

**LAGOS STATE URBAN AND REGIONAL PLANNING AND DEVELOPMENT LAW,
CAP U2
LAGOS STATE BUILDING CONTROL AGENCY REGULATIONS, 2019**

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LAGOS STATE BUILDING CONTROL AGENCY REGULATIONS, 2019

In exercise of the powers conferred by Section 99(3) of the Lagos State Urban and Regional Planning and Development Law Cap U2, 2015, and all other powers enabling me in that behalf, I **TPL (DR) Idris Okanla’ Salako** the Commissioner for Physical Planning and Urban Development make the following Regulations:

Interpretation

1. In this Regulation –

“Abandoned property means” a property which has been deserted or rejected for a period of ten (10) years, dilapidated or inhabited by hoodlums;

“Agency” means the Lagos State Building Control Agency;

“Alteration” means additions and improvements or other various structural repairs to existing buildings. For example, removing or changing structural load bearing walls;

“Appropriate professionals registered to practice in Nigeria” means:

- (i) An Architect, registered with the Architect Registration Council of Nigeria (ARCON);
- (ii) An Engineer registered with the Council for Regulation of Engineering in Nigeria (COREN);
- (iii) A Town Planner, registered with the Town Planner Registration Council of Nigeria (TOPREC);
- (iv) A Licensed Surveyor, registered with the Surveyors Registration Council of Nigeria (SURCON);
- (v) A Builder, registered with the Council of Registered Builder of Nigeria (CORBON);

“Building survey” means identification of building defects, diagnosis, determining causes and proposing appropriate remedies with a term for retaining all the design criteria and creating improvement to an existing building;

“any person” means an owner, his servant, agents or privies, a developer, an independent contractor, Architect, Engineer or Builder;

“Commissioner” means the Commissioner charged for the time being with the responsibility for Physical Planning and Urban Development;

“Contaminant” means any substance which is or may become harmful to persons or buildings including substances which are corrosive, explosive, flammable, radioactive or toxic;

"Contract Documents" include the following:

- (i) Contract drawings and specifications prepared by Registered Architect and Engineer;
- (ii) Priced bills of quantities prepared by Registered Quantity Surveyor;
- (iii) Construction programme, project quality management plan, project health and safety plan prepared by a Registered Builder;
- (iv) Conditions of contract;
- (v) All Risk Insurance for the building works, personnel and equipment;

“Contractor” means a person or firm who contracts with an owner or the owner’s authorized agent to undertake the execution of a project;

“Construction Authorization” means stage by stage certification of construction work by the Building Control Agency;

“Developer” means a builder, contractor, creator, pioneer or owner.

“Development” means:

- (i) The carrying out of any building, mining, or other operation in, on, over, or under any land;
- (ii) The making of any material change in use of any land, building or structure;
- (iii) Conversion of land, building or structure from its established or approved use;
- (iv) Placement or display of urban furniture on land, building or structure;
- (v) Making of any environmentally significant change in use of any land; and
- (vi) Demolition of buildings, including felling of trees;

“Disposal mains” means any pipe tunnel or conduit used for the conveyance of effluent to or from a sewage disposal works which is not a public sewer;

“Extension” means a vertical or horizontal addition to an existing structure;

“Floor Display Board (FDB)” means a board made out of ply wood with white background or board that can withstand the weather, measuring 600mm x 600mm or 800mm x 800mm on which the number of the floor of the building under construction is boldly written to the extent that the figure on the board can be read from a minimum of 120metres away from the building.

“Foul water” means waste water, which includes –

- (i) waste water from a sanitary convenience, bidet or appliance used for washing receptacles for foul waste;
- (ii) water which has been used for food preparation, cooking or washing;

‘Internal linings’ means the materials or products used in lining any partition, wall, ceiling or other internal structure.

“LASPPPA” means the Lagos State Physical Planning Permit Authority;

“Ministry” means the Lagos State Ministry of Physical Planning and Urban Development;

“PAT” means Portable Appliance Test;

“Planning Permit” means an approval or assent given for the time being to a development and includes, layout or subdivision plan, Building Control Authorisations given at construction stage by the LASPPPA;

“Renovation” means any improvement that does not add additional floor area to the building and may include –

- (i) Redecorating and painting;
- (ii) Roof restoration;
- (iii) Replacing floor coverings;
- (iv) Recladding;
- (v) Retiling;
- (vi) Kitchen or bathroom remodeling;

- (vii) Window and door replacements;
 - (viii) Installation of home improvements; and
- “State” means Lagos State of Nigeria.

Notice of Intention to Commence Construction.

2. (1) Any Developer intending to commence construction work(s) in the State shall give seven (7) days notice in writing to the Lagos State Building Control Agency (referred to in this Regulation as “the Agency”) of such intention in the prescribed form as provided in Schedule 1 to this Regulation.
- (2) Where –
 - (a) A person proposes to carry out construction works which consist of emergency repairs and it is not practicable to comply with sub-regulation (1) above before commencing the work(s), the Developer shall give a commencement notice to the Agency within seven (7) days after commencement of the work(s).
- (3) Every Developer engaged in construction work(s) in the State shall pay to the Building Control Agency for inspection and stage certification, a sum equal to twenty percent (20%) of the Building Plan Assessment fee paid to the Lagos State Physical Planning Permit Authority (“LASPPPA”) for grant of the Planning Permit.

Documents to be Submitted by the Developer with the Notice of Intention to Commence Construction.

3. The Developer wishing to commence building construction work shall submit the following documents together with the notice referred to in Regulation 2(1) to the Agency:
 - (i) Planning Permit for the proposed development;
 - (ii) Sub-soil Investigation Report in the case of structures above four (4) floors and all developments in areas with low bearing capacity soils;
 - (iii) Sanitary Inspection and Disinfestation Report by a licensed Environmental Health Officer;
 - (iv) One (1) copy each of detailed architectural, mechanical, electrical and structural design as approved;

- (v) General Contractors' All Risk Insurance Policy of buildings above two (2) floors;
 - (vi) Letter of undertaking of supervision of project by professionals involved;
 - (vii) Programme of Works which shall include five (5) copies each of -
 - (a) builder's site execution document;
 - (b) construction methodology;
 - (c) construction of programmes;
 - (d) project quality management;
 - (viii) Health, Safety and Environment Report; and
 - (ix) Any other report as may be required.
- Site Inspection.
4. (1) On receipt of the Notice of Intention to Commence Construction, an Inspector of the Agency or authorised officer shall inspect the construction site in accordance with Schedule 2 to this Regulation.
- (2) The site execution of every building under construction shall be managed by a registered builder.
- (3) Every building under construction in the State shall be supervised or managed by the relevant professionals registered to practice in Nigeria.
- Authorisation to Commence Construction.
5. (1) The Agency may grant authority to commence construction to the developer in accordance with Schedule 2 to this Regulation on compliance with Regulation 2 and;
- (2) The Developer shall keep a copy of the Planning Permit granted by LASPPPA on the site and produce same on demand.
- Construction Site
6. (1) The Developer shall ensure that a project site board is erected at the construction site showing the following -
- (i) Planning Permit number;
 - (ii) Title of project;
 - (iii) Names and addresses of the Professionals/Consultants appointed for the project;
 - (iv) Name and address of main contractor;

- (v) Number of floors approved, inclusive of the ground floor;
- (vi) Project duration;
- (vii) Safety and health coordinator; and
- (viii) Quality control consultant (where applicable).

(2) Construction premises shall have a site office that –

- (a) is located outside the structure under construction;
- (b) has facilities such as toilets and washroom(s) for workers and visitors;
- (c) has storage for materials;
- (d) has register of people working on site and visitors.

(3) Sites under construction shall not be used for dwelling or business purposes.

(4) During new construction or renovation of existing buildings, all occupiers shall be evacuated prior to commencement of work for health and safety compliance.

(5) All visitors and construction workers shall take necessary health and safety precautions when on a building site, including wearing protective equipment.

(6) The use of skip for debris and building materials shall be employed on site and this waste shall be separated from domestic waste.

Party Wall and Buildings
Surrounding Construction Sites

7. (1) A Party wall is a wall that stands astride the boundary of land belonging to two (2) or more owners.

(2) Where any construction involves a Party wall, the developer shall–

- (a) at least 1 (one) month before the commencement of the construction give a notice to the adjoining property of intention to build and describe the intended work;
- (b) obtain the adjoining owner’s consent in writing prior to commencement of construction;

- (c) carry out the construction in a way that the integrity of the adjoining structure is not affected;
 - (d) engage competent professionals to carry out structural survey of properties within the project site and ensure actual pictures are taken for record purposes.
- (3) The Notice shall state –
- (a) the name and address of the developer;
 - (b) the nature and details of the proposed construction; and
 - (c) the date on which the proposed construction would commence;
- (4) The Developer who intends to carry out construction shall appraise the buildings around the site prior to and after the construction with the signing off of a registered engineer.
- (5) The owner, who has been notified and does not respond to the notice within the period of fourteen (14) days beginning from the day on which the notice was served shall be deemed to have consented.
- (6) Where a dispute arises or is deemed to have arisen between a developer and the adjoining owner/developer in respect of any matter connected with any party wall work -
- (i) both parties shall concur to the appointment of one (1) Land Surveyor; or
 - (ii) each party shall appoint a Land Surveyor and the two (2) Surveyors so appointed shall select a third Land Surveyor to settle the dispute.

Building Stage Certification.

8. (1) Building Stage Certification shall be carried out by inspectors of the Agency competent under the relevant professional laws in Nigeria to so do.
- (2) On completion of each stage of building construction, the developer shall obtain a stage certificate of satisfactory execution in the prescribed form stipulated in Schedule 3 to this Regulation and a copy shall be produced on demand on site.

- (3) At each stage of inspection the following shall be observed -
- (i) filling of the log book kept on the site in duplicate;
 - (ii) a copy of the signed log book to be kept by the inspector of the Agency;
 - (iii) keeping of pictorial records/sketches at each certified stage of construction; and
 - (v) reporting of findings during the inspection.
- Building Certificate of Worthiness.
9. (1) Electrical, Mechanical or Gas Engineers registered to practice in Nigeria shall issue Certificate of Worthiness for electrical, mechanical elements and fire safety before occupation of high-rise buildings.
- (2) The Certificate(s) shall be submitted to the Agency.
- Certificate of Completion and Fitness for Habitation.
10. (1) Every Developer shall obtain from the Agency, a Certificate of Completion and Fitness for Habitation (referred to in this Regulation as “the Certificate”) as prescribed under Schedule 4 to this Regulation.
- (2) The Certificate shall be obtained on any building on satisfactory completion before occupation.
- (3) The Certificate shall be signed by the General Manager or any authorized officer of the Agency.
- (4) In the event that any defect is observed or alteration is made, the Certificate shall be withdrawn or revalidated as the case may be.
- (5) The Certificate shall only be issued, where the application is accompanied with the following documents -
- (i) pictures of all elevations of the building;
 - (ii) Electrical Certification;
 - (iii) Gas Certification;
 - (iv) Mechanical Certification;.
 - (v) Fire Safety Certification;

- (vi) Insurance Policy on the building; and
 - (vii) Letter of indemnity from all relevant professionals (Architect, Builders and Structural Engineers).
- Use of Certified Professionals and Artisans.
11. (1) The Agency shall ensure that certified professionals and artisans are used in construction sites.
- (2) Any professional or artisan working on a construction site in the State shall show on request, the evidence of registration with their respective professional bodies and or Lagos State Government.
- Supervision of Demolition
12. (1) Any person intending to demolish an existing structure shall prior to the demolition obtain a Demolition Permit from LASPPPA and a copy of the Permit shall be forwarded to the Agency by LASPPPA and such display on the Demolition site.
- (2) The following documents shall be submitted in respect of the demolition process -
- (i) a copy of Demolition Permit issued by LASPPPA;
 - (ii) submission of demolition schedule duly prepared and signed by relevant professionals in accordance with the Building Codes; and
 - (iii) letter of undertaking to supervise the demolition by a Civil/Structural Engineer and builder who are registered to practice in Nigeria.
- (3) The developer may request the services of the Agency for the demolition subject to payment of specified fees.
- (4) The Agency shall monitor every demolition in compliance with the health and safety standards of the State.
- Structure of Buildings.
13. (1) Buildings shall be constructed in the manner that the design loads are sustained and transmitted to the ground safely without causing deflection or deformation to any part of the building or movement of the ground to affect the stability of any part of another building.

(2) In determining whether a building complies with sub-regulation (1) above, recourse shall be given to the design loads the building is being subjected.

(3) The building shall be constructed in the manner that ground movement caused by

- (i) swelling, shrinkage or freezing of the subsoil; or
- (ii) land slip or subsidence (other than subsidence arising from shrinkage) in as much as the risk can be reasonably foreseen, will not affect the stability of any part of the building and surrounding structures.

(4) The building shall be subjected to material evaluation and testing where construction is on-going.

(5) In the event of structural defect or failure of the building due to negligence leading to collapse, all the under listed professionals including the developer, to wit;

- (a) Civil Engineer/Structural/Mechanical;
- (b) Builder; and
- (c) Architect;

who participated in the development of the structure shall be held liable.

Fire Safety.

14. (1) Fire safety measures shall be observed on all building construction sites within the State.

(2) The Developer shall ensure that the building is designed and constructed with standard fire prevention, detection and alarm devices acceptable to the Lagos State Fire Service.

(3) The Developer shall ensure satisfactory means of raising a fire alarm and a standard of escape for persons in the event of fire in a building.

(4) Subject to the provision of sub-regulation (3) above, the developer shall ensure that the building is designed and constructed to -

- (a) provide sufficient means of giving early warning of fire for persons in the building;
- (b) have escape routes of sufficient number and capacity suitably located to enable escape to a place of safety in the event of fire; and
- (c) protect the fire escape routes from the effects of fire.

(5) The developer shall appoint a qualified person to –

- (i) carryout fire risk assessment regularly;
- (ii) identify hazards within the building;
- (iii) remove or reduce the hazards to the barest minimum; and
- (iv) record all identified hazards in a record book.

(6) To prevent the spread of fire within the building, the developer shall ensure that the construction is done in line with the provisions of the National Building Code as relates to fire retardation and prevention.

(7) To ensure the stability of buildings in the event of fire and a sufficient degree of fire separation within buildings and between adjoining buildings, the developer shall ensure that -

- (a) the building shall be designed and constructed so that, in the event of fire, its stability will be maintained for a reasonable period;
- (b) a wall common to two (2) or more buildings shall be designed and constructed such that it adequately resists the spread of fire between those buildings;
- (c) necessary measures to prevent the spread of fire within the building to an extent appropriate to the size and intended use of the building shall comprise the following:
 - (i) sub-division of the building with fire resisting construction;
 - (ii) installation of suitable automatic fire suppression systems;
 - (iii) the buildings shall be designed and constructed so that the unseen spread of fire

and smoke within concealed spaces in its structure and fabric is prevented.

(8) The developer shall ensure that external walls and roofs have resistance to the spread of fire over the external envelope as follow -

- (a) the external walls of the building shall resist the spread of fire over the walls from one building to another having regard to the height, use and position of the building; and
- (b) the roof of the building shall resist the spread of fire over the roof from one building to another having regard to the use and position of the building.

(9) The developer shall make provisions for accessibility for firefighting equipment into the building and the provision of facilities in the building to assist firefighters to save lives in and around the building.

(10) Where a building has long corridors, the developer shall ensure that compartmentation is used to-

- (a) prevent rapid fire spread which could trap occupants of the building; and
- (b) reduce the chances of fire becoming a conflagration.

(11) The developer shall ensure that-

- (a) all domestic buildings shall have thirty (30) minutes fire rated doors installed;
- (b) all public buildings shall be fitted with one (1) hour fire rated doors;
- (c) Wherever there is domestic gas installation in a building, the kitchen entrance shall be fitted with at least thirty (30) minutes fire rated door;
- (d) All external doors in buildings shall open outward to ease the exit of people in case of fire and shall be at least one (1) hour fire rated;

- (e) Portable Appliance Test (PAT) shall be carried out once in every six (6) months in all public buildings, offices and petrol filling stations;
- (f) All electrical appliances shall be tested for safety after installation and maintained to prevent harm; and
- (g) Gas safety shall be carried out annually by competent registered Gas Engineer and certificate of safety shall be issued and revalidated annually.

(12) The Developer of any building, including a petrol filling station shall obtain relevant fire safety certification and provide them on demand.

(13) The requirements for buildings to be provided with adequate means of escape or fire protection shall apply to all buildings.

(14) An inspector of the Agency shall have powers to –

- (a) carry out inspection of all buildings and petrol filling stations to ensure that such buildings have adequate means of escape and are installed with fire protection devices. Fire instructions signs and notices shall be placed at different parts of a public building with a well identified muster point.
- (b) verify any certificate issued to that effect by the relevant Ministry, Department or Agency;
- (c) verify that all equipments such as fire extinguishers are valid and have not expired; and
- (d) make recommendation for either additional staircase, fire extinguishing medium, fire alarm or any other safety device to be constructed or installed in such buildings as the case may be.

(15) Subject to the provisions of sub-regulation (13), all buildings especially petrol filling stations, gas plants and other buildings with high risk of fire incidents shall be provided with the following fire extinguishers -

- (i) Dry chemical powder (electric fire);
 - (ii) CO2 (electric fire);
 - (iii) H2O (wood and material);
 - (iv) Foam (petrol);
 - (v) Sprinkler;
 - (vi) Fm 200;
 - (vii) Drencher;
 - (viii) Rising Mains (wet & dry); and
 - (ix) Any other applicable fire extinguisher.
- Site Preparation and Protection of Construction from Moisture. 15. (1) The ground to be covered by the building shall be free from any material such as vegetal matter, topsoil and pre-existing foundations that might damage the building or affect its stability.
- (2) Reasonable precautions shall be taken to avoid danger to health and safety caused by contaminants on or in the ground covered by the building and any land associated with the building.
- (3) Adequate drainage shall be provided where needed to avoid–
- (a) the passage of ground moisture to the interior of the building; and
 - (b) damage to the building, including damage through the transport of water borne contaminants to the foundations of the building.
- (4) The walls, floors and roof of the building shall adequately protect the building and occupants from harmful effects that may be caused by –
- (a) ground moisture;
 - (b) precipitation, including wind driven rain;
 - (c) interstitial and surface condensation; and
 - (d) spillage of water from or associated with sanitary fittings or fixed appliances.
- Ventilation. 16. (1) There shall be adequate means of ventilation provided in any building constructed in the State.
- (2) Fixed systems for mechanical ventilation and any associated controls shall be commissioned by testing and adjusting as necessary to ensure that the objective referred to in sub-regulation (1) is met.
- Hygiene, Water Sanitation and Safety. 17. The Developer shall -
- (1) Carry out annual, adequate test for water

borne disease on any water supplied to a building including those from borehole and wells.

(2) Ensure availability of wholesome water to any –

- (a) place where drinking water is drawn;
- (b) wash hand basin or bidet provided in or adjacent to a room containing a sanitary convenience;
- (c) wash hand basin, bidet, fixed bath or shower in a bathroom; and
- (d) sink provided in any area where food is prepared.

(3) Install heated wholesome water where necessary to any –

- (a) wash hand basin or bidet provided in or adjacent to a room containing a sanitary convenience;
- (b) wash hand basin bidet, fixed bath and shower in a bathroom; and
- (c) sink provided in any area where food is prepared.

(4) Install a hot water system including any cistern or other vessel that supplies water to, or receives expansion water from a hot water system to resist the effects of temperature and pressure that may occur either in normal use or in the event of such malfunctions as may be anticipated and adequately supported.

(5) Ensure that hot water system that has a hot water storage vessel incorporates precautions to-

- (a) prevent the temperature of the water stored in the vessel at any time exceeding 100⁰C; and
- (b) ensure that any discharge from safety devices is safely conveyed to where it is visible but will not cause danger to persons in or around the building.

(6) Ensure that the hot water supply to any fixed bath is designed and installed as to incorporate measures to ensure that the temperature of the water

that can be delivered to that bath does not exceed 48°C to avoid burn.

(7) Ensure adequate and suitable sanitary wares are provided in toilets and bathrooms with enough spaces to accommodate wares and users.

(8) Ensure that adequate hand washing facilities are provided in –

- (a) rooms containing sanitary conveniences; and
- (b) rooms or spaces adjacent to rooms containing sanitary conveniences.

(9) Ensure that any room containing a sanitary convenience, a bidet, or any facility for washing hands provided in accordance to sub-regulation (8)(b) is separated from any kitchen or area where food is prepared.

(10) Ensure that a bathroom contain a wash hand basin and either a fixed bath or a shower in buildings containing one (1) or more rooms for residential purposes.

(11) Ensure that a suitable sink is provided in any area where food is prepared.

Drainage and Waste Disposal

18. (1) An adequate drainage system shall be provided by the developer to carry foul water from appliances within the building to one of the following facilities in order of priority, a
- (a) public sewer;
 - (b) private sewer communicating with a public sewer;
 - (c) septic tank which has an appropriate form of secondary treatment or another wastewater treatment system, or;
 - (d) cesspool.
- (2) The developer shall ensure that a septic tank and any of its form of secondary treatment and other wastewater treatment system or cesspool is sited and constructed that –
- (a) it is not prejudicial to the health of any person;
 - (b) it will not contaminate any watercourse, underground water or water supply; and

(c) there are adequate means of access for emptying and maintenance.

(3) The developer shall ensure that any septic or holding tank which is part of a wastewater treatment system or cesspool is –

- (a) of adequate capacity;
- (b) so constructed that it is impermeable to subsoil liquids; and
- (c) adequately ventilated.

(4) Where a foul water drainage system from a building discharges into a septic tank, waste water treatment system or cesspool, the developer shall ensure that a durable notice is affixed in a suitable place in the building containing information on any continuing maintenance required to avoid risks to health.

(5) Provision shall be made by the developer for rain water to be carried from the roof of the building.

(6) The developer shall ensure that paved areas around the building are constructed as to be adequately drained.

(7) (1) The developer shall ensure that rain water from a system provided pursuant to sub-regulations (5) and (6) above discharge to one of the following:

- (a) a soak away or some other infiltration system, or where that is not practicable;
- (b) a water course, or where that is not practicable;
- (c) a sewer.

(2) Sub-regulation (7) shall not apply to the gathering of rain water for re-use.

(8) The developer shall ensure that the erection or extension of a building or work involving the underpinning of a building is carried out in a way that it is not detrimental to the building or building extension or to the continued maintenance of the drain, sewer or disposal main.

(9) The developer shall ensure that any system for discharging water to a sewer shall be separated from that provided for the conveyance of foul water from the building.

(11) The developer shall ensure that adequate provision is made for storage of solid waste.

(12) The developer shall ensure that adequate means of access is provided –

- (a) for people in the building to the place of storage;
- (b) from the place of storage to a collection point.

Access to and Use of Building.

19. The developer shall ensure that -

(1) Provision is made for people to gain easy access to the building and use of its facilities.

(2) Independent access is provided to the extension, where practicable.

(3) If sanitary conveniences are provided in any building that is to be extended, provision is made within the extension for sanitary conveniences.

Access to and Use of Public Buildings by Physically Challenged People.

20. The developer shall ensure that -

(a) In all public, commercial and high rising buildings, suitable means of access is provided for physically challenged persons from the entrance point of the building to all parts of the building.

(b) People who may find it difficult to negotiate changes in floor level including those –

- (i) using wheel chairs;
- (ii) using walking aids;
- (iii) with impaired sight,

are taken into consideration in designing access mentioned in sub-regulation (a).

(c) Access routes adjacent to the buildings are designed and constructed such that –

- (i) every barrier that would not allow physically challenged people to access any public building is removed;

- (ii) people with disability will be able to reach the principal entrance or any other entrance leading to the building;
 - (iii) access is provided from the entrance into the site curtilage or from any car park which is provided for their use within the site;
 - (iv) drop kerbs at carriage for wheelchair users is provided;
 - (v) access is leveled where possible and not steeper than 1:20;
 - (vi) minimum clear width of ramps is 1200mm with tactile surfaces at the top and bottom and intermediary landings are provided;
 - (vii) handrails are provided along flights with minimum height of 900mm from floor level.
- (d) Meeting rooms, large reception greater than 100m², booking areas and ticket offices are accessible and equipped with aids to communicate with persons having hearing or sight impairment.
- (e) Sanitary accommodations are provided for people with disability within accessible areas.
- (f) Accommodations are provided for people with disabilities and their carrier or minders within audience and spectator areas.
- (g) Buildings are designed such that people with disability do not travel further than is reasonably expected to their able contemporaries.
- (h) All lifts are spacious to accommodate wheelchair users and, usable for people with hearing and vision impairment.
- (i) Vision panels of not more than 900mm high are fitted along corridor doors.
- (j) Door handles are at a height of not more than 900mm and accessible to physically challenged people.
- (k) Every public building shall have a risk assessment carried out every two (2) years to be supervised by an officer of the Agency.

Method of Construction

21. (1) All architectural, Structural, Mechanical, Electrical, Special Services Designs and Drawings

shall be carried out in accordance with the building code, the Urban and Regional Planning and Development Law and the Regulations made under it.

(2) Every construction shall be supervised by appropriate qualified professionals

(3) A registered professional shall take responsibility for the project and execute the attestation forms contained in Schedules 5-10 and shall be on site at all times.

(4) Any new technique or method of construction not covered by the accepted codes of practice shall only be allowed with the specific approval of the Agency.

(5) Quality materials and clean water shall be used in building construction to reduce impurities and minimize risk of structural defects and consequent collapse.

(6) Structural integrity tests shall be carried out in authorized centres that are accredited by the relevant Agency of Government for all developments and the results of the test shall be submitted to the Agency prior to the grant of certificate of completion and fitness for habitation.

(7) The Agency has the power to reconfirm the test in the Agency's laboratory.

(8) A maintenance manual shall be prepared by a consortium of registered architects, civil/structural engineers and builders involved in every building project.

Responsibilities of the Developer

22. (1) It shall be the responsibility of the developer to-
- (a) ensure that the building is certified by the appropriate professionals as specified in Schedules 5 to 10 to this Regulation at every stage of construction. This is without prejudice to the inspection of the project at every stage of construction by the Building Control Agency;

- (b) carry out mandatory comprehensive test on concrete cubes, reinforcement and other materials as may be deemed necessary and the result shall be submitted to the Building Control Agency at every stage of the building construction where the need arises;
- (c) carry out the authorized work and to notify the Building Control Agency in writing that such work is ready for inspection as specified in Schedule 10(III) to this Regulation;
- (d) ensure acceptable standard of public and environmental health requirements of both site and building and prevention of all hazards and defects in the interest of workmen, visitors, adjoining properties, occupiers and general public;
- (e) ensure that the site is free of filth, rubbish, overgrown weeds, etc or toxic and hazardous substances before and during construction;
- (f) provide suitable shelter for workmen and materials to be used for construction;
- (g) carry out periodic training of staff and induction training to new workers;
- (h) provide adequate sanitary conveniences such as toilets, washrooms and cloak rooms for use of workmen on site and in existing buildings and their proper maintenance;
- (i) comply with health and safety standards at all times;
- (j) keep free from public roads, required setback, public drains at the front, rear or either side of the site, all building materials such as sand, gravel, cement, blocks, reinforcement bars etc being used for construction;
- (k) ensure the sanitary and safe disposal of waste of all description, litter, refuse, weeds, construction debris before, during and after

construction as well as after authorized demolition of any structure;

- (l) ensure proper and adequate natural ventilation and lighting of the rooms and apartments in such a manner that the window opening shall not be less than (one-eight) (1/8) of the floor area and be positioned to admit direct sunlight and fresh air from the exterior;
- (m) ensure the proper maintenance of all installations, including sanitary fixtures or fittings such as water pipes, soil pipes, etc;
- (n) ensure that the site and building are rid of pests such as rats, mosquitoes, termites, tsetse flies, snakes etc. to protect public health and for that purpose to –
 - (i) rat-proof the building during and after construction in such manner as to exclude rats from gaining entry;
 - (ii) provide gratings on ventilation openings in such a manner as to exclude rats and other public health pests;
 - (iii) fumigate the building before habitation;
- (o) ensure proper sanitary disposal of waste and storm water through an efficient and effective drainage system;
- (p) ensure the entire building (including the floors and walls) is damp-proof in the interest of public health;
- (q) ensure sound proofing of activities or operations likely to generate above eighty (80) decibel of sound, in order to avert noise nuisance to adjoining properties, neighbours and the general public. The buildings affected by this provision shall include religious worship centres, night clubs, discotheques, cinemas or event centres etc; and

(r) ensure that the building is not found in a condition as to be injurious to the health of workmen, visitors, occupiers, neighbours and the general public.

(2) The responsibilities provided in sub-regulation (1)(r) above shall constitute part of the conditions to be satisfied before the issuance of the Certificate of completion and Fitness for Habitation under Regulation (9).

(3) Comply with all fire requirements in respect of buildings in this Regulation.

(4) It shall be an offence for a developer, owner or occupier(s) of any building to pound anything whatsoever with pestle and mortar or grind stone on the deck of any building.

(5)(i) It shall be mandatory for all buildings under construction above four (4) floors to have displayed conspicuously a Floor Display Board (FDB) showing the number of floors at each level. The number shall be displayed on the wall or scaffoldings of the building and each board shall conform with the following standard; The shape shall be square and size shall range between (600mm x 600mm) and (800mm x 800mm)

(ii) The background of the board shall be white with bold inscription of the floor number in black.

(iii) In case of a building with mezzanine floor, the floor number shall be written with the prefix M after the number. e. g. 4M

Distressed and Defective Buildings and Structures.

23. (1) A building shall not be constructed in a way to have adverse effect on adjoining or neighboring buildings/structures.

(2) The Agency shall periodically probe all building developments within the State to identify defective and distressed structures.

(3) The developer of a building with any structural defect shall subject such building to necessary tests as may be required and shall submit the original set of such report to the Agency.

- (4) The Agency may request for a repeat of a test or for more other test(s).
- (5) The developer of a defective or distressed building shall submit to the Agency a report of structural stability duly signed, sealed and stamped by a Registered Civil/Structural Engineer.
- (6) Where renovation works are required, the developer shall ensure that a Renovation Permit is obtained from LASPPA. Such work shall be supervised by relevant professionals with schedule of renovation works prepared by such professional.
- (7) The Agency shall have the right to seal off/remove any structure under renovation found to be at variance with the relevant Renovation Permit.
- (8) The Agency shall have the right to seal off all structures found to be dangerous for habitation while further probing of the building is being carried out.
- (9) Where it appears to the Agency from the report mentioned in sub-regulation (2) of this Regulation that the building or structure is in such a condition or carries such loads considered dangerous to the occupants or the public, the Agency shall upon service of necessary statutory notices-
 - (a) compel the developer to demolish same within seven (7) days; or
 - (b) demolish same and remove all debris resulting from the demolition for failure to comply with the relevant sections of the Regulation.
 - (c) The Agency shall remove the residue of any partially collapsed structure without conducting any further test.
- (10) The Agency shall recover from the owner or developer all expenses incurred by in respect of the property under this Regulation.
- (11) Where the developer fails to comply with sub-regulations (1) and (2) of this Regulation the Agency shall notify LASPPA to issue relevant statutory notices against the erring developer.

Abandoned Buildings

24. (1) The Developer of any uncompleted or existing building shall at all times ensure the property is in proper environmental, safe and sanitation conditions.
- (2) The Developer of such building described in sub-regulation (1) of this Regulation before continuing the works shall inform the Agency of the intention to resume construction, submit the Planning Permit granted for the development and subject such building to necessary tests.
- (3) The Building Control Agency shall serve relevant notices and seal off any structure described in sub-regulations (1) and (2) of this Regulation where the developer fails to comply with the notice(s) served.

Collapsed Buildings.

25. (1) Any developer, agent, occupier of any collapsed structure, shall within twenty-four (24) hours of such collapse report to the nearest office of the Agency or the nearest police station stating –
- (a) the cause(s) of such collapse;
 - (b) the extent of damage to the adjoining properties;
 - (c) injury to person(s); and
 - (d) the fatality.
- (2) Any Developer or occupier of any collapsed structure, who fails to comply with sub-regulation (1) of this Regulation, commits an offence.
- (3) The Agency shall immediately on detecting or being informed of such collapse cordon off the site for safety precaution and further investigation.
- (4) Any structure, which collapses due to negligence on the part of the developer of the property, shall be sealed off and forfeited to the State Government after due investigation and publication of the notice of forfeiture in the State Official Gazette.

Illegal Structures.

26. (1) Any building construction carried out within the State without a Planning Permit from the relevant Authority shall be deemed illegal and treated as such.
- (2) Any development at variance with the planning permit granted and beyond the approvable limit granted for the area or zone shall be deemed

illegal and the developer of same shall within twenty one (21) days remove it under the supervision of the relevant professionals.

(3) Any alteration, amendment or addition to the existing building such as shops, gate-houses, shanties, containers or any other structures not covered by the Planning Permit granted shall be deemed illegal and treated as such.

(4) The Agency shall issue and serve relevant statutory notices on all structures described in sub-regulation (1) to (3) of this Regulation.

(5) Where the developer or occupier of such identified structure fails to comply with the orders contained in the statutory notices served, such development shall be sealed off and subsequently demolished.

(6) The Agency shall recover the cost of demolition and carting away of debris from the developer.

Existing Structures.

27. (1) Any developer of a building or structure, existing or under construction that is not covered by a Planning Permit shall, upon the service of relevant statutory notices take necessary steps to regularize action taken (where it can be regularized) and submit the following documents within ninety (90) days to the Agency-

- (i) planning Permit granted by the relevant Authority;
- (ii) certificate of Completion and fitness for habitation issued by the relevant Agency;
- (iii) insurance Policy if more than 2(two) floors;
- (iv) report of all necessary tests, structural appraisal and relevant photographs of the building.

(2) The Agency shall have the power to seal up any existing structure or one under construction pending the submission of the necessary Planning Permit.

Power to Issue and Serve Notices.

28. (1) Pursuant to the provisions of Section 47(c) of the Principal Law, the Agency shall have the power to issue and serve any of the following statutory notices as prescribed in Schedules 14 – 20 of this Regulation:

- (i) Contravention Notice;
- (ii) Stop Work Order,
- (iii) Quit Notice;
- (iv) Seal Off Order;
- (v) Demand Notice;
- (vi) Regularisation Notice; and
- (vii) Demolition Notice.

(2) The Agency shall mark any property identified as defective, abandoned, illegal and unauthorized after service of relevant notices where necessary and thereafter remove same.

(3) The Agency may serve enforcement notices on owner of a private or public, residential, commercial, industrial, institutional, recreational or any other land use wherever any development is commenced without building control authorisation etc, or where the building constitutes danger to the occupier or public.

(4) An enforcement notice may be issued under sub-regulation (1) above, notwithstanding that the unauthorised development, renovation, alteration, repair or addition took place before the commencement of the Physical Planning Law.

(5) An enforcement notice served under this regulation may direct the developer or owner to obtain building control authorisation or alter the structure to be in conformity with building regulations within ninety (90) days of contravention.

(6) An enforcement notice served under this regulation shall take immediate effect upon service on a developer, occupier contractor or owner of the development for the time being.

(7) Any person who fails to comply with the terms of an enforcement notice issued and served under this Regulation commits an offence and liable on conviction to a fine specified in the Schedule Regulations.

Service of Notices.

29. (1) An enforcement notice served under Regulation 28 by the Agency shall-
- (i) be in writing, dated, signed and addressed to the developer;

- (ii) state the reasons for the proposed action by the Agency; and
- (iii) give time deadlines for response to the notices.

(2) The developer shall submit necessary representation within the time frame stipulated in the notice by the Agency.

(3)(i) The notice shall be addressed to the owner, occupier, builder, contractor or those responsible for the illegal structure, works or development and is deemed to have been duly and validly served by pasting or affixing such notice and marking on any part of the structure, premises or when handed to any representative of the developer found at the site.

(ii) Where service of notice is effected by pasting or affixing on any part of a structure or premises, the person effecting service shall make photographic evidence of the pasting or fixing of the notice stating the date and time of service.

Contravention Notice.

30. (1) Any person who contravenes the provisions of this Regulation shall be served with a Contravention Notice by the Agency.
- (2) The reason(s) for the issuance and service of such Contravention Notice shall be stated in it.
- (3) Such person(s) mentioned in sub-regulation (1) of this regulation shall be required to show evidence within 48(forty-eight) hours of the service of the Notice why the development should not be removed.

Stop Work Order Notice.

31. (1) The Agency shall have power to issue and serve a Stop Work Order demanding that a developer should stop further development on the land.
- (2) The reason(s) for the issuance and service of such Stop Work Order shall be stated in it.
- (3) A Stop Work Order shall take immediate effect upon service on developer.
- (4) The Stop Work Order mentioned in sub-regulation (3) of this Regulation shall contain the stage of development found on site at the time of service.

Quit Notice.

32. (1) A Quit Notice may be issued and served on the developer or occupier of any completed and occupied shanty, temporary structure, defective or distressed and unauthorized development by the Agency.
- (2) The reason(s) for the issuance and service of such Quit Notice shall be contained in the notice.
- (3) The Quit Notice shall have a time frame of seven (7) days.

Seal Off Notice.

33. (1) The Agency may seal up -
- (a) an illegal development after seventy-two (72) hours of the service of a Seal up Notice;
 - (b) any structure identified to be of danger to public safety immediately;
- (2) The Agency shall have power over any abandoned building in the State in the following ways –
- (a) seal up the property to prevent its conversion by unauthorised persons;
 - (b) unseal the property upon satisfaction that it is structurally stable; or
 - (c) unseal the property where the owner or the developer submits a written application supported by an affidavit signifying readiness to further develop or reoccupy the building within fourteen (14) days of the unsealing;
 - (d) or make the owner of the structure pay penal fees before such structure is unsealed.

Demolition Notice.

34. (1) The developer and occupier who contravenes the provisions of these Regulations, shall be served a Demolition Notice and the Agency may remove such development.
- (2) The Agency shall have power to serve the developer and occupier a Demolition Notice if a structure erected is found to be illegal, defective, distressed or constitutes a nuisance to the occupier and/or the public.
- (3) Notices served in accordance with the provisions of sub-regulation (2) of this Regulation shall contain a date within which the addressee shall

comply and after which the Agency shall take steps to commence removal action on the affected structure.

(4) Where a developer fails to comply with the provisions of this Regulation, the Agency shall carry out demolition of the structure without further notice, and recover cost of demolition from the owner or developer.

(5) Where the owner or developer refuses to pay the cost of demolition within six (6) months of service of demand notice, the owner or developer shall pay the cost of forfeiture of such property to the State.

(6) In the event of the collapse of any property or structure due to the negligence on the part of the owner or developer, such property shall be forfeited to the State government after sue investigation and on publication in the State Official Gazette.

Demand Notice.

35. (1) Demand Notice prescribed under Schedule 15 to this Regulation shall be served on the contractor or developer to submit the General Contractors' All Risk Insurance Policy and Building Insurance Certificate in respect of a building under construction and existing developments respectively for verification by the Agency.

(2) Subject to the provisions of sub-regulation (1) above, the contractor or developer shall submit same to the Agency within the stipulated time as required by law.

(3) Failure to comply within the stipulated time shall attract a penalty as stipulated in the law.

Authorised Person(s) to Sign Notices.

36. (1) Every Notice or Order required to be served by the Agency under this Regulation shall be signed by a duly Authorized Officer of the Agency.

(2) Any such Notice or Order shall be deemed to have been duly signed if it bears the name, signature and date of the authorized officer.

Mode of Serving Notices.

37. Any Order or Notice required to be served under this Regulation on any person(s) or structure(s) shall be deemed to be served by any of the following methods:

- (i) delivery of the Notices to the developer, occupier or agent at the premises with picture of the recipient taken; or
 - (ii) pasting on the offending structure with the photograph of such Notice(s) taken; or
 - (iii) mailing same to the last known address of the developer, or occupier; or
 - (iv) publication in the newspapers
- Consideration of Response To the Notices Served. 38. The Agency may consider any representation made by an owner or developer or made on their behalf by an agent.
- Power to Enter Premises. 39. (1) The Agency shall have power to enter any premise for the purpose of ascertaining compliance with the Planning Permit granted and construction authorization at any reasonable time under this Regulation.
- (2) Where the development on site is at variance with the Planning Permit granted, the Agency shall have powers to –
- (a) compel the developer/occupier to carry out such alteration as may be necessary to ensure compliance; or
 - (b) recommend the withdrawal of the Planning Permit earlier granted.
- (3) Authorized officers of the Agency shall upon detection of any breach of law and regulations seek the assistance of the necessary security Agencies at any time of the day and week for purpose of ensuring compliance.
- Power to Seal. 40. (1) The Agency shall have power to seal up any illegal or defective/distressed building after the service of all relevant Enforcement Notices.
- (2) On compliance with all the requirements by developer as prescribed by this Regulation, the Agency may take appropriate steps to unseal such building or premise upon payment of appropriate penal fee.
- Power to Demolish Buildings. 41. (1) After the expiration of the time specified in the notice served in accordance with the provisions of Regulation 33, the Agency shall take such action necessary to effect the removal of the structure.

- (2) The Agency shall carry out demolition of structure referred to it by LASPPPA after all due dilligence have been done.
- Cost of Demolition to be Recovered from the Developer
42. (1) The Agency shall recover all expenses incurred from the developer in exercise of its powers under Regulation 41.
- (2) A Demand Notice shall be served on the developer for the recovery of the cost of removal incurred by the Agency.
- (3) Any developer who fails to respond to the Notice served in accordance with the provisions of sub-regulation (2) of this Regulation within ninety (90) days shall have such structure forfeited to the State Government.
- Offences and Penalties.
43. (1) Any person who commences construction work without giving prior notice to the Agency contravenes the provisions of Regulation 1, commits an offence and shall be liable on conviction to a fine not exceeding the sum of Two Hundred and Fifty Thousand Naira (N250,000.00) or One (1) month of community service or both.
- (2) Any intending developer or his agent or petitioner who gives false information to the Agency commits an offence and shall be liable on conviction to a fine not exceeding the sum of Two Hundred and Fifty Thousand Naira (N250,000.00) or One (1) month of community service or both.
- (3) Any person who fails to insure his building as required under this Regulations commits an offence and shall on conviction be liable to a fine not exceeding the sum to Five Hundred Thousand Naira (~~N~~500,000.00) or one (1) month community service or both.
- (4) Any person who carries out construction to a particular stage without obtaining stage certificate for the preceding stage contravenes the provisions of Regulation 8 and commits an offence and shall be liable on conviction to a fine not exceeding the sum of Two Hundred and Fifty Thousand Naira (N250, 000.00) or One (1) month of community service or both.

(5) Any developer of a structure identified to be defective/distressed and fails to produce upon demand by the Agency, a Certificate of Structural Stability issued by a registered Engineer, commits an offence and shall be liable on conviction to a fine not exceeding the sum of Two Hundred and Fifty Thousand Naira (N250,000.00) or One (1) month of community service or both.

(6) Any person who causes any building in the State to be occupied without a Certificate of Completion and Fitness for Habitation issued by the Agency commits an offence and is liable on conviction to a fine of Two Hundred and Fifty Thousand Naira (N250,000.00) or One (1) month of community service or both.

(7) Any developer who fails to comply with fire safety requirements commits an offence and liable on conviction to a fine of Two Hundred and Fifty Thousand Naira (N250,000.00) and the property shall be sealed until compliance.

(8) Any person who after being served with Stop Work Order still carries on further development with or without Planning Permit or construction authorization commits an offence and the offender upon conviction in addition to the penalty for the offence shall be liable to additional fine not exceeding One Hundred Thousand Naira (N100, 000.00) for every day the offence continues.

(9) Any person who breaks the seal or removes any marking placed on any property without the orders of the relevant Agency commits an offence and shall on conviction be liable to a fine not exceeding the sum of Five Hundred Thousand Naira (N500,000.00) or two (2) months community service or both.

(10) Any person who fails to pay the assessed cost of removal of a building commits an offence and shall be liable on conviction to a fine not exceeding the sum of One Hundred and Fifty Thousand Naira (N150,000.00) or One (1) month community service or both in addition to the payment of the assessed cost of removal of the building.

(11) Any structure erected in any area earmarked or declared for a proposed road, drainage channel, green (buffer zone), swamp or in any area liable to flooding shall be demolished without compensation and the person responsible for erecting such structure commits of an offence and shall be liable on conviction to a fine not exceeding the sum of Two Hundred and Fifty Thousand Naira (N250,000.00) or One (1) month of community service or both.

(12) Where the act constituting an offence under this Regulation continues after the service of the relevant notices, the offender shall, in addition to the penalty for the offence be liable on conviction to additional fine not exceeding One Hundred and Fifty Thousand Naira (N150,000.00) for every day the offence continues.

(13) Any developer, contractor or consultant or their servants, agents or privies, an independent contractor, architect, engineer or builder and each of these persons who knowingly participated in contravening the provisions of this Regulation is liable on conviction to a fine of One Hundred and Fifty Thousand Naira (N150,000.00) or (1) one month community service or both.

(14) Any person who is not a registered builder but who makes a false representation to be a professional on any construction site commits an offence and is liable on conviction to a fine of five hundred thousand naira (N500,000) or three months imprisonment or both.

(15) Where an offence under this Regulation is committed by a body corporate, the fine on conviction shall be twice the fine imposed for the commission of such offence by an individual.

(16) Any official of the Ministry, the Agency or any agency of the State who connives with anyone to contravene the provisions of this Regulation shall be subjected to disciplinary action in accordance with the provisions of the Civil Service Rules.

(17) Any person who obstructs any official(s) of the Agency or an authorised inspector in the course of performing his lawful duty commits of an offence and is liable on conviction to a fine of

Two Hundred and Fifty Thousand Naira (~~₦~~250,000.00) in the case of an individual and Five Hundred Thousand Naira (~~₦~~500,000.00) in the case of a corporate body or two (2) months community service or both.

(18) Any official of the Ministry or Agency who uses privileged position to unlawfully demolish the structure of a member of the public commits an offence and is liable on conviction to pay the cost of the structure wrongfully demolished and undergo disciplinary action in line with the State Civil Service Rules.

(19) Any person who impersonate official(s) of the Agency shall be prosecuted in line with the criminal law of the State.

Special Offences Court to have Jurisdiction.

44. The Special Offences Court established under Section 1, of the Special Offences Court Law, Cap. 59, Laws of Lagos State, 2015 shall have jurisdiction to try any person who violates any of the provisions of these Regulations.

Protection of Officials.

45. (1) No action shall lie against any duly authorized Inspector or Officer with respect to any act carried out in official capacity under this Regulation.

(2) The Agency or any of its Inspector or authorized Officers shall not be liable to a claim, demand or liability for any development or building whose construction has not been supervised in accordance with the provisions of this Regulation.

(3) Anyone that harasses threatens or harms any staff of the Agency commits an offence and is liable on conviction to one (1) year imprisonment or a fine of Five Hundred Thousand Naira (~~₦~~500,000.00) or to both fine and imprisonment.

(4) Any person who commits an offence under the provisions of these Regulations for which no penalty is provided shall be liable on conviction to a fine of Two Hundred Thousand Naira (~~₦~~200,000.00) only.

Citation and Commencement. 46 This Regulation may be cited as the Lagos State Building Control Regulation, 2019 and shall come into force on the day of..... 2019

Made thisday of 2019

.....
TPL (Dr.) Okanla' Salako
Commissioner for Physical Planning and Urban Development

SCHEDULE 1

Name of the Developer.....

Address.....

Date.....

General Manager,
Lagos State Building Control Agency

NOTICE TO COMMENCE CONSTRUCTION WORK

I / We hereby give seven (7) days notice to commence construction work on our site as scheduled below:

Date of Commencement:

Project Title:

Name of Owner:

Name of the Main Contractor:.....

Names and addresses of the Consultants:.....

Site Location:

Local Government Area:

Planning Permit Details:

Permit Number-

No of floors-

Date of Approval-

Enclosed are the following documents:

- i. Planning Permit for the proposed development;
- ii. Sub-soil Investigation Report in the case of structures above two (2) floors and all developments in areas with low bearing capacity soils;
- iii. Sanitary Inspection and Disinfestation Report by a licensed Environmental Health Officer;
- iv. One copy each of detailed architectural, mechanical, electrical and structural design as approved;
- v. General Contractors' All Risk Insurance Policy of buildings above two (2) floors;
- vi. Letter of undertaking of supervision of project by professionals involved;
- vii. Programme of Works;
- viii. Health, Safety and Environment Report; and
- ix. Any other report as may be required.

.....
Yours faithfully,
Name & Signature of Developer

SCHEDULE 2

**LAGOS STATE GOVERNMENT
LAGOS STATE BUILDING CONTROL AGENCY**

OFFICE OF ISSUE:
THE DEVELOPER:
ADDRESS.....

AUTHORIZATION TO COMMENCE CONSTRUCTION

Sequel to your Notice to commence building construction at your site situated at and subsequent visit to the site on theday of..... 20...

- 2.0 The commencement of building construction is hereby authorized.
- 3.0 You will be required to comply with all standards, specifications and schedule of finishing in accordance with good and acceptable construction practice.
- 4.0 Please comply with all provisions of the Planning Permit granted; failure of which this authorization becomes invalid.
- 5.0 Thank you.

Dated this.....day of..... 20...

.....
For: General Manager

REQUEST TO PROCEED TO THE NEXT STAGE OF WORK.

I /we write to notify the Lagos State Building Control Agency that the following under listed works have been completed to date:

- (i) Setting Out
- (ii) Excavation
- (iii)Others (specify).

2.0 You are please requested to arrange for necessary inspection to facilitate authority to proceed with further construction works.

3.0 Thank you.

Name:.....
Signature:.....
Date:.....

SCHEDULE 3

**LAGOS STATE GOVERNMENT
BUILDING CONTROL AGENCY**

CERTIFICATE TO PROCEED TO THE NEXT STAGE OF WORK

Project Title:
Name of Owner:
Names of the Main Contractor:
Names and addresses of the Consultants:
Site Location:
Local Government Area:
Planning Permit Details:
Permit Number-
No of floors-
Date-
Further to your request in respect of the building development at
.....

2.0 Inspection has been carried out in the following:
 (i) Setting out
 (ii) Excavation
 (iii) e.t.c

3.0 All the Tests carried out have been verified.

You are hereby authorized to / not to continue with the next stage of work in the following:
 I. Formwork
 II. Steel work
 III. E.t.c

4.0 Please ensure strict compliance with standards and specifications in accordance with good and acceptable Construction practice.

Thank you.

Dated this.....day of.....20.....

.....
For: General Manager

SCHEDULE 4

**LAGOS STATE GOVERNMENT
LAGOS STATE BUILDING CONTROL AGENCY**

CERTIFICATE OF COMPLETION AND FITNESS FOR HABITATION

This Certificate of Completion and Fitness for Habitation is issued:

In respect of property at No:

Covered by Planning Permit Number/Date:.....

Approved Use:

Number of floors/Height:

Number of Units (if residential):

Date of Commencement of Construction:

Date of Completion:

Any alteration on the structures after the issuance of this Certificate renders it null and void.

Dated this day of 20...

.....
General Manager

SCHEDULE 5

LAGOS STATE GOVERNMENT
LAGOS STATE BUILDING CONTROL AGENCY

COMPLIANCE FORM

SETTING OUT

PROJECT TITLE:

NAME OF OWNER:

SITE LOCATION:

DATE OF COMMENCEMENT: PLOT NO:

	APPROVED	NOT APPROVED	REMARK
SITE PLAN			
BUILDING LINE/SETBACK			
PROFILE/ LINES			
DATUM LEVEL			
LEVELS			
DEVIATION FROM APPROVED PLAN IF ANY			
JUSTIFICATION			
GENERAL CONCLUSION			

PROFESSIONAL ATTESTATION

I attest that I have fully complied with the setting out details as designed and approved.

Name/registration no:

REGISTERED BUILDER/ENGINEER's Signature/CORBON/COREN Seal:

.....

I certify that I have supervised the setting out details and confirm compliance with the design.

Name/registration no:

REGISTERED ARCHITECT Signature/ARCON Seal:

Date:

Date submitted to the Agency:

SCHEDULE 6

**COMPLIANCE FORM (I)
FOUNDATION/BASEMENT**

Project title					
Site location					
Name of owner					
Address					
Name of main contractor					
Name of sub-contractor (Mech) (Elect) other					
Date of commencement of project					
Excavations	Dimensions	Remarks			
Specified type of foundation		Complied			
		Not Complied			
		Justifications			
Depth					
Width		Complied			
		Not Complied			
		Justifications			
Shuttering /Supports	Required	Not required	Remark		
Treatments Required					
Building	Designed thickness	Constructed	Justification		
		Thickness			
Reinforcement cutting/ Placement (Bending Schedule of iron bars)	Complied	Not complied	Justification		
Concrete work, foundation bases column beams and ground	Complied	Not complied	Designed strength	Achieved strength	Justifi cation
Quality control cube test (Compressive Strength)	7 days	14 days	28 days	Justificatio n	
Reinforcement(Tensile Strength)	12mm Dia	16mm Dia	20mm Dia	25mm Dia	
Other Test Required Foundation Water Test and Sandcrete block crushing test					
Material Testing office					

General remarks					
Foundation walls sandcrete blocks	Size	Strength	Remarks	Treatment	Justifi cation
	Depth				
Backfilling	Depth	Progressively compacted	Rammed	Justification	
Filling/ Hardcore	Depth	Materials/Size	Progressively filled	Rammed	Justifi cation

.....
Registered Builder

.....
Registered Civil/Structural Engineer

.....
Registered Architect

FOUNDATION/BASEMENT COMPLIANCE FORM (II)

Oversite concrete	Thickness				
	Reinforcement (if any)				
	Strength Achieved	Cube test at 7 days	Cube test at day 14 days	Cube test at day 28 days	Justification
Nature of Curing (specified):					
General remarks:					
<u>Professional Attestation</u>					
Registered Builder					
I certify that I have physically managed the production process of this work and confirm that the quality is as designed and					
Specified in the approved documents:					
Name/Registration No. of Builder					
Signature/CORBON Seal:					
Date					
Registered Civil/Structural Engineer					
I certify that this stage of work is in accordance with the structural details as designed and approved					
Name /Registration No. of Civil/Structural Engineer:					
Signature/COREN Seal:					
Date:					
Registered Architect					
I certify that I supervised this stage of work and that the work is in accordance with the approved design and specifications					
Name/Registration No of Architect:					
Signature/ARCON Sealed:					
Date:					

NB: This should be produced and signed in six (6) copies

Number of items covered shall be taken as minimum required depending on the scale and complexity of project

FOUNDATIONS/BASEMENT COMPLIANCE FORM (III)

Project title

Site location.....

.....

Name of owner.....

Address.....

Name main contractor.....

Name of sub-contractor (Mech).....(Elect).....other.....

Date of commencement of project.....

Building Type:	Excavations	Dimensions	Remarks		
(A) Main Building	Depth		Complied		
			Not Complied		
			Justifications		
	Width		Complied		
			Not Complied		
			Justifications		
	Shuttering/ supports	Required	Not required	Remark	
	Treatments				
	Building concrete blinding/ foundation	Designed thickness	Constructed thinness	Justificati on	

Reinforcement cutting/ Placement	Complied	Not complied	Justification		
Concrete work, foundation bases column beams and ground	Complied	Not complied	Designed strength	Achieved strength	Justifica tion
Quality control cube test	7 days	14 days	28 days	Justificati on	

Testing house

General remarks

Foundation walls/ sandcrete blocks	Size	Strength	Remarks	Treatment	Justificatio n
	Depth				
Backfilling	Depth	Progressively compacted	Rammed	Justification	

Filling/ Hardcore	Depth	Materials/Size	Progressively filled	Rammed	Justification

.....
Registered Builder

.....
Registered Civil/Structural Engineer

.....
Registered Architect

FOUNDATION/BASEMENT COMPLIANCE FORM (IV)

Oversite concrete	Thickness				
	Reinforcement (if any)				
	Strength Achieved	Cube test at 7 days	Cube test at day 14 days	Cube test at day 28 days	Justification
Nature of Curing (specified):					
General remarks:					
<u>Professional Attestation</u>					
Registered Builder					
I certify that I have physically managed the production process of this work and confirm that the quality is as designed and specified in the approved documents.					
Name/Registration No. of Builder:					
Signature/CORBON Seal:					
Date:					
Registered Civil/Structural Engineer					
I certify that this stage of work is in accordance with the structural details as designed and approved					
Name /Registration No. of Structural Engineer					
Signature/COREN Seal					
Date					
Registered Architect					
I certify that I supervised this stage of work and that the work is in accordance with the approved design and specifications					
Name/Registration No of Architect					
Signature/ARCON Sealed					
Date					

**NB: This should be produced and signed in 6 copies
Number of items covered shall be taken as minimum required depending on the scale and complexity of project.**

SCHEDULE 7

**COMPLIANCE FORM
ROOFING AND CLOSING –UP (I)**

Project title

Site

Location.....

Name of owner.....Address.....

Name of main contractor.....

Name of sub-contractor (Mech).....(Elect).....(Other).....

Date of commencement of project.....

Wall plate (where applicable)	Material used	Adequacy in size	Adequacy in strength and quality	Justification
	Thickness			
Concrete roof slabs	Reinforcement (if any)			
	Strength achieve	Cube test at 7 days	Cube test at 14 days	Justification
Formworks/supports	Material used	Adequacy in size	Adequacy in strength and quality	Justification
Roof frames and structure	Designed/ Specifications	Constructed	Justification	
Roof covering	Material used	Adequacy in size	Adequacy in strength and quality	Justification
Flashes and ridges	Material used	Adequacy in size	Adequacy in strength and quality	Justification
Eaves and fascia boards	Material used	Adequacy in size	Adequacy in strength and quality	Justification
Insulation (if any)	Material used	Adequacy in size	Adequacy in strength and quality	Justification

.....
Registered Builder

.....
Registered Civil/Structural Engineer

.....
Registered Architect

COMPLIANCE FORM

ROOFING AND CLOSING –UP (II)

Windows	Material used	Adequacy in size	Adequacy in strength and quality	Justification
External doors	Material used	Adequacy in size	Adequacy in strength and quality	Justification
Professional Attestation				
Registered Builder				
I certify that u have physically managed the production process of this work and confirm that the quality is as designed and specified in				
The approved documents				
Name/Registered No. of Builder				
Signature/CORBON Seal				
Date				
Registered Civil/Structural Engineer				
I certify that this stage is in accordance with the structural details as designed and approved				
Name/ Registration No. of Architect				
Signature/ARCON Seal				
Date:				
Registered Architect				
I certify that this stage is in accordance with the structural details as designed and approved				
Name/ Registration No. of Engineer				
Signature/COREN Seal				
Date:				

**NB: This should be produced and signed in 6 copies
 Number of items covered shall be as minimum required depending on the scale and complexity of project.**

SCHEDULE 8

ELECTRICAL INSTALLATIONS COMPLIANCE FORM

Project title.....				
Name of owner.....				
Address.....				
Name of main contractor.....				
Name of sub-contractors (Mech).....(Elect).....Other).....				
Site location.....				
Date of commencement.....				
Piping, conduits and connection works	Material used	Adequacy in size	Adequacy in strength and quality	Justification
Distribution boards	Equipment used	Manufacturers	Adequacy and quality	Justification
Switch Gears	Equipment used	Manufacturers	Adequacy and quality	Justification
Change over switches	Equipment used	Manufacturers	Adequacy and quality	Justification
Patres boxes	Equipment used	Manufacturers	Adequacy and quality	Justification
Wiring, cables, drawings, joining and terminations	Material used	Adequacy in size	Adequacy in strength and quality	Justification
Lightings fittings	Fittings used	Manufacturers	Adequacy and quality	Justification
Other installations	Material equipments used	Adequacy in size	Adequacy in strength and quality	Justification
Checking	Method used	Adequacy & effectiveness	Date	Justification
Testing	Method used	Adequacy & effectiveness	Date	Justification
	Method used	Adequacy & effectiveness	Date	Justification
Confirmation, compliance & approvals				
General remark/workmanship				

Professional Attestations
Registered Builder
I certify that I have physically managed the production process of this work and confirm that the quality is as designed and specified in the approved documents.
Name/ Registration No. if Builder
Signature/CORBON Seal:
Date
Registered Electrical Engineer
I certify that this stage of work is in accordance with the electrical details as designed and approved
Name/ Registration No. of Electrical Engineer
Signature/COREN Seal
Date
Registered Architect
I certify that I supervised this stage of work and that the work is in accordance with the approved designs and specifications
Name/Registration No. of Architect
Signature/ARCON Seal
Date

NB: This should be produced and signed in six (6) copies. Number of items covered shall be as minimum required depending on the scale and complexity of project.

SCHEDULE 9

MECHANICAL INSTALLATIONS COMPLIANCE FORM

Project Title:				
Name of Owner:				
Site Location:				
Plot No:				
Operations:				
Piping and connection Works	Materials used	Adequacy in size	Adequacy in strength and Quality	Justification
Fittings and fitting Materials	Materials used	Adequacy in size	Adequacy in strength and Quality	Justification
Mechanical equipments	Equipments used	Manufacturers	Adequacy and quality	Justification
Safety system	Equipments used	Manufacturers	Adequacy and quality	Justification
Testing	Methods used	Adequacy and effectiveness	Date	Justification
Confirmation, Compliance And Approvals	Methods used	Adequacy and effectiveness	Date	Justification
General Remarks/Workmanship				
PROFESSIONAL ATTESTATION				
REGISTERED BUILDER				
I certify that I have physically managed the production process of this work and confirm that the quality is as designed and specified in the approved document.				
Name of Registered Builder:				
Signature/CORBON Seal:				
Date:				
REGISTERED MECHANICAL ENGINEER				
I certify that this stage of work complied with the structural details as designed and approved.				
Name/ Registered No. of Mechanical Engineer:				

Signature/COREN Seal:
Date:
REGISTERED ARCHITECT
I certify that I supervised this stage of work and that work complied with the approved Design and specifications.
Name/Registered No. of Architect:
Signature/ARCON Seal:
Date:

**NB: This should be produced and signed in six (6) copies.
Number of items covered shall be taken as minimum required depending on the
scale and complexity of project**

SCHEDULE 10

FINISHES COMPLIANCE FORM(I)

Project title				
Name of owner.....		Address.....		
Name main contractor.....				
Site location.....				
Date of commencement.....				
Internal doors	Material used	Adequacy in size	Adequacy in strength and quality	Justification
Architrives	Material used	Adequacy in size	Adequacy in strength and quality	Justification
Plastering (Internal walls)	Material used	Adequacy in size	Adequacy in strength and quality	Justification
Staircases	Material used	Adequacy in size	Adequacy in strength and quality	Justification
Plastering (Ceiling)	Material used	Adequacy in size	Adequacy in strength and quality	Justification
Flooring	Material used	Adequacy in size	Adequacy in strength and quality	Justification
Skirting	Material used	Adequacy in size	Adequacy in strength and quality	Justification
Cornices	Material used	Adequacy in size	Adequacy in strength and quality	Justification
Plastering (External walls)	Material used	Adequacy in size	Adequacy in strength and quality	Justification
Windows hoods	Material used	Adequacy in size	Adequacy in strength and quality	Justification

.....
Registered Builder

.....
Registered Structural/Civil Engineer

.....
Registered Architect

FINISHES COMPLIANCE FORM (II)

Project title				
Name of owner.....		Address.....		
Name main contractor.....				
Name of sub- contractor (Elect).....		Mech.....	Others	
Site location.....				
Date of commencement.....				
Cables and switches/sockets	Material used	Adequacy in size	Adequacy in strength and quality	Justification
Distribution Board , Gear switch, change over switch , control panel	Material used	Adequacy in size	Adequacy in strength and quality	Justification
Light fittings and emergency lights necessary	Material used	Adequacy in size	Adequacy in strength and quality	Justification
Lightning protection, earthing and bonding	Material used	Adequacy in size	Adequacy in strength and quality	Justification
Fire detection and protection	Material used	Adequacy in size	Adequacy in strength and quality	Justification
Electrical installation test results	Earth resistance test	Insulation resistance test	Continuity test	Polarity test
Piping and sanitary wares	Material used	Adequacy in size	Adequacy in strength and quality	Justification
Under ground water tank, overhead water tank	Material used	Adequacy in size	Adequacy in strength and quality	Justification
Sewage treatment plant	Material used	Adequacy in size	Adequacy in strength and quality	Justification
Water treatment plant	Material used	Adequacy in size	Adequacy in strength and quality	Justification

FINISHES COMPLIANCE FORM (III)

Painting (Internal walls)	Material used	Adequacy in size	Adequacy in strength and quality	Justification
Painting (Burg alary bars)	Material used	Adequacy in size	Adequacy in strength and quality	Justification
Finishes (Internal Doors)	Material used	Adequacy in size	Adequacy in strength and quality	Justification
Finishes (Ceiling)	Material used	Adequacy in size	Adequacy in strength and quality	Justification
General Remarks/ workmanship				
<u>Professional Attestation</u>				
Registered Builder				
I certify that I have physically managed the production process of this work and confirm that the quality is as designed and specified in the approved documents.				
Name of Registered Builder				
Signature/CORBON Seal				
Date				
Registered Architect				
I certify that I supervised this stage of work and that the work is in accordance with the approved design and specifications.				
Name/Registration No. of Architect				
Signature/ARCON Seal				
Date				

**NB: This should be produced and signed in 6 copies
Number of items covered shall be taken as minimum required depending on the scale and complexity of project.**

SCHEDULE 12

LAGOS STATE BUILDING CONTROL AGENCY

APPLICATION FORM FOR CERTIFICATE OF COMPLETION AND FITNESS FOR HABITATION (FORM C)

1. (i) Name of Owner:
- (ii) Address of Owner:
- (iii) Name of Developer/Contractor: Tel:
- (iv) Address of Developer/Contractor:
- (v) Reg. Name of Developer/Contractor:
- (vi) Registered No. & Name of the Builder:Tel:
-
- (vii) Address of Builder:
- (Viii)Registered No. & Name of Supervising Engineer:
-
- (ix) Address of Supervising Engineer:Tel:
- (X) Registered No. & Name of Supervising Architect:
-
2. Planning Permit Number:
3. Site/Location of Development:
4. Dimensions and Size of Plot:
5. Predominant Land Use in the Area:
6. (i) No. of Structures on site:
- (ii) No. of Structures under construction on site:
- (iii) No. of floors (if more than one structure, state per structure):
-
- (iv) Height of structure(s) in metres (if more than one structure, state for each):
-
7. Gross Floor Area:
8. If Commercial, Blocks of Flats, State No. of flats:
9. Types of Development (Fill the appropriate ones):
- (i) If residential (Bungalow, Block of Flats, Semi-Detached, Detached House, Condominium, etc), State Type and No. of Units and rooms per unit.....
-
- (Use additional sheets, if necessary)
- (ii) If Residential, Rooming House, State No. of Rooms:
- (iii) If commercial, states the Actual Purpose:
- (iv) If Institutional, state the Actual Purpose:
- (v) If Place of Worship, state the type and expected capacity:
-
- (vi) If Industrial, state the Actual Purpose:
-
- (vii) If Recreational, state the Actual Purpose:
- (viii) If others, states the Actual Purpose:

10. Types of Access (Vehicular, Pedestrian, etc):
- (i) Vehicular: width in metres:
 - (ii) Pedestrian: width in metres:
 - (iii) Others (specify): width in metres:

11. Actual Setback from: Metres:
- (i) Access Road: Metres:
 - (ii) Canal/Drains: Metres:
 - (iii) Water Body: Metres:
 - (iv) PHCN High Tension Lines: Metres:
 - (v) NNPC Installations/Pipelines..... Metres:
 - (vi)Others (Specify): Metres:
 - (b) Metres:

12. Actual Air Space on:
- (i) Front: Metres:
 - (ii) Rear: Metres:
 - (iii) Right side: Metres:
 - (iv) Left side: Metres:

13. Availability of public utilities in the area
(Tick the appropriate) Yes No

- (i) Drainage Network
- (ii) Pipe-borne Water Supply/Borehole
- (iii) Electricity
- (iv) Telephone
- (v) Refuse disposal

14. Inspection of stage of Construction works (all the Authorization/compliance forms updated at different stages should be attached)

15. a Project Manager/Owner of the building at.....

.....Lagos State Nigeria certify that the information given above are to the best of my knowledge true and that I am aware that any false claim or misrepresentation made by me , either to this Agency or to any Government Agency shall render the certificate issued in respect of the said building null and void and this shall be in addition to the penalty that may be imposed through the Lagos State Urban and Regional Planning and Development Law and Regulations.

.....
Name of supervising Architect

.....
Signature & Date

.....
Name of Register Builder

.....
Signature & Date

Name of supervising Structural Engineer

.....
Signature & Date

Name of Contactor/Developer/Owner

.....
Signature & Date

.....
COMMISSIONER FOR OATH

SCHEDULE 13

**LAGOS STATE BUILDING CONTROL AGENCY
STAGE CERTIFICATION FINAL REPORT**

1. PROJECT DATA:

Project Title:

Owner:.....Development

Permit No. & Date:Type of

Development:

Other Details on the Project:

Names of Supervising Professionals

A. Civil/Structural Engineer:

Address:

Reg. No:

B. Architect:

Address:

Reg. No:

C. Builder:

Address...

Reg. No...

D. Electrical

Address:

Reg. No:

E. Mechanical

Address:

Reg. No:

Others (if any):

2. PROJECT STATUS:

Building Completed and Ready for Habitation: Yes No

If No (Comment).....

External Assessment:

Drain works: Satisfactory/ Not Satisfactory Expatriate (if

not).....

Landscaping: Satisfactory/ Not Satisfactory

Expatriate:.....

(C) Any structural alteration /change/Deviation from the Permit granted, Yes/No

If yes, state type of alteration/change/deviation with reason(s), impact(s) effect(s) on the building

3. GENERAL COMMENTS BY THE INSPECTING OFFICERS

Civil/Structural Engineer:

.....
Architect:

Builder:.....

Services Engineer (if any):

- A. Architect
- B. Builder
- C. Electrical
- D. Mechanical

4 RECOMMENDATION:

Based on the above information, the application for the issue of Certificate of completion and Fitness is hereby recommended/ not recommended:

Civil/Structural Engineer:

Architect:

Designation/Position :

Designation:.....

Signature & Date:

Signature & Date:.....

Builder:

Designation/Position:

Signature & Date.....

5. AUTHENTICATION/CONFIRMATION:

Based on the document submitted by the Owner of the property and the above Inspection report, the project is hereby recommended for the issuance of Certificate of completion.

.....
Signature and date

DISTRICT HEAD

.....
Signature and date

DIRECTOR (INSPECTORATE AND QUALITY CONTROL)

APPROVAL FOR CERTIFICATION:

The issuance of Certificate of Completion and Fitness for Habitation is hereby approved.

.....
For: GENERAL MANAGER

LAGOS STATE BUILDING CONTROL AGENCY

SCHEDULE 14

**LAGOS STATE GOVERNMENT
LAGOS STATE BUILDING CONTROL AGENCY
TELEPHONE NO:
EMAIL ADDRESS:**

OFFICE OF ISSUE

REF NO:

THE OWNER/DEVELOPER/OCCUPIER
.....
.....
.....

CONTRAVENTION NOTICE

1. Upon routine inspection of the property at the above address, it is observed that the provision of the Lagos State Urban and Regional Planning and Development Law 2010 is contravened.
2. This contravention consists of the following:
 - a)
 - b)
 - c)
 - d)
 - e)
3. Stage of work.....
4. If you disagree with the above, you are requested to bring all documents in support of your position including your Planning Permit to the undersigned within **48 hours** of the service of this Notice on you.
5. If you do not disagree the contravention, you are hereby ordered to restore the land to its original state by removing the said contravention.
6. Failure to remove the said contravention within.....days from the date of service of the Notice, the said contravention shall be demolished after the service of Demolition Notice on you.

Dated day of20.....

For: General Manager

SCHEDULE 15

**LAGOS STATE GOVERNMENT
LAGOS STATE BUILDING CONTROL AGENCY
TELEPHONE NO:
EMAIL ADDRESS:**

OFFICE OF ISSUE

REF NO:

THE OWNER/DEVELOPER/OCCUPIER

STOP WORK ORDER.

Upon routine inspection of the development at No: -----

1. It is observed that:
 - (a) The building under construction is not authorised.
 - (b) The development does not have evidence of planning permit from the Lagos State Physical Planning Permit Authority
 - (c) That development is defective or poses danger to the owner/developer/occupier or public or constitutes nuisance to the owner/developer/occupier or public.

2. Stage of Work-----

3. TAKE NOTICE that all further development on the said land should stop forthwith.
4. You are requested within **48 hours** to produce all relevant documents pertaining to the site.
5. Failure to comply with (4) above will attract appropriate sanctions.

Dated thisday of.....20.....

For the General Manager

SCHEDULE 16

LAGOS STATE GOVERNMENT
LAGOS STATE BUILDING CONTROL AGENCY
TEL PHONE NO:
EMAIL ADD:

OFFICE IN USE

REF NO:

THE OWNER/DEVELOPER/OCCUPIER

QUIT NOTICE

1. Sequel to the following:
 - a) Inspection of the Property.....
 - b) Contravention Notice No.....
 - c) Stop Work Order No.....
 - d) Demolition Order No.....
2. This Office has observed that,
 - a)
 - b)
 - c)
 - d)
3. In view of the above, you are hereby advised to remove all valuables and vacate the property within.....days from the date of the service of this Notice.
4. TAKE NOTE that the Agency will not be liable for any loss or damages whatsoever arising from failure to comply with the advice given above.

Dated this.....day of.....20.....

For: General Manager

SCHEDULE 17

**LAGOS STATE GOVERNMENT
LAGOS STATE BUILDING CONTROL AGENCY
TEL PHONE NO:
EMAIL ADD:**

OFFICE OF ISSUE

REF NO:.....

THE OWNER/DEVELOPER/OCCUPIER
.....
.....
.....

SEAL OFF ORDER

1. Sequel to the following:
 - i. Inspection of the property.....
 - ii. Contravention Notice No.....
 - iii. Stop Work Order No.....
 - iv. Quit Notice.....
2. TAKE NOTE that the building shall be sealed off pursuant to the provisions of the Lagos State Building Control Agency Regulation 2019 upon the expiration of 48 hours ultimatum given under any of the above Notices.
3. TAKE NOTE that any unauthorized entry shall attract appropriate sanctions as prescribed under by the Urban and Regional Planning and Development Law 2015

Dated this.....day of.....20.....

.....
For: General Manager

SCHEDULE 18

**LAGOS STATE GOVERNMENT
LAGOS STATE BUILDING CONTROL AGENCY
TEL PHONE NO:
EMAIL ADDRESS:**

OFFICE OF ISSUE OR ISSUANCE OFFICE

REF NO:

THE DEVELOPER/CONTRACTOR

.....
.....

DEMAND NOTICE

You are hereby requested to submit to the undersigned within 30 days, the General Contractors' All Risk Insurance / Building Insurance Policy of your building consisting of _____ floors and situated at

_____ for
VERIFICATION as required under Section 48(2)and(3) of the Lagos State Urban and Regional Planning and Development Law of 2015.

Failure to comply, the Agency shall take necessary steps to enforce the provision of the law.
Thank you.

For: General Manager

SCHEDULE 19

**LAGOS STATE GOVERNMENT
LAGOS STATE BUILDING CONTROL AGENCY**

**TELEPHONE NO:
EMAIL ADDRESS:**

OFFICE OF ISSUE

REF NO:

THE OWNER/DEVELOPER/OCCUPIER

REGULARIZATION NOTICE

1. Pursuant to the provisions of Section 60 of Lagos State Urban and Regional Planning and Development Law CAP U2 Laws of Lagos State 2015, in respect of the contravention notice number
2. You are requested to regularize the contravention within **NINETY (90)**days of the service of this notice.
3. Failure to regularize the said contravention within **NINETY** days from the date of service of the Notice, the said contravention shall be demolished after the service of Demolition Notice on you.

Dated day of20.....

For: General Manager

SCHEDULE 20

**LAGOS STATE GOVERNMENT
LAGOS STATE BUILDING CONTROL AGENCY
TELEPHONE NO:
EMAIL ADD:**

OFFICE OF ISSUE

REF NO:.....

THE OWNER/DEVELOPER/OCCUPIER

.....
.....
.....

DEMOLITION NOTICE

1. I refer to the Contravention Notice No.....dated.....served on you.
2. This office has observed that you have not complied with the instructions contained in the said Notice.
3. Notice is hereby given that if the said contravention is not removed within.....days from the date of this Notice, the said contravention / unauthorized shall be demolished and the cost of such demolition recovered from you.

Dated this.....day of.....20.....

.....
For: General Manager