure.

(4) A developer shall reimburse the Authority all expenses reasonably incurred in exercise of its powers under paragraph (3) of this regulation.

Preservation of existing trees and planting of new trees

17 In granting a development permit, the Authority may attach to the grant conditions requiring the person to whom it is granted to preserve existing trees on the land or to plant new ones.

Preservation of flowers, etc.

18 (1) Without prejudice to any existing law, no person shall cut or destroy flowers, grass lawns within areas declared as Open Spaces by the Authority, road verges, road midians, road roundabouts, and green belts.

(2) Any person who contravenes paragraph (1) of this regulation is guilty of an offence and liable on conviction to imprisonment for a term not exceeding two weeks, or to a fine not exceeding five hundred naira or to both such fine and imprisonment.

Kiosks, sheds and mechanic, workshops

19 (a) Kiosks, sheds, vehicle repair shops, otherwise known as mechanic workshops or sheds and other structures shall be erected only after a development permit has been obtained from the authority by the person intending to erect the kiosks, shed, shop or structure. This provision is subject to the functions of the Local Government Council to control and regulate shops and kiosks.

(b) All vehicle repair shops/mechanic workshops of all types shall be located and operated only within the designated layouts known as "Mechanic Layout or Mechanic Village".

Advertisement and hoarding

20 Subject to the functions of the Local Government Council to control and regulate out-door advertising and hoarding:-

(a) No advertisement or hoarding shall be set up without the approval of the Authority.

(b) An application therefore shall be made in writing to the Authority setting out-

(i) the dimensions, appearance and position of the proposed advertisement or hoarding, and

(ii) the site on which the proposed advertisement or hoarding is to be displayed. The site must be contained in a locational site plan prepared by a registered Town Planner.

(c) The Authority shall not approve an application where the proposed advertisement or hoarding is likely to cause danger to road users or is open to objections on grounds of public safety.

(d) No advertisement notice shall be placed inside/against round-abouts, or any other location where they will constitute a nuisance to the public.

Special set backs

21 All existing Federal set backs from-
(a) NEPA power lines (for both medium and high tension)
(b) Water ways (streams, rivers and seas, canals, etc) known as "Green Belts", and
(c) Expressways/roads (dual carriage ways) known as verges, must be strictly observed and the Authority must enforce the set backs.

Building set back

22 All buildings must be properly set back from property boundaries as follows:-
(a) minimum front set back of five metres unless otherwise stated under these regulations or any applicable law;
(b) minimum side set back of three metres in all cases;
(c) minimum rear set back of three metres
(d) minimum distance of six metres between any two buildings on the same plot or not less than one and a half times the average height of the buildings, whichever is higher;
(e) for cantilevered structures (projections beyond the wall line of the ground floors structure including carports/carporches only 1.00m as the total span of the cantilever is acceptable within the above set backs but any length in excess is deductible or must be accommodated within the above states set backs.

Building Coverage

23 (1) The building coverage shall be as follows:-
(a) maximum plot coverage of 45% of high density residential and commercial plots (unless otherwise stated) in these regulations or any other law applicable in this state;
(b) maximum plot coverage of 40% for medium density plots and 331/3% for low density residential plots
(c) maximum plot coverage of 25% for special Government reserve areas:
(d) maximum plot coverage of 40% for all commercial and 25% for all industrial plot;
(e) maximum plot coverage of 331/3% for all public plots;

Building Heights

24 (1) In all cases, the total floor area shall not be more than the total area of the plot.
(a) A residential building of one floor height only is a bungalow
(b) The building height of a bungalow from ground to the gable and measured externally is 5.00 metres maximum, with an internal clear storey height of 4.50 metres maximum.

(c) Any two floor building/structure must have staircase as follows:-
  (i) 1 No. staircase for house on 2 floor occupied by a family.
  (ii) 1 No. staircase for buildings of more than one floor occupied by more than one family.

(d) Clear storey height of each floor of more than one floor is 2.55 metres, and maximum of 4.50 metres.

(e) Passage in public buildings shall be 1.50 metres.

25 (a) For low density layouts, the plot size shall be a minimum of 35 metres by 35 metres or 1225 square metrs

(b) For medium layouts, the minimum plot size shall be 20 metres by 35 metres.

(c) For high density layout, the minimum plot size shall be 700 meters square 18 x 35m or 630 square meters.

Building Height

26 (a) Fence height shall be 1.5 metres block work with 0.60 metres iron railings or perforated blocks for the side fronting a road(s).

High Rise buildings

27 (a) Buildings above 4 floors (ground floor inclusive) may be classified as high rise buildings. The specifications for set backs and coverage above shall equally apply. High rise buildings shall, in addition to a provision of a minimum of 2 staircase ways, have a power driven lift for ease or rising in accordance with the table below:

(b) LIFT CAR PASSENGER CAPACITIES

Lift Capacity	Maximum passenger Capacity	Normal passenger load per trip
900	12	10
1200	16	13
1500	20	16
1800	24	20

(c) RECOMMENDED LIFT SPEEDS FOR VARIOUS BUILDING HEIGHTS

Speed apartment M/S luxury	Buildlng	Office Building	Hospital Building
0.25-0.375		-	5
0.50	15	10	10
0.75	20	15	-
1.00	25	20	20
1.50	-	30	45
2.50	-	45	100
2.00	-	50	-
5.00	-	125	-

(d) The highest permissible height of any building is limited to 10 Nos. habitable floors plus 2 floor height pent house for Lift machine Room, otherwise a total building height of 33.00 metres maximum.

28 All premises must be treated with rich landscape involving the interplay between the building (the enclosed space/"positive" spaces) and the set backs (open spaces of "negative" spaces) with rich greens of grasses, flowers and trees fussed with walkways (concrete/stone/sandy/ earth) and car parking lots to soften the "landscape" of the building and fence walls. *Landscaping*

29 (a) Every residential plot must within its plot have maximum parking lots, as follows:- *Car parking lots*
   (i) Low Density plot = 2 Nos. per family
   (ii) Super Low Density = 3 Nos. Per family
   (iii) Medium Density = $1^1/_2$ Nos per family
   (iv) High Density = 1 No. per family

(b) Every commercial plot including high rise building must have one parking lot per every 10.00m2 of lettable floor area.

(c) Institutional buildings like schools, hospitals, museums and other public buildings like Hotels, Assembly Halls, etc. must have adequate car parking lots as approved in the Architect's planning data

PART III - PROFESSIONAL SERVICES

Section: Design of certain Buildings and layouts

30 (1) (a) All buildings must be designed by a Registered Architect.

(b) A building of more than one floor must have structural drawing with calculation sheets and designed by Registered Structural Engineers.

(c) A building of more than one floor (residential only) unless of simple character, must have designed electrical and mechanical drawings prepared by Registered Electrical and Mechanical Engineers with load calculation sheets;

(2) Any site plan for a plot or a complex development (a plot housing more than fifteen residential buildings for mixed development like schools, hospitals, industries, (etc) or layouts requiring comprehensive treatment for demarcation of plot and provision of access roads, water and electricity as well as other services shall be designed by a Registered Town planner.

(3) (a) The applicant shall show evidence of ownership/title documents.

(b) Each set of working drawing of any description shall not be less than five sheets of standard drawings of imperial sizes.

(c) A copy of the survey plan must be attached behind each site plan and a red copy deposited with the Surveyor - General.

Section: Certification by relevant professionals

31 All building plans including site and locational plans and all engineering drawings, where necessary, must be certified by professionals permitted by law.

PART IV - EXISTING DEVELOPMENTS

Existing use unchanged

32 The use and occupancy of building existing on the date of coming into force of these regulations for which the building has been hereto approved, may be continued, without change, if such a use is not detrimental to the general safety and welfare of the public; unless there is an alteration/modification of the original

Consequence of change in use

33 If the use or occupancy of an existing building is changed to a different use or occupancy, which would be prohibited in a new building hereafter erected of similar construction and size, The entire building shall be made to conform to the requirements of these regulations for such new building. The change of residential use or vice-versa shall be regarded as change in land use.

Alterations or repairs to the extent of fifty percent or more

34 When an existing building is damaged by fire or other causes or if the alterations and repairs are made to an extent of twenty-five per

cent or more of the bulk of the -building, the construction shall be made to comply with the requirements of a new building.

35 The replacement of more than fifty percent of the roof-covering of an existing building in any one period of twelve calendar months shall be made to comply with the requirement of a new building. *Replacement of more than fifty percent of roof*

36 No plans are required to accompany application for building permits for the following development. *Permitted developments*

(a) Replacement of small size doors, windows and ventilators by bigger ones, especially in the case of a building constructed prior to the coming into force of these regulations , where the doors, windows and ventilators are intended to admit more air and light into such a building, provided it does not affect the structure of the building.

(b) The provision of water closet within the premises or the conversion of habitable rooms for purposes of providing water closet or kitchen facilities in an existing building previously lacking these facilities or have inadequate number of such facilities, where such development does not infringe air space, or site-coverage requirements or constitute nuisance to neighbours on adjoining properties.

(c) Provision of pavement or terraces to building frontages on ground floors only where such terraces or pavements do not obstruct pedestrian or vehicular access.

(d) Provision of buttressing piers to building requiring the same for temporary support or strengthening against a total collapse.

(e) Continuation or creation of a building covered with approved plan but stopped in the course of creation owing to financial difficulties or any other reason, where

(i) such old foundation or partially built house conform to the plans approved for it at the time or initial construction: and

(ii) the proposed land use agrees with the predominant land uses within the area.

(f) All internal structural alterations to buildings, all classes need approval. Internal structural alterations to building affecting more than ten per cent of the internal walls and partitions shall be deemed to constitute material change of use and occupancy.

37 (a) where there is actual and immediate danger of collapse of a building, or where a building or a part thereof has fallen and the lives of the occupants or users thereof are endangered thereby, the Authority shall condemn such building and order that the occupants or users shall vacate the building. *Dilapidated building*

(b) The occupants or users shall comply with such order forth-with

(c) The Authority shall after making the order mentioned in sub-paragraph (a) of a this paragraph; and allowing a reasonable time for compliance therewith order the building or part thereof to be demolished, removed or otherwise made safe by the owner or occupier thereof within twenty-one days after service of the notice.

(d) After an order for the demolition, removal or otherwise restoring the safety of a building has been made under sub-paragraph

(c), the Authority may, for public safety. temporarily close streets, sidewalks and adjacent buildings before or during the execution of the order.

Nuisance and hazards abatement

38 (e) Where, however, an order for the demolition, removal or for otherwise restoring the safety of a building made under this regulation has not been complied with within twenty-one days after service of the notice, the Authority shall employ the necessary labour and materials to perform emergency repair thereto or to demolish the damaged building, as may be deemed necessary for public health and safety.

Where the Authority considers that the amenities of a part of its area are seriously injured by nuisance or hazards caused by the owner or occupier of a building or land or that the structural condition of a building, garden, vacant site or open land. Causes nuisance or hazards to life and property, the Authority may serve on the owner and occupier of the land or building a notice requiring such steps for abating the nuisance or hazards as may be specified in the notice and such steps shall be taken within twenty-one days of the notice or such other period as may to specified.

PART V- QUARRYING AND DIGGING BURROW PITS/SCAFFOLDING.

No quarrying without permit and care

39 (a) No quarrying or digging of burrow pits shall commence except within an area approved by the Authority.

(b) No person shall commence or carry on ~~carry on~~ quarrying or digging of burrow pits unless he obtains from the Authority a written concession thereof

(c) A person or an organisation permitted to quarry or dig burrow pits shall take all reasonable steps to ensure that it is fully restored.

(d) No building shall be erected over a land surface below which quarrying or digging operation has taken place unless-

(i) the area affected thereby has been restored to the satisfaction of the Authority, and

(ii) the erection of the building is approved by the Authority

Requirement as to scaffolding

40 Where scaffoldings, strutting, centerings, fences, shortings and similar temporary erection are necessary on a building site, they

shall be provided by the developer or builder, in accordance with the following requirements, so as to afford proper protection, safety and convenience to the public and shall not hinder the free and safe movement of vehicles and the pedestrians-

(a) Scaffoldings, shall be of steel tubing, with adequate baseplates and secure coupling at all points of junction or of sound timber or hard seasoned wood, square or round in section, securely nailed and lashed at joints. No timber scaffolding member shall be less than seventy-five millimeters by seventy-five millimeters cross-section for square sections or seventy-five millimeters in diameter for round sections. All timber standards shall be firmly fixed to the ground. Scaffolding erected on a public road shall be placed on drums or barrels, filled with sand, earth or stones.

(b) Highways shall be protected by fixing fenders to the topmost platform of the scaffolding and by erecting fences of sufficient height along the whole length of any scaffolding which projects on the public highways such fences shall be lime washed or painted white with sufficient number of danger lamps lit and displayed at night.

PART VI THE SITE OF A BUILDING

Drainage of sub-soil

41 (a) The sub-soil of site of a building (other than a building or a warehouse intended to be used wholly or principally for the storage or accommodation of a plant) shall, wherever the dampness or position of the site renders precaution necessary, be effectively drained or otherwise effectively protected from dampness.

(b) Where during the making of an excavation for a building an existing drain is severed, adequate precaution shall be taken to prevent the drain causing dampness of the site of the building.

Preparation of a site

42 That part of a site to be covered by a building shall be effectively cleared of turf and other vegetable matters.

Prevention of damp

43 The ground surface enclosed within the external wall of a domestic building shall, unless the exceptional condition of the site or exceptional nature of the ground renders these requirements unnecessary, be-

(a) covered with a layer of concrete composed of cement and fine and coarse aggregate in the proportions of fifty kilogrammes of cement to not more than 0.1 cubic metres of fine aggregate, and 0.2 cubic metres of coarse aggregate, at least 100 millimeters thick, properly laid on a bed of clean clinker, broken bricks or similar materials;

(b) properly asphalted; or

(c) covered in a suitable manner with not less suitable materials.

PART VII FOOTING AND FOUNDATIONS

Design of footings and foundations

44 A building shall have foundation walls, piers, pipes, rafters, grillage or other approved foundation, which shall be designed to carry the load of building. A footing shall be designed to distribute the load as nearly uniformly as practicable.

Design and construction of a building (foundation)

45 (a) The foundation of every new building shall be
(i) so designed and constructed as to sustain the combined life & dead load of the building and impose vertical and lateral load to transmit these loads to the ground in such a manner that the pressure on the ground shall not cause such settling as may impair the stability of the building or of any part therefore or of adjoining works or structure; and
(ii) taken down to such a depth, or be so designed and constructed as to safeguard the building against damage by swelling or shrinking of the sub-soil.
(b) The foundation of a building shall not be constructed on a site which has been filled up with or has been used as a place for depositing excrementary matter or carcasses of dead animal or such other filthy or offensive matter until such matter shall have been properly removed to the satisfaction of the Authority.

Foundation trenches

46 All foundation trenches shall be kept free from storm water or percolating water by bailing out or pumping.

Raft foundations

47. Footing for structures exceeding one floor in height and 161 square maters in plinth area shall be located in permanently undisturbed soil: except that a continuous foundation slab or reinforced concrete or other approved construction may be used when floated directly on the ground provided with a layer of broken stones not less then 150 millimeters thick, or other adequate means of sub-soil drainage.

Wall footing

48 Concrete footing for load-bearing walls shall be of adequate dimension to distribute the load and shall be not less than 675 millimeters wide and 225 millimeters thick.

Piers and column footings

49 Concrete footing for piers and columns shall have a minimum area of 0.81 square maters and a minimum thickness of 300 millimeters.

Concrete desegregation

50 (a) No concrete footing shall be poured through water unless deposited by approved means to ensure minimum segregation of the mix and negligible turbulence of the water for a period of not less than five days thereafter
(b) Any water in the region of a footing shall be bailed out or pumped out from the footing.

51 When reinforce concrete footing are required, the edge thickness of the footings shall be not less than 125 millimeters above the reinforcement of seventy-five millimeters when reinforced concrete is required to resist all stresses, the wall shall be not less than 230 millimeters thick. *Reinforced concrete footings*

52 Timber footings shall be used only when installed entirely below the permanent water line for wood frame structures, or when treated with an approved pressure preservative process, or when installed as capping of wood piles over submerged or marsh lands. *Timber footings*

53 Masonry unit footing shall be laid in cement, cement-lime or other approved masonry mortar; and the width shall be not less than 300 millimeters wider than the wall or pier supported and the depths shall not be less than two times the projection beyond the wall or pier. The maximum offset or each course in brick unit footing shall be forty millimeters. If laid in single courses and 750 millimeters if laid in double courses. *Masonry unit/footings*

54 (a) Foundation shall be constructed of cement concrete mixed on the proportion by volume of six parts of graded gravel and granite, three parts of sand and one part of cement (1:3:6) and where marshy soil is encountered special reinforcement concrete foundation shall be constructed and the mix is 1:2:4. In all cases, foundation walls shall be carried to a depth of not less than 600 millimeters below the level of the ground. *Foundation walls*

(b) Thickness of foundation walls shall not be less than the thickness of the wall supported. The thickness of the foundation for building of one floor only shall be not less than the thickness of the wall, and for a building of more than one floor shall be not less than the thickness of the wall plus seventy-five additional floor up to maximum thickness of 300 millimeters.

PART VIII – WALLS

55. Every external wall, including a parapet, of every domestic or public building and every building of the warehouse class in which persons are intended to be habitually employed in any manufacture, trade or business, shall adequately resist the penetration of rain, moisture/water. *Weather resistance of external walls*

(b) Owner of private residential, commercial, industrial, and public building shall repaint their houses/buildings at intervals not exceeding four years with weather resistant materials (paint).

(c) Owner/Owners of such building/buildings who fail to comply with the provisions of the above subsection shall after the fourth year be guilty of an offence and liable on conviction to a fine not exceeding N10,000.00 in the case of an individual

and in the case of a corporate body to a fine not exceeding N50,000.00.

Protection against Moisture from the ground

56. No wall pier to column of a building to which the last preceding regulation applies shall permit the passage of moisture from the ground to the inner surface of a storey of the building, or to a part of the building that would be harmfully affected by such moisture.

Damp proof course

57. (a) Every wall and pier of building shall have a proper damp-proof course of cement mortar, slate asphalt, lead or any other approved non-absorbent material.

(b) Except when built on materials such as steel or reinforced cement concrete a building or a part of a building mentioned in regulation 55,56 and 58 shall be provided with a damp-proof course composed of either.

(i) 1 part cement, 2 parts course sand and 5 percent gravel or some similar water proofing material; or

(ii) bitumen sheeting or

(iii) a layer of cement concrete 40 millimeter thick with three coats of bitumen on top.

(c) Such damp-proof course shall:-

(i) be laid below the surface of the floor or a house and, at a height of not less than 300 millimeters above the surface of the ground adjoining the wall of the house at least twenty millimeters thick, and have such other additional barriers to moisture in continuation of the damp - proof course required by the proceeding sub-regulation as may be necessary to ensure that dampness from the ground cannot reach any timber or other material that would be harmfully affected by it or the interior of the wall of any storey of the building other than a cellar for storage purpose only.

(d) compaction of foundation shall be compulsory for all types of building.

Foundation wall, Cellar and Basement water-proofing

58. Where a habitable or occupiable room is located below the surface of the adjoining ground, or when required by the physical topography and the ground water conditions of the area, foundation walls below the adjoining ground level and the basement floor of all residential or institutional building shall be damp-proofed and water proofed and where necessary adequately reinforced to with-stand hydrostatic pressure and to ensure a dry basement.

TERMITE Insect and microbes protection

59. Where protection against termites and other wood-destroying organism is required by local condition, timbers shall be well treated with creosotes/soligum/antitermite solution.

Wall thickness

60. (a) Where the load-bearing walls of a building are not more than three floor or nine meters in height, the minimum thickness shall be as set out in the table hereunder–

MATERIALS AND THICKNESS OF LOAD -BEARING WALLS

STOREY OR FLOOR	MATERIAL AND THICKNESS OF LOAD BEARING WALLS				
	MUD	CONCRETE	CEMENT & SAND BLOCK	BURNT BRICKS	STONES
i. Single storey Building ground Floor	330mm	150mm	150mm	230mm	300 to 350mm
ii Two Storey building first floor	300mm	150mm	230mm	230mm	300 to 350mm
iii Ground floor	350mm	230mm	230mm	340mm	460mm
iv. Three Storey building Second floor	–	–	230mm	230mm	300 to 350mm
First floor	300mm	230mm	230mm	340mm	460mm
Ground floor	350mm	230mm	460mm	460mm	610mm

(b) No composite block shall be permitted in a building the mixture of which is weaker than one part of cement to six parts of the other materials contained in them.

61. Plans for any building of more than three floors or nine meters in height, or any industrial building or shed of more than 4.4 meters in width, rataining walls of more than 1.5 meters high, concrete water tanks or chimneys of over the nine metres high, shall be accompanied by structural drawings and calculation of all reinforcement certified by a Reregistered Professional Structural Engineer.

Certified structural drawing and calculations required for a building of more than three floors of 9m in height, Industrial Buildings etc.

62. All building of more than three (3) floors must be accompanied with soil test certificate issued by structural Engineers for seemingly firm soil and for all structures for clayey/marshy soil.

Soil Test

63. Non-load-bearing or partition walls may be constructed with materials of lesser thickness than as specified in Reg. 60(a) for one floor but shall not be less than half the thickness. Other materials such as timber, metal, plastic or a combination of all or some of these may be used.

Non-Load bearing or partition walls

64. All walling materials including cement, sand block, burnt bricks and bricks and stones shall be properly bonded in mortar.

Bonding of Walls

65. Cement mortar shall be composed of one part of approved cement and a minimum of three parts of approved sand aggregate.

Cement mortar

66. Cast-in-place or mass concrete shall be mixed in the dry, volumetric proportions herein specified:- mixture 1:3:6 of

Mass concrete proportions

approved cement, sand and graded coarse aggregate ballast of gravel or granite or crushed stone or other suitable material.

Water cement Ratio

67. (a) A builder shall apply the relationship between the crushing strength and the water cement ration for a typical 1:2:4; concrete mix.

(b) The water-cement ration shall not increase above 0.50. The minimum water cement ratio shall be 0.35.

Weight of water in the mix-W/C either weight of cement in the mix by volume, or be weight by the number of litres of water per 50.8 kilogrammes (weight of a bag) of cement; thus, if expressed by volume, I cubic meter of water, I cubic meter of cement equals a ratio of I 1/1; if by weight this ratio becomes

$$\frac{\text{1000 kilogrammes (weight of I cubic meter of water)}}{\text{1442.52 kilogrammes (weight of I cubic meter of cement)}} = 0.69$$

If 27 liters of water are used per 50 kilogrammes of cement, the ratio will be;

$$\frac{\text{27 x 1kg (weight of 1 liter of water)}}{50} = 0.54.$$

Lintels and arches

68 (a) All opening in walls shall be spanned by reinforcement concrete of steel lintels or arches with no less than 450 millimeters bearing on the wall at each end. Plain stone lintels shall not be used on spans greater than 1800 millimeters nor to support load concentrations on the wall less than 600 millimeters above the top of the lintel unless supplemented by structural lintels or arches.

(b) All lintels shall be of sufficient strength to support the superimposed load with a deflation of not more than one thousand, three hundred and sixty (1360) of clear span; and arches shall be designed to support the load with provision to resist the lateral thrust.

Buttresses and piers

69 All wall buttresses and piers shall be built into the wall with a masonry bond. Isolated piers shall not be less than 300 millimeters square, not more than twelve times the least dimension in height when of solid masonry construction and not more than four times the least dimension when of hollow masonry, unless filled solidly with approved concrete.

Exit ways

PART X - EXIT REQUIREMENTS

70 A building shall have adequate exit ways providing safe and continuous means of access to a street or to an air space with direct access to a street.

71 Every building must be so constructed as to provide a safe area of refuge to which the occupants can escape, or adequate exit facilities must be provided for occupants to vacate the building in time of emergency. *Safe Means of Escape*

72 (a) The number and kind of required exits from a building shall be determined by the fire hazard inherent in the functional use and occupancy, the fire resistance of the type of construction, and the flame resistance of trim and finish materials of the building. *Number of required exists and occupancy allowance*

(b) The maximum number of persons to be accommodated in a building shall be at the rate of one person per unit of area as specified in the table hereunder-

OCCUPANCY ALLOWANCES

S/N	USE OF THE BUILDING	FLOOR AREA IN SQUARE METERS PER OCCUPANT
1.	Assembly place with fixed seats	0.56
2.	Assembly place without fixed seats	1.39
3	Business buildings	9.29
4.	Court rooms	3.72
5.	Dance rooms	1.39
6.	Hotels, lodging houses, multi-storey dwellings of three or more storeys	11.61
7.	Industrial buildings	13.94
8.	Mercantile buildings	2.79
9.	Schools	3.72

(c) Storeys above ground shall be served by at least one interior enclosed/exposed stairway which shall be not less than 1200 millimetres wide, when only one exit way is provided, the distance of travel to the exit shall not exceed twenty-three metres nor shall the occupancy load be more than fifty.

73 A secondary exit shall be provided to each dwelling unit above the first floor, consisting of an exterior stairway or a fire escape of non-combustible construction with direct access to a street or a second interior enclosed stairway *Secondary exit*

74 In a residential building the basement of which is used as play room or for other recreational purposes, a direct secondary exit from the basement to street, yard or court leading to a street shall be provided. *Basement recreation rooms*

75 (a) A business, industrial and storage building shall be provided with sufficient enclosed exit ways, so that the unobstructed travel to a street exit or to the entrance of an enclosed tunnel *Business Buildings*

or other enclosed passageway leading to such exit shall not exceed 30,43 metres from any point in the floor area,

(b) Where the area subdivided into rooms or compartments, the travel distance form the entrances to such rooms or compartments shall not exceed 30.43 metres

Location of exit ways

76 Where more than one means of exit is required from any room, space or floor, they shall be placed as remote from each other as practicable and within allowable travel distances.

Assembly Building

77 All assembly buildings, auditoriums, armories, broadcasting studios, churches, community houses, dance halls, cinemas, theatres, gymnasiums, lecture halls, museums, night clubs, roof gardens, and other buildings of similar nature shall be provided with sufficient exit ways so that unobstructed travel to an approved exit way from any part of the floor area shall not exceed 30.43 metres in buildings of fire proof and protected, non-combustible construction and twenty-three metres in Buildings of any other type of construction

Number of exit ways

78 (a) Every tier, floor and storey of a place of assembly shall be provided with the number or required exit ways specified in the table hereunder-

TABLE - MINIMUM NUMBER OF EXIT WAYS

OCCUPANCY LOAD PER FLOOD		MINIMUM NUMBER OF EXIT WAYS
(1)	Not more than 500	2
(2)	501 to 900	3
(3)	901 to 1,800	4
(4)	Over 1,800	5

(b) The required exits shall be remote and independent of each other and located on opposite sides of the area served.

Mixed use groups

79 When places of assembly, night clubs and rooms or spaces for smillar occupancies are provided in buildings of residential or business uses, the exit ways shall be adequate for the combined occupancy, and the means of egress from the place of assembly shall be separate from other parts of the structure.

Institutional building

80 An institutional building shall have not less than two exit ways leading directly to the street or open spaces with direct access to the street equipped with doors swinging in the direction of egress, complying with the provisions of regulation 75.

Attic and Roof Access

81 (a) In a building of more than three storeys with roof having a slope of less than twenty degrees, and so constructed and

arranged that the roof, or access shall be provided by means of a ladder scuttle.

(b) When the roof of such building as is mentioned in sub regulation (a) is used as a roof garden or for other habitational purposes, sufficient stairways shall extend to it to provide the necessary exit facilities required for such an occupancy.

(c) All other roofs, except pitched roofs with a slope of more than twenty degrees and uninhabitable attic spaces without stairways shall be provided with access scuttles and ladders Assess trap-doors shall not be less than 900 millimetres by 900 millimetres in cross sectional area, constructed of metal-covered wood or of approved non-combustible materials.

82 A fire escape shall be constructed of approved non-combustible materials for the loads . Stairs of a fire escape shall not be less than 1000mm wide, with risers not more than 175mm and the treads not less than 250mm and platforms/landing at foot of stairs not less than 1000mm wide. *Construction of fire escape*

83 (a) The door leading out of a walling unit shall not be less than 900 millimetres in width and 2100mm in height. *Exit safety measures*

(b) A sleeping room in a residential building, unless it has two doors providing separate ways of escape or had door leading directly to the outside of the building, shall have at least one outside window which can be opened from inside with out the use of tools. The top of sills of such windows shall not be less than 1050 millimetres above the floor.

84 A door serving as exit within a residential building shall open to a platform, having a width not less than that of the door, and the nominal width of such door shall be not less than 1050mm and the height shall be not less than 2100mm. Exit doors for hospital and infirmaries shall be not less than 1200mm in width. *Exit doors*

85 (a) All approved means of egress in theatres, cinema houses, dance halls, and night clubs shall be indicated with approved metal signs reading "EXIT" in green letters not less than 150mm high on a white background. *Exit signs and lights*

(b) Such signs shall be illuminated by an electric light or be internally illuminated with an enclosed case non-combustible material and transparent glass.

(c) When necessary, such signs shall be supplemented by directional signs in the access corridors indicating the direction and way of egress.

86 (a) All stairs and landings serving exit ways shall be constructed of approved non-combustible materials. *Stairways*

(b) Slow-burning, trim materials may be used when applied directly to a non-combustible base.

(c) The slow-burning, trim materials shall be built of solid risers, treads and landings.

(d) The stairways shall be provided with natural or artificial light or both, as the case may be.

Distances of staircase from any part of second or higher storey

87 No part of the second authority higher storey of a building shall be more than 30.43 metes from any staircase landing to the ground floor.

Staircases for buildings other than public buildings

88 (a) A building intended to be used for carrying on a trade, or business in which a number of people exceeding twenty may be employed, shall have at least one staircase extending from ground floor level and a minimum width of 1500mm throughout:

Provided that where such a staircase is to additional width of twenty- five millimetres shall be provided for every additional fifteen persons, until a maximum width of 2,700 millimetres be obtained. Where there is more than one staircase, at least one of such staircase shall be entirely constructed of stone, cement concrete, iron or other fire resisting materials.

(b) The maximum riser for such a staircase shall be 150mm and the minimum tread width shall be 300 millimetres.

Staircases internal corridors and passageways

89 (a) In a public building, no staircase, internal corridor or passageway intended for the use of the public shall be less than 1,500 millimetres wide.

(b) Where more than two hundred persons are to be accommodated in a public building, a staircase, internal corridor or passageway intended for the use of the public shall be of a width of not less than 1,500 millimetres; if more than 400 persons are to be accommodated the width of the staircase shall be more than 1,800 millimetres but not wider than 2,700 millimetres.

Specifications for construction of staircases

90 (a) Where a staircase is of stone and is the only staircase in the building, each end shall be built into a supporting wall of masonry column and each step shall be cut from stone and shall be at least 200 millimetres longer than the space between the walls or support at each end thereof and shall be built into such wall or support at least 100 millmetres at each end.

(b) Where a staircase is of reinforced concrete, two iron rods each of twelve millimetres diametre, or an equivalent section of reinforcement of the step and extending at least 100mm into the wall or support, at each end, shall be embedded in each step.

(c) Where the staircase is of wood, the stringer shall be of not less than thirty-eight millimetres in thickness, and of such breadth

as will permit of twenty five millimetres below the bottom edge of the riser.

(d) Where a woodden staircase exceeds 1200mm clear tread in width, a timber bearing shall be provided which shall be at least 150mms by sixty millimetres in extending throughout each flight of stairs in one please; section, where the tread exceeds 2,400mms in clear width, two bearers of the section given above shall be provided

(e) The minimum clear head-room in a staircase shall be 2100mm measured vertically (above the pitch line and the clearance must not be less than 1500mm measured at right angles to the pitch line e.g. form the top of the riser to the most dependent portion of the ceiling perpendicular above it)

(f) The tread and risers of each flight of stairs of or several flights in the same staircase in all buildings shall be of uniform width and height.

(g) All stairways shall have a minimum of 900 millimetre; where landings are provided, the width thereof shall be not less than the width of the stairway.

(h) (i) Stairs and landings serving as exit ways shall be constructed of approved non-combustible materials without openings in the enclosures

(ii) Such stairs and landings shall be built with solid risers, treads and platforms and all finished floor surfaces shall be constructed with approved non-slip non-combustible materials.

Height of rise

91. No stairway shall have a height of rise of more than 3,600 millimetres between landings. Windows shall be permitted where the average which the average width of tread is not less than 230mm and the minimum width is not less than 100 millimetres.

Treads and Risers

92. (a) The dimensions of riser and treads shall comply with the following table of requirements-

TABLE: DIMENSIONS OF RISERS AND TREADS

USE OF THE BUILDING	MAXIMUM RISER	MINIMUM TREAD
(1) Residential Building	175	250
(2) Commercial Buildings	175	300
(3) Public Buildings	175	300

(b) In a residential building, no staircase shall be less than 2100mm in width and no step shall have a rise of more than 175mm, and the tread of less than 250mm. In the case of a service staircase the width shall be not less than 1800mm.

(c) Windows shall be allowed in residential buildings where they are not at the head of a downward flight.

(d) No corridor or passage or balcony in any residential building shall be less than 1200mm wide.

Fire-proof stair case

93 In a public building all staircases intended for the use of the public shall be entirely constructed of stone, cement concrete or other fire-resisting material and the wall supporting or enclosing such staircases shall be of fire-poof construction, each tread of the step shall be not less than 300 millimetres. In the case of a common stairway, the maximum rise shall be 150 millimetres and the minimum going 100 milimetres.

94 (a) A stairway rising more than 600 millimetres shall have continuous hand rail/balustrade at least 840 millimetres high and not more than one metre vertically above the pitch line.

(b) The hand rail shall be of suitable size and shape in order that it may be readily grasped by hand.

(c) If the staircase width is greater than one metre, then there must be a handrail on both sides. If the staircase width is greater than 1.8 metres then a central hand rail balustrade must also be provided.

Landings

95. (a) A stairway rising more than 1,500 millimetres shall have half-space platform between two flights to serve as a rest and to make effective provision for turning a stair.

(b) (i) The design of a staircase shall be such as to entail the minimum expenditure of energy in its ascent and it must neither be too steep nor inadequately pitched.

(ii) The pitch of a private stairway shall be not less than 25° and not exceed 42° and that of a common stairway shall not exceed 38°

(iii) The maximum number of risers in flight of a private stairway shall be fifteen and there shall be a maximum of eighteen risers in a flight of a common stairway.

Step of private stair

96 (a) A step of a private stair shall have a riser not more than 150 millimetres in height and a satisfactory proportion for stairs of private buildings shall be 250 millimetres for a tread. For public buildings the proportion shall be 300 millimetres for a tread and 150 mm for a rise.

(b) The nominal thickness of the tread shall not be less than thirty-two millimetres and that of the riser: twenty-five millimentres.

(c) In any building of four storeys or more, passenger lifts must be provided, in addition in with the stairs.

(d) See Table of lifts.

PART XI — REQUIREMENTS FOR LIGHT AND VENTILATION

Ventilation

97. Every habitable and occupiable room or space shall be provided with windows, ventilators, skylights, glazed doors or other light and air-transmitting media, opening to the sky or a public street or to a court yard or air-space. The aggregate opening area of the

window or windows inclusive of frames shall be not less than one tenth of the total area of the walls of the room or space.

98 In all rooms and spaces for residential purposes, windows may be used as natural means of light and ventilation, and when so used their aggregate opening area shall amount to not less than one sixth of the floor area served. *Window size*

99 The minimum area of a ventilator in each flight shall be 0.81 square metres but if it is not possible to provide a ventilator therein, it shall be provided at the top by means of a window or ventilator or sky-light of an area of not less than thirty-three and one-third percent of the area of the staircase proof. *Ventilation of staircase*

100 (a) A bath or water closet entered directly from the external area shall be provided with a sufficient opening for lighting and ventilation as near the ceiling as practicable and communicating directly with the external air, In no case shall the ventilation be less than 0.60x0.60m. *Ventilation of baths & water-closets*

(b) A bath or water-closet not entered directly from the external areas shall be sufficiently ventilated and the requirements of this sub-regulation shall be deemed to be satisfied.

(i) If the bath or water-closet is provided with a window or roof light which opens directly into the external air and be so constructed that an area of not less than one-twentieth of the floor area of the bath or water-closet may be opened; or

(ii) If the bath or water closet is provided with mechanical or other means of ventilation which give not less than three air changes per hour.

(c) No bath or water-closet shall open directly into a room intended principally for human habitation (other than a bed-room or dressing room) or for the manufacture, preparation or storage of food for human consumption,

(d) Where the bath or water-closet is in a domestic building, it shall, if it communicates with a bedroom or a dressing room and there is not another bath or water-closet in the building which does not so communicate, be so constructed that it can be entered otherwise than through the bedroom.

101 In buildings of institutional use group, every habitable room shall be provided with light and ventilation as required in these regulations for residential uses. *Institutional buildings*

102 All places of public assembly during occupancy shall be illuminated by sufficient natural or artificial light (adequate to permit the reading of a ordinary printed matter). When natural light and ventilation are provided, the required operable window area or other approved devices for natural light and ventilation *Places of public Assembly*

shall be distributed as uniformly as practicable on at least two sides of the room.

Artificial light and ventilation

103 Where natural light and ventilation are inadequate in a building, the building shall be equipped with such artificial light and mechanical ventilation as will ensure the health of human occupants thereof by removing, preventing or neutralizing the effect of dust, fumes, gases, vapours or other noxious impurities.

PART XII DIMENSIONS OF ROOMS AND REQUIREMENT FOR BASEMENT

Dimensions of a room

104 (a) A room intended or used for human habitation shall have:-

(i) a floor area at least 12.96 sq. metres

(ii) a width of not less than 2.70 metres

(iii) a height measured from the floor to the ceiling, clear storey height of not less than 2.70 metre

(b) The size of kitchen must not be less than $9.00m^2$

(c) The size of a store in a residential building must not be less than 4.00^2.

(d) The size of WC must not be less than 900mm x 1500mm.

(e) The size of bath without WC with or a WC showers shall not be less than 1200 x 1500 mm

(f) The size of WC with bath must not be less than (1800mm) x 1800mm),

(g) The width of a living room shall not be less than 3600mm

(h) The length of a living room shall be not less than 4200mm.

(l) The width of passage/corridor shall not be less than 1000mm for residential house.

Basement

105 (a) A basement shall be in every part at least 2.25 metres in height from the floor to the underside of the roof slab on ceiling.

(b) Adequate ventilation shall be provided for a basement. The standard of ventilation shall be the same as required by the particular occupancy according to these regulations. A deficiency shall be met by providing adequate mechanical ventilation in the form blowers, exhaust fans, air-conditioning plants etc.

(c) Adequate arrangements shall be made such that surface drainage does not enter a basement.

(d) Adequate protection against fire shall be provided for a basement. The roofs separating the basement and the floor above shall be constructed of reinforced concrete or of such material as will provide resistance against fire.

(e) The walls and floors of a basement shall be water-tight and shall be so designed that the hydraulic thrust of the sub-soil water is fully offset. Necessary arrangement to prevent condensation of moisture on walls shall be made.

(f) No place in a basement shall be more than 24.00 metres away from the nearest exit.

(g) The access to a basement shall be from the inside of the premises.

Rooms below ground level

106 A living room below ground level intended or used for human habitation shall be not less than one-half of its height above the adjoining ground surface, unless the room is used for recreational or similar purposes.

PART XIII - FLOORS

Floors

107 (a) Floors shall be designed to carry the required superimposed loads

(b) In a domestic building, public building or building of the warehouse class intended to be used for the habitual employment of persons in a manufacture, trade or business, the lowest floor shall, unless the exceptional condition of the site or nature of ground renders the requirements unnecessary, adequately resist the passage of moisture from the ground.

(c) A floor shall be deemed to satisfy the requirements of these regulations if:

(i) being a solid floor, the floor itself (or its finish) is impervious to moisture or there is inserted within the thickness of the floor a dam-proof layer, or

(ii) being a timber floor, the floor is protected from moisture rising through a wall, pier, column or chimney into which it is built, or with which it is in contact.

Timber floor joist

108 Where a building is to be provided with timber floors, the minimum breadth of every joist shall be governed by the flooring requirements:-

(a) the minimum depth in millimetres of each joist shall be not less than one-half of the clear span of the floor, plus an additional 25.40 millimetres for normal load conditions.

(b) floor joists shall not be laid farther apart than 380 millimetres between their centres.

(c) the joist floor shall always be laid on the edge and the minimum length of bearing at each and shall be 100 millimetres and shall be bridged or strutted at right angles longitudinally at not more than 1,800 millimetres apart.

Timber floor boards

109 Timber floor boards shall be not less than nineteen millimetres in thickness and they shall be of well-seasoned timber.

Concrete floors

110 (a) Where concrete is used for the ground floor of a building, the concrete layer shall be not less than 150 millimetres in thickness.

(b) For floors other than the ground floor, full working drawing showing reinforcements shall be made available with the plans submited.

Ground floors

111 The heights of the ground floor slab of a building shall be less than 150mm above the heights of the access way, unless special Architectural design, and structural requirements dictate otherwise.

Bathroom floors

112 (a) The floor of a bathroom with fixed baths or other sanitary fittings shall be of concrete with a cement screed or non absorbent floor finishing material.

(b) When an ablution compartment only is provided without fixed sanitary fittings or with only a stand-pipe or shower, the floor shall be made of concrete with a cement mortar screed to other non-absorbent material and shall also be made to slope downwards to an outlet.

(c) The slope shall not be less than forty millimetres for every 1500 millimetres length of floor.

(d) Unless in extreme cases (Low Income buildings of simple character) all floors must be finished in terrazzo or glazed non-slip ceramic tiles sloped to fall.

PART XIV - ROOFS

Flat roofs

113 (a) A roof with a pitch below 10^0 shall be considered as a flat roof.

(b) The upper surface of a flat roof shall be inclined sufficiently to throw off water and the minimum inclination shall be 300 per 3 metres run.

(c) Flat roofs shall be covered by water proofing and fire resisting materials (e.g roof felts).

(d) For roof covering over large area, roof vents, roof lights must be provided.

Pitched roof

114 (a) Where a building is covered by a pitched timber roof, no timber rafter shall be less in cross-sectional area than 50mm by 150mm.

(b) The tie-bearing shall be not less than the rafters in cross-section.

(c) The dimensions of all other members of any other roof trusses shall not be less than 50mm x 75mm.

(d) The minimum pitch shall be not less than 10^o.

(e) The slope inclination shall conform to the ratio: Rise/Span.

Wind load

115.(a) The wind load shall be taken into account where the height of a structure is greater than four times the minimum width.

(b) Over-hanging eaves, concics and other roof projections shall have adequate strength and stiffness to withstand an upward wind pressure of 1,953 kilogrammes per square metre.

(c) The wind pressure on the roof, signs, tank towers, chimneys and exposed roof structures with plane surfaces shall be assumed at 146 kilogramme per square metre applied on the net projected area of the structure normal to the wind.

(d) In the design of pitch and flat roof, appropriate wind load and dead load shall be taken into consideration.

(e) For spans more than nine metres or more structural, design drawings must be submitted.

(f) In the case of a flat roof, structural drawings shall be employed.

Roof covering

116.(a) All roofs shall be covered with non-combustible materials.

(b) Where combustible materials are to be used, prior approval of the authority shall be sought.

Roof Ceiling

117.(a) Where a roof is provided, with an access, the trap door must not be less than 600 x 600mm in dimension shall be provided in the proof space.

(b) Ceiling vents for adequate ventilation of ceiling space or sizes 300 mm square for cave areas and 600mm square for habitable areas shall be provided.

Eaves

118. Overhanging eaves shall not project more than 1000 millimetres except where they are constructed separately to the wall to prevent wind uplift.

Height of eaves.

119. The height of the lowest part of the eaves shall be not less than 2100mm from the finished floor level.

Anchorage of roof framing

120. Roof framing shall be anchored to the wall framing by means of rag-bolts/metal straps or any other approved materials to resist the wind uplift and distortion.

PART XV - SANITARY FIXTURES

Fixtures

121 A building designed for human occupation shall be provided with a sufficient number of approved fixtures, located and installed as required by these regulations for the removal of human excreta and other refuse and for the purposes of personal cleaning.

Bath or Toilet room enclosures

122 (a) A bath or toilet room shall be closed by walls or partitions for full storey heights; or in lieu thereof shall be provided with an independent ceiling having a clear height of not less than 2250 millimeters.

Salga or pail latrines

123 No salga or pail latrines are to be installed, anywhere within the Planning Area.

Septic tank and Soakaway pits

124 A septic tank shall-

(a) be so constructed as to be impervious to liquids, either from the outside;
(b) be so sited as not to render liable to pollution, a spring or well, the water from which is used or likely to be used for drinking or domestic purposes;
(c) be located at least 1.50m from external habitable building wall and 1.0m from wall fence.
(d) be properly covered and adequately ventilated;
(e) be so constructed and situated that there shall be a ready means of access thereto for cleansing, and for removing its contents without carrying them through a house;
(f) be so constructed as not to discharge a foul matter into a sewer or water-course or apparatus, into the soil or subsoil in such a position or at such a depth as to render liable to pollution, a spring or stream or well be built in accordance with mechanical engineers details. A soakaway shall be-
(i) located about 3.00m from structural wall
(ii) constructed in accordance with mechanical engineers standard specification and sizes according to approved standard table,
(iii) must be easily accessible.

Sanitary installations in hotels and dormitories

125 (a) In a hotel or dormitory building, there shall be not less than one water-closet bath or shower for every four persons of the same sex.
(b) The toilet room shall be readily accessible and in no case shall it be more remote than one floor below (or above the location of the sleeping rooms for which it is designed) Sanitary installations must be designed by registered mechanical engineer.

Soil and fixture traps

126 (a) A plumbing fixture shall be separately trapped as near to such fixture as possible.
(b) A trap shall be self-cleaning and shall be designed to hold a minimum of water-seal of fifty millimetres.
(c) A trap shall have the same nominal inside diametre as the drain or waste-pipe connecting thereto and shall be provided with a clean out.
(d) No fixture, plumbing waste, soil-line or storm drain, or any combination thereof, shall be double-trapped.

Soil and fixture vents

127 The diametre of an individual vent shall be not less than half the diametre of the drain to which it connects, but in no case less than thirty-two millimetres in diameter.

Quality of fixtures

128 (a) Water closets, urinals and other receptacles for the disposal of human faeces shall be made of vitreous earth-ware cast-iron with porcelain enamel interior surface or other impervious and sanitary materials

(b) kitchen sinks for dishwashing and cutlery purposes shall be made of corrosion resistive and non-absorbent materials and shall be installed in such a manner that the space underneath each fixture can be readily accessible for inspection and cleanings.

Location of vents

129 (a) Except in an approved water-closet or a similar fixture, the vent-opening from the soil or waste-pipe shall be located above the dip of the trap.

(b) A vent-stack shall connect full size at its base to the main solid or liquid waste pipe and extend not less than 800 millimetes above the roof, except when the roof is used for purposes or uses other than as a weather covering, the vent-stack shall extend to the height of not less than 1800 millimetress or 800mm above any window/open's lintel.

Water Supply

130 (a) Where portable water is supplied to a building, provision shall be made for a main shut-off valve, and on the supply discharge side water service controlling tap sage shall be provided.

(b) A well, ground water tank constructed in-connection with a building and intended to supply water for human consumption shall comply with the following provisions:-

(i) the well shall be so situated as not to be liable to pollution

(ii) the well shall have a manhole fitted with a proper cover of sufficient size to allow the tank or cistern to be cleaned:

(iii) the ground adjoining the well shall for a distance of not less than 1,200 millimetres in every direction be covered with a water-tight paving, constructed so as to slope away from the well.

(iv) the top of a dug well shall be surrounded by a concrete kerb extending not less than 200 millimetes above the level of the paving and so constructed as to prevent a surface water gaining access to the well.

(v) the sides of the well shall be rendered impervious to water down to such a depth as will prevent contaminations through the adjoining ground,

(c) A tank or cistern constructed or fitted in connection with a building and intended to be used for the storage of rain-water for human consumption shall comply with the following provision-

(i) the tank or cistern shall be so covered as to prevent pollution; and

(ii) where a fixed cover is provided, the tank or cistern shall

(A) be provided with a sufficient ventilator;

(B) be provided with an overflow pipe

(iii) an overflow pipe and a ventilator shall be so arranged as to prevent pollution;

(iv) if the tank or cistern is either wholly or partly below the level of the adjoining ground, its walls, floor and roof shall be constructed of burnt bricks, concrete or other suitable materials in such a manner as to be impervious to water and all the pipes connected to it shall be of durable material and the joint between a pipe and a tank shall be water-tight.

Piping

131 (a) All drains shall be laid in a straight line from point to point and all junction shall have an angle of not less than sixty degrees in the direction of flow. Drain pipes shall be laid to an even gradient throughout their length, so as to give the fall shown in the following table:

Internal Diametre of pipe	(Gradient (Slope))
100 millimetres	1 in 60
150 millimetres	1 in 80
225 millimetres	1 in 120

PART XVI - CHIMNEYS

A Chimney

132 A chimney, (including a chimney added to or altered in an existing building) shall be constructed of suitable non-combustible materials so put together and arranged as to prevent the ignition of any part of the building.

Height of chimneys

133 (a) All chimneys shall extend above the adjoining roof surfaces and through the flashing and shall terminate in a top of roof assembly with a venting capacity not less than that of the vent.

(b) The top shall prevent rain and debris from entering the vent.

Inside finishing of chimney

134 (a) The inside of a chimney shall be lined with fire brick or fire-proof piping/lining of at least twenty-five millimeteres thick, unless the spandrel angles are filled in the solid with brick, work or other non-consumable/combustible materials.

(b) Where two or more flue-pipes are contained in the same chimney, the width of the brick or mortar not less than eighty millimetres thick shall be provided at intervals not exceeding 790 millimetres horizontally, but not more than two flues sections shall be placed side by side without such separation.

Cleaning of flue-pipes

135. Flue-pipe shall be cleaned out thoroughly at the time of construction and shall be left smooth on the inside.

Thickness of flue-pipes

136. A chimney shall have a minimum thickness of 100 millimetres of solid materials constructed of bricks, blocks or concrete, cast *in situ*, or of 150 millimetres of solid materials if constructed of stone: provided that where the chimney passes through a roof which is covered with that or other combustible materials, the thickness shall be increased to not less than 225 millimetres for a

distance of not less than 100 millimetres above and below the materials.

137.(a) No timber or other combustible material shall be placed in a wall or chimney breast within a distance of 225 millimetres of a flue or fire-place opening. *Timber, etc in or near chimney*

(b) No timber or other combustible material being part of the structure, shall be near the face or any chimney.

138. No metal fastening which is in contact with a combustible material shall be placed within fifty milimetres of a fire-place opening of flue. *Metal fastenings*

139. Where a chimney is carried up through the ridge of not less than ten degrees with the horizontal, the top of the chimney shall be not less than 600 millimetres above the ridge, and in any other case the top of the chimney shall be not less than 900 millimettres above the roof, measured from the highest point in the line of junction with the roof. *The height of a chimney above the roof*

140. The least width of a chimney or a group of chimneys bonded together measured horizontally at right angles to its greatest horizontal dimension, shall be not less than one-six of the height of the chimney or group of chimneys above the highest point in the line of junction; with the roof, unless the chimney or group of chimneys is otherwise made secure. *Width of chimneys*

PART XVII – ELECTRIC EQUIPMENT AND WIRING

141. All new electric wiring for light, heat or power, and all alterations or extensions to existing wiring systems in a building shall comply with the standards prescribed by the National Electric Power PLC (NEP. PLC) *Electrical installations*

142. The design, construction, installation, maintenance and operation of an elevator, lift, moving stairway, or an escalator or conveyor for moving persons, materials for merchandise hereafter installed, relocated or altered in the building shall comply with the provisions of the National Electric Power PLC (NEP. PLC) *Elevators, lifts etc.*

143. An elevator, lift or moving stairway shall be enclosed, and if any opening is provided to let in air or light, such opening shall be protected with an approved exhaust system with curtain thermostatically controlled to operate simultaneously with the detection of fire or with an approved power-operated fire shutter having a one-and-half hour fire resistance rating as specified by the National Electric Power PLC. (NEP. PLC) *Elevators Lifts or moving Stairways.*

Test and inspections.

144. An acceptance test and inspection of a new installation or a major alteration thereto shall be carried out as prescribed by the National Electric Power PLC. (NEP. PLC).

Certificate of approval.

145. No electric wiring system shall be approved and no current shall be supplied for light, heat or power in a building, until the required certificate of inspection and approval has been issued by the National Electric Power PLC (NEP. PLC).

Building bye-laws and inconsistent planning schemes

146.(a) Where a provision of an approved planning scheme is inconsistent with a provision of these regulations, the latter shall prevail and the provision in the planning scheme shall to the extent only of the inconsistency, be void.

(b) No provision of any building bye-laws shall apply to an area in which the provision of these regulations are in force.

Certificate of fitness and completion.

147. Certificate of fitness and completion is given before habitation by the Authority at completion of any structure, even practical completion before occupation which equally includes a set of completed or built building drawings of all services. The Authority may periodically request for inspection of the certificate of completion of any building.

Revocation of ISLN No. 14 of 1982

148. The Planning Authorities Building Regulation 1982 is hereby revoked.

Made at Owerri, this.....15th.....day of March 1996.

ARC. JONNY OKEY NGONADI

Commissioner for Lands, Survey and Urban Planning.