

**ABAKALIKI CAPITAL TERRITORY
DEVELOPMENT BOARD (A.C.T.D.B)**

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02/12/15

DEVELOPMENT CONTROL REGULATIONS

FOR

**ABAKALIKI CAPITAL TERRITORY DEVELOPMENT BOARD,
ABAKALIKI, EBONYI STATE, NIGERIA.**

NOVEMBER, 2015

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FORWARD

Development Control is the Practical aspect of physical planning which affects the lives of the general populace. It involves therefore, rules, settings and the enforcement of such rules in the use of land to achieve set out goals and objectives.

In order to meet the current economic and social developments in granting permission for public and private developers within the Abakaliki Capital Territory Development (ACTD) and in line ^{with} the ongoing master plan of the Abakaliki capital territory development, a consultancy firm was appointed to look into the existing rules and regulations and develop a standard requirements in conformity with the "Nigeria Urban and Regional planning Law Decree NO 88 of 1992 and other relevant enactments.

Our goals include the attainment of a harmonious growth, suitable environmental quality, prevention of over loading of infrastructures, protection of individual rights, and improvement of the living standards of the inhabitants of Ebonyi State. I hope the goals will be achieved if the rules/regulations contained in this document are followed strictly.

The inhabitants of Ebonyi State look up to Abakaliki Capital Territory Development Board (ACTDB) to develop a model city and we cannot afford to fail.

This document is significant for the achievement of Development in Abakaliki Capital Territory Development, Ebonyi State in line with the ongoing master plan of the capital city and it is therefore recommended to all developers, Architects, Engineers and other Consultants and Contractors in Abakaliki Capital Territory Development and its Environs. In pursuant of Sections 3 and 5 of the Nigerian Urban and Regional Planning Decree No. 88 of 1992 and other powers conferred on ^{us} me in that behalf, the following provisions shall be the Development Control Regulations for the Abakaliki Capital Territory Development Board, Abakaliki, Ebonyi State, Nigeria.

Elder Fred E. Udeogu Fca, Fcda
Chairman,
Abakaliki Capital Territory
Development Board
Abakaliki, Ebonyi State.

Princess Francisca Mgbada
Secretary,
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Development Board
Abakaliki, Ebonyi State.

**ABAKALIKI CAPITAL TERRITORY DEVELOPMENT BOARD (ACTDB)
DEVELOPMENT CONTROL REGULATIONS FOR ABAKALIKI CAPITAL
TERRITORY DEVELOPMENT BOARD, EBONYI STATE, NIGERIA**

CHAPTER ONE

GENERAL PROCEDURES AND SUBMISSIONS

1. APPLICATION FORMS

All developers wishing to commence development of plots, temporary or permanent, within Abakaliki Capital Territory shall apply on prescribed Application Forms obtainable upon payment of the relevant fees from the Abakaliki Capital Territory Development Board.

2. SUBMISSION OF COMPLETED APPLICATION FORMS

Completed application forms shall be accompanied with photocopies of these documents:-

1. Letter of plot allocation or irrevocable power of Attorney from the relevant professional
2. Right of occupancy (R of O)
3. Certificate of Occupancy (C of O)
4. Evidence of payment of Bills
5. Photocopy of Title Deed Plant (TDP) and evidence of payment of survey fees if plot is allocated by the Authority.
6. Properly prepared plans on standard size – A3 in 4 copies shall be submitted with application forms as follows:
 - a. Detailed site plan in 4 copies drawn to scale of not less than 1:500
 - b. Architectural drawings in 4 copies
 - c. Engineering drawings in 4 copies each viz:
 - i. Structural drawings.
 - ii. Electrical drawings
 - iii. Mechanical drawings

Note: All designs to be signed and sealed by relevant registered professionals with ARCON stamp in case of Architectural drawings.

REQUIREMENTS AND STANDARDS IN PROCESSING APPROVAL

All building designs for approval in respect of more than one storey building for commercial, industries, and institutions shall be required to show evidence of the followings:

i. Fire fighting equipment and water hydrants.

ii. Environmental Impact Analysis (Assessment) (EIA) in respect of industrial development, market and neighborhoods (Plazas)

iv. Building plans in scale 1:50 or 1:100 above one storey building shall be accompanied with detailed Engineering Drawings (Mechanical structural and Electrical).

B. All applications for building plan approval shall indicate clearly the use to which the building is meant for in accordance with the land use as provided in the master plan of Abakaliki Capital Territory.

C. Applicants intending to have changes in the land-use other than what obtains in the Master plan shall require separate approval for the purpose from the authority.

4. APPROVAL AND PERMIT

a. The authority shall within (30) days after the submission of application, give in writing, approval or rejection for carrying out construction work.

b. All plans that do not meet the requirement for approval shall be returned to the applicant in writing, specifying the faulty section(s) of the plans

c. All plans approved and re-submitted shall attract one half of the original fee.

d. Before submission of building permit, the plot shall be properly demarcated with the survey beacons.

e. The owner of the plot or the allottee of plot(s) shall be responsible for the safety of the beacons demarcating the plots.

f. All property beacons shall be on site physically before approval.

Replacement of any missing beacons shall be carried out by the survey division of ministry of lands or an authorized Licensed surveyor, subject to authority's confirmation.

The authority shall, if need be ask for estimated cost of the proposed construction.

Whenever approval is given, construction shall commence within 1 year for permanent structure and 6 months for temporary structures.

An extension period may be considered on application by a developer, at the discretion of the authority and if not, new approval shall be sought by the developer.

k. All applicants in respects of petrol filling stations, private Hospitals, Hotels etc shall be accompanied with letters or License of the authority regulating that activity, eg NNPC for petrol filling stations, private Hospitals Registration Board for private Hospitals and Hotel Registration license for Hotels etc.

l. All designs shall be duly signed by the authorized officers of the authority or commissioner. Such designs are as follows:

- i. Site layout plan
- ii. Architectural
- iii. Structural
- iv. Electrical
- v. Mechanical

3. CONSTRUCTION

a. Application for setting out shall be made on a prescribed form obtainable from the office concerned and stating relevant information building plan permit granted.

b. Approval for setting out to enable construction commence shall be obtained in writing before construction begins.

c. The commencement of any construction work without permit or written approval with stamped plans shall be illegal and the authority (ACTDB) shall order the removal or demolition of such building(s) structure(s) after the period that may be specified.

d. Any construction work carried out after the expiry date specified in the building permit which does not obtain approval for extension shall be deemed as contravention and illegal.

e. The authority or its agent(s) shall inspect the construction at all stages from setting out to completion.

f. On commencement for approved construction, the developer shall allow the authority or its accredited officer/representative free access to the building under construction.

g. A set of the approved plan shall be kept site during construction period.

h. A certificate shall be issued to a developer by the authority when the building has been completed certifying the building as fit for habitation.

Note: The developer'(s) shall employ the service of a registered professional or his/her representative on the site as a supervisor from setting out to completion.

CHAPTER TWO

PLANNING AND SITE REQUIREMENTS

Any developer wishing to commence development of a plot within the Ngera Capital Territory. (ACT) shall adhere to the following:

RESIDENTIAL

For every residential building;

All beacons must be on site before commencement of development of plots.

Under no circumstance shall beacons be removed, buried or covered from view during construction or thereafter.

The site on which any building(s) is to be erected shall be cleared, leveled, and drained to the satisfaction of the authority. Trees on the site that are above 3m in height shall not be felled without a prior written approval from the authority.

PERMITTED USES

All residential buildings shall be used strictly for residential purposes.

CONDITIONAL USES:

Certain uses or activities in residential areas shall be subject to the approval of the authority and shall conform with the following guidelines.

- a. Government Ministries, Agencies or Commission shall be allowed in low and medium density area.
- b. Professional offices are allowed in low density areas, provided that they do not adversely affect adjacent residents through noise, traffic, foul odour etc.
- c. Temporary street vendors using only moveable shed or other such facilities.

PROHIBITED USE:

All other uses not covered under the provision of this section shall be considered incompatible with intent of residential uses and are therefore, prohibited.

OTHER PLANNING REQUIREMENT

1. Planning and Design standards in terms of maximum site coverage and minimum set back be as given in table 1 below.

Table 1

	Low	Medium	High	SRP
No of Dwelling Unit	2	6	8	3
No of Building	1 & B Q	1	1	3
No of Families	1 or 2	6	8	3
No of floors	2	3	4	2
Plot Average (%)	40	45	55	40

Note: - SRP Means special residential plot.

Where two or more buildings are to be erected on the same site, the distance or set-back between the two buildings shall not be less than the mean of the sum of the heights of the buildings.

No water pipe or drain shall be laid or constructed for the purpose of a new building, that when such building is erected, the drain or water pipe shall pass through or under it.

No boy's quarter shall face arterial roads, except where there is a green belt. BQ may be joined with main building. BQ should be located at the back of the main building.

Table 2

Category	Maximum	Set-back in M-back in M.		
		Plot Coverage % of Total Area	Front	Back
Residential				
Special Res. Plot	40	6.0 (Min)	3.5	3.0
Low Density	40	6.0 (Min)	3.5	3.0
Medium Density	45	6.0	3.0	3.0
High Density	55	6.0	3.5	4.0

SPECIAL RESIDENTIAL PLOTS:

These are plots that are larger than 2500m²

Restrictions on plot coverage, number of dwelling units, buildings, floors, families and set back requirement, are provided in table 1 & 2.

ESTATES

Restrictions on Planning Standards in Estates are the same as density requirements on

ACCESS:

- a. Except estate plots, all Residential plots shall have a single access into and out of their sites.
- b. There shall be enough space for parking to avoid traffic congestion. There shall be two car parking spaces per dwelling unit.

MULTI FUNCTIONAL AREAS

Multi-Functional Areas are corridors created along arterial streets connecting each sector centre with the District centre. They are made up of 40% commercial and 60% high density residential units. The latter is not permitted on the ground floor.

Commercial uses are buildings meant for Employment, Airlines, Insurance offices, high class Hotels, Clinics, Restaurants, Jewelry, Shops, Clubs, Handicrafts, and related uses and include Government offices and agencies, professional offices etc.

The Setback requirement, plot coverage and height restriction for structures in the Multi Functional Areas, are as given in the table 3 below. The maximum number of structures should be two.

Table 3

Set Back (in Meters).			Plot Coverage		Height (in Floors)	
Front	Back	Side	Min.	Max.	Min.	Max
	4	4	40	60	4	6

COMMERCIAL

The following define the context for development control guidelines on commercial activities.

To provide adequate standards for development of offices, viz: professional offices, insurance, banking and other financial houses.

To provide adequate development standards for shopping facilities.

To provide adequate development standards for retail services, in neighbourhood centres, informal sector areas and corner shop spaces.

ACCESS AND CAR PARKING

- a. A maximum of 1 car for every 75m² floor space of the proposed building in neighbourhood centres, informal sector and corner shops.
- b. Pedestrian walk way shall be provided to parking lots.

BOUNDARY WALL

1. No free standing wall or fence shall be constructed on a side or back plot boundary to a height less than 1.5m. All free standing walls or fence of opaque materials in front of a commercial plot shall be constructed to a height than 1.5m may be achieved by use of totally transparent materials on the balance of 0.5m over the 1.0m opaque materials.
2. All life fence of plant material shall be properly kept and trimmed to a height specified above.

DEVELOPMENT CONTROL GUIDELINES FOR MULTI-FUNCTIONAL AREAS

The Development Control Guidelines for Multi-Functional Areas intended to:-

Create an environment that is conducive to acceptable standards of health and efficiency for living and working.

Provided sufficient space between buildings so as to minimize the risk of fire spread, and ensure adequate natural lighting and access to and efficient circulation within the multi-functional areas.

SE

The multi-function plot shall be developed to accommodate a mixture of residential, commercial and light service industrial development. 60% of the developed floor area shall be devoted to high density residential units while the balance of 40% shall be for the development of commercial light service industries offices. Commercial and light service industrial developments are allowed in the multi-functional area subject to a proper evaluation of the proposed use with due consideration for the following:

- The use shall not disrupt the lifestyle of the residents.
- The use shall not produce noxious odour or disruptive noise.
- The use shall not present public health hazard.
- The use shall not constitute visual hazards to adjacent residents.
- The use shall not induce or exacerbate or aggravate traffic problems.

ACCESS AND PARKING IN MULTI-FUNCTIONAL AREA.

A minimum of two vehicular access points (preferably) each designated for exit and ingress shall be provided to each multi-functional development plot. Two car parking spaces shall be provided for every 3 dwelling unit in multifunctional area. In addition, a provision of 4 car parking spaces per every 120m² gross area devoted to commercial/light industrial development shall be provided. No multi-functional plot shall take vehicular access from the arterials, collectors transit way and parkways.

PLOT SUB-DIVISION

Sub-division of plot multi-functional area shall not be permitted.

BOUNDARY WALL IN MULTI-FUNCTIONAL AREA

No free standing wall or fence shall be constructed on a side of multi functional plot to a height greater than 1.5m. All free standing walls or fence of opaque material in front or rear of multi-functional plot shall not be constructed to a height greater than 1.0m. However, greater height of 1.5m may be achieved by uses of totally transparent material on the balance of 0.5m over the 1.0m opaque material. All life fences of plant materials shall be properly kept and trimmed to heights specified above.

INDUSTRIAL AREA

1. *Industrial Estates*

All forms of manufacturing activity, whether light, medium or heavy in scale shall be regulated by the provisions below:-

a. **Light Industries**

A wide variety of light industries are allowed light, provided there is little or no nuisance to adjacent uses. These include food processing, building materials, automobile parts, manufacture of assembly plants, storage, and ware house, garment manufacturing, pharmaceuticals etc.

b. **Conditional uses:**

Glass manufacturing, food processing plants, abattoirs, manufacture of concrete and its products, house hold items, and similar manufacturing activities may be permitted. This is subject to review and approval by the authority. Cement, Charcoal, Brick manufacturing, and extractive industries and related manufacturing activities are not compatible with light industrial use and therefore prohibited in this area.

For medium and high industries, reference should be to design and development manuals and to the land use act.

PARKING:

One car park for every 75m² of the floor area

RESEARCH AND TRAINING INSTITUTES

GENERAL PROVISION

Research and Training Institute activities are accommodated in the institutional Area

PERMITTED USES

Development in these areas shall be confined to activities related to research and Training, which include research institutions.

CONDITIONAL USES

Use of radio-active, high explosive or other potential public safety hazards, shall be subject to approval by the authority.

PROHIBITED USES

Any activities included as permitted in Industrial Estate, and any heavy industry or extractive industry are prohibited from development in area designated for research and Training.

SET-BACK AND PLOT COVERAGE

Minimum/Maximum Set-Back, Plot Coverage and Height in Industrial Area and Training Institutes.

Table 4

AREA	Set Back (M) Min.			Plot Coverage		Height (Floor)
	Back	Front	Side	Max	Min	
Industrial Estate	6	8	6	50	25	2
Res. & Trs.Inst.	6	6	6	50	25	4

Requirements

- (i). Industrial locations shall accommodate activities of different hierarchy.
- (ii). No industrial use shall be allowed outside an industrial layout, except for services and cottage industries.

The objectives for industrial areas are to

- (i). Provide employment and services.
- (ii). Provide pleasant and efficient place of work.
- (iii). Usually attractive development by insisting on industrial park effect.
- (iv). Not to provide undesirable impacts on adjacent residential, institutional and commercial uses.

ENVIRONMENTAL PROTECTION MEASURES:-

The prevailing wind should not blow from the direction of industries toward habitable area (tall chimneys are not acceptable as a solution to dispersal of gases).

Barriers-Hedges, etc. Erection of barriers and hedges, and planting of trees to screen off the industrial area.

No release of industrial waste water into internal reservoir (lakes, ponds, dams, rivers etc)

Industries must purify their waste waters. Pouring of chemicals (eg. Pesticides etc) is not an acceptable solution.

Set-Back- Industrial - Front 8m, sides- 5m, Back 6m. Institutional - front 8m, sides, 5m Back 6m.

Site Coverage:- 30% - 50%; Deviation must be approved by the authority:

Height- 2 floors or 6meters, except in special cases, for which there must be approval from the authority.

Wall fencing or free standing wall of opaque materials in front of an industrial plot shall be constructed to a height of 1.0m. However greater height of 1.5m may be achieved by use of totally transparent materials on the balance of 0.5m over the 1.0m opaque materials. Screen wire or chain link is also allowed.

7. PARKING

1. One parking space for at least 10 -20 workers 1ps/10 -20 workers or

2. 1 ps/ 75m² (office)

3. 1 ps/250m² (factory wave house). Visitors parking requirements are available, so should be determined for each specific industrial plot. Parking lots shall be set at least 30m from traffic junctions.

8. WORKING FACILITIES

a. 1 toilet / 15 persons.

b. 1 shower / 15 persons

c. 1 locker / 1 person

CHAPTER THREE

DEVELOPMENT CONTROL GUIDELINES FOR RESIDENTIAL AREAS IN ABAKALIKI CAPITAL TERRITORY AND OTHER SATELLITE TOWNS

The following objectives, defines the context for the development control guidelines on residential areas of Abakaliki Capital territory and other satellite towns.

- a. To create a physical and social environment which is conducive to a model city/ planning city.
- b. To achieve a balanced development of the town so that the planned residential areas form an integral part of the overall town structure that is visually attractive.
- c. To produce living environment that are responsive to and compatible with the needs and living pattern on the town residents.
- d. To provide sufficient source between buildings so as to minimize the risk of spread of fire and ensure adequate natural lighting and ventilation in residential spaces.
- e. To ensure that plot boundaries are respected and buildings do not overhang adjacent plots.

2. RESIDENTIAL DENSITY

Density is not a mere ratio of the number of persons inhabiting a given piece of land to its area. It is a measure of the intensity of land development. The density and building coverage of any particular residential site shall be so high as to prevent any dwelling from having access to day light, air, useable open space.

3. RESIDENTIAL PLOT

The following guidelines on residential density control are intended to guide Architects, Designers and Developers in the preparation of plans, and layout of residential plots in Abakaliki Capital Territory and other satellite towns in Ebonyi State.

PLOT SIZE

The plot sizes for the various residential densities are as follows:

1. Low Density 1500M² – 2000M²
2. Medium Density 1000m² – 1500m²
3. High Density 750m² – minimum.

4. ACCESS AND CAR PARK

A minimum of 1 vehicular access shall be provided for each residential plot. The following minimum car parking space shall be provided in the residential area.

- a. 1 car parking space per dwelling unit in detached and semi-detached units.
- b. 2 car parking spaces for every 3 dwelling units in flats.

5. PLOTS SUB-DIVISION

Residential plot sub-division shall not be permitted.

6. BOUNDARY WALL

No free standing wall or fence shall be constructed on a side or back boundary to a height greater than 2.5m. All free standing walls or fence of opaque material in front of a residential plot shall not be constructed to a height greater than 1 meter. However, greater height of 1.5 may be achieved by use of totally transparent material on the balance of 0.5m over 1.0m opaque material. All life fences of plant materials shall be properly kept and trimmed to heights specified above.

7. SITE COVERAGE, SET-BACK, BUILDING HEIGHT, AND MAXIMUM DWELLING UNIT

Site coverage is an expression of the total ground floor area of any building as a percentage of the area of the plot which the building is located. The standards in table below shall apply to the various residential density plots in Abakaliki Capital Territory and Satellite towns.

Tables 5

Category of Plot	Max. Built up Coverage %	Maximum BLDG Height	Min. Set-Back (M)			Max. Dwelling Unit/Plot
			Front	Back	Side	
Low Density	35	2 Floors	6.0	3.5	3.0	2
Medium Density	40	3 Floors	5.5	3.5	3.0	6
High Density	50	4 Floors	5.0	3.5	3.0	8

8. SEPARATION OF BUILDING

Where two or more buildings are proposed on plot, the distance between the two buildings should not be less than the mean of the heights of the two buildings subject to a minimum of 5.0 meters.

DEVELOPMENT CONTROL GUIDELINES FOR EDUCATIONAL FACILITIES

The development control guidelines for educational area in Abakaliki Capital Territory and other satellite towns are intended to:

- a. Create a healthy and quite environment for learning.
- b. Provide adequate land and built area necessary for classrooms, laboratories, playgrounds and other ancillary facilities.
- c. Establish harmonious relationship between educational, residential and recreational areas.

The design of educational facilities demands imaginative designs with sufficient flexibility to accommodate changes in functions, scope and enrolled capacity of the facilities. Each design proposal shall be evaluated on its own merit.

However the following minimum standards shall be complied with:

STANDARDS FOR DESIGN OF EDUCATIONAL FACILITIES SHALL BE AS INDICATED IN TABLE 6

Table 6

Criteria	Nursery School	Primary School	Secondary School
Maximum number of pupils per class	15 - 20	35 - 40	35 - 40
Teacher student ratio	1:10	2:20	1:40
Maximum site coverage	30%	30%	30%
Maximum number of floors	1	2	3

CHAPTER FOUR

ARCHITECTURAL DESIGN REQUIREMENTS

CLASSIFICATION OF BUILDING TYPES

Architectural design requirement for buildings are classified as follows:

- Class I - Residential Buildings.
- Class II - Recreational Buildings.
- Class III - Office and Commercial Buildings.
- Class IV - Industrial Buildings.
- Class v - Educational and Institutional Buildings.
- Class VI - Religious Institutions.
- Class VII - Public Buildings/Utilities.

CLASS I: RESIDENTIAL BUILDINGS

Definition:

Residential Building means dwelling unity intended for human habitation.

It consists of the following:

- a. Bungalows
- b. Duplexes
- c. Mansionette (block of flats)
- d. Flats
- e. Hostels/Dormitories/Boarding houses
- f. Terrance housing/apartment/condominium and service flats.
- g. Mobile Homes/Temporary (caravans)

CLASS II: RECREATIONAL BUILDING

Definition:

Recreational building means a facility used for leisure, sports and lodgings.

It consists of the following:

- a. Hotels
- b. Motels, guest houses

Discotheque/bar/restaurant

Cinema/theatres/opera houses or concert hall

Amusement park/children's park

Sport complex

Zoo/wild life

Club houses

CLASS III: COMMERCIAL/OFFICE

Definition:

Commercial/Office building means a facilities used for business transaction and professional activities.

These include:

- i. Market
 - ii. Shopping centre/malls
 - iii. Super markets/departmental stores
 - iv. Corner shops
 - v. Showrooms/garages
- b
- i. Banks
 - ii. Business/professional offices

CLASS IV: INDUSTRIAL

Definition:

Industry building means a place of processing of raw material and production.

Example: finished goods and includes:

- A. **Light industry/service industry**
 - i. Printing press/publishing house
 - ii. Soap manufacturing
 - iii. Dry cleaning
 - iv. Rice milling
 - v. Watch repairs/cobbles/electronic repair/vulcanizes
 - vi. Ware houses/workshops
 - viii. Gas refilling centers

CLASS V: EDUCATIONAL/INSTITUTIONAL FACILITIES

Definition:

Educational/Institutional building means premises used essentially for acquiring knowledge, skill and trades and it includes;

- A. **Formal**
 - i. Nursery/play group
 - ii. Primary school
 - iii. Secondary school
 - iv. Tertiary Institution
 - v. Special school (handicap etc)
 - vi. Research Institutes
- B. **Informal**
 - i. Training Centres
 - ii. Vocational Centres

CLASS VI: RELIGIOUS INSTITUTIONS

Definition:

Religious Institutions means Religious buildings that are used essentially for worship. It consists of:

- a. Churches
- b. Mosques
- c. Shrines

CLASS VII: PUBLIC BUILDING/UTILITIES

Definition

These are facilities built for the use of the public by government, communities and individual and include:

- A. **Secretariat/office complex**
- B. **Health/Hospitals**
 - i. Teaching Hospitals
 - ii. General Hospital/Health Centres
 - iii. Clinic...

- iv. Pharmaceutical stores
- v. Diagnostic Centres/Laboratories
- vi. Mortuaries
- vii. Specialist Hospital, (Psychiatric Hospitals, Leprosarium, Drug Rehabilitation Centres)
- viii. Old peoples home/Nursing homes

Libraries

Cemeteries/Burial Ground

Transportation Centres. eg

- i. Bus Terminals
- ii. Railway stations
- iii. Air port
- iv. Motor park
- v. Lorry depot
- vi. Truck depot

Utility Centres

- i. Water pumping stations
- ii. Sewage treatment plant
- iii. Transformer sub-station

G. Service Centres:

- i. Fire Service
- ii. Postal Agency

H. Filling station/Gas station

- i. Petrol station/kerosene/Diesel
- ii. Gas depot

I Telecommunication Centres

- i. Radio station
- ii. Mobile Telecommunication e.g MTN, GLO
- iii. Satellite Centres
- iv. T.V. Station/Centres

J. Correctional Centre

- i. Prisons
- ii. Remand Homes
- iii. Juvenile Centres

Judiciary Building

- i. High Court
- ii. Customary Court
- iii. Magistrate Court

Historical Buildings

- i. Museums
- ii. Old/listed buildings
- iii. Archives

M. Forces Building

- i. Police stations
- ii. Barracks
- iii. Para-military stations

STANDARDS

CLASS I: RESIDENTIAL: Space requirements for normal residential houses are as follows:

Table 7

S/N	Space Definition	Basic Min(M ²)	Desirable Min.(M ²)
1.	Living room	12.0	16.0
2.	Dining room	7.5	9.0
3.	Bedrooms	10	12
4.	Toilets (Bath/WC)	3.6	5.0
5.	Toilets (Bath/WC)	1.5	1.8
6.	Garage	16.5	18
7.	Car park	12.5	16.5
8.	Kitchenette	4.0	6.0
9.	Kitchen	6.0	9.0
10.	Stores	3.0	4.0
11.	Corridors (Width)	1.2 m	1.5 m
12.	Headroom (Height)	2.5 m	3.5 m
13.	Balcony (Width)	1.2 m	1.5 m
14.	Stair case (width)	1.0 m	1.2 m
a.	Riser	150 mm	175 mm
b.	Tread	230 mm	300 mm

Note:

- a. Room sizes do not include wardrobe spaces. All dimensions are centre to centre.

- b. For hostel blocks, a minimum of 12m² for laundry.
- c. A lift (hydraulic) shall be provided for the disable in high residential buildings.
- d. Fire service standards must be strictly adhered to.
- e. Environmental/Health standards shall be met.
- f. Automatic standby power supply to be provided.
- g. Landscape/maintenance shall be provided.

COMPONENTS

- A. Doors**
- Living spaces - 900mm or more x 2100mm.
 - Bedroom - 900mm x 2100mm.
 - Utility/Service spaces - 750mm x 2100mm.
- B. Windows**
- 10% of the floor area of living spaces.
 - Utility space 0.36 m²
 - Bedroom 10% of floor area

CLASS II: RECREATIONAL BUILDING

Space requirements for recreational buildings shall be as contained in table 8 below.

Table 8

S/N	Space Definitions	Basic Minimum	Desirable Minimum
1.	Entrance Lobby	12m ²	16m ²
2.	Hall	0.65m ² /person	0.85m ² /person
3.	Stage	16m ²	20m ²
4.	Changing room	12m ²	16m ²
5.	Projection room	9m ²	12m ²
6.	Store	9m ²	12m ²
7.	Serving Area	6m ²	8m ²
8.	Cooking Area	12m ²	16m ²
9.	Cooking Area	12m ²	12m ²
9.	Suya spot/Gill	9m ²	12m ²
10.	Bar/Lounge	20m ²	24m ²
11.	Toilets	1 toilet space per 15 persons	

CLASS III: COMMERCIAL/OFFICE

Commercial/Office space requirement is contained in the table 9 below:

Table 9

S/N	Space Definition	Basic Min(M ²)	Desirable Min.(M ²)
	Entrance Hall	20m ²	30m ²
	Office	12m ²	15m ²
	Shops	12m ²	15m ²
	Parking Spaces,	1 Parking space per	75m ² floor area
	Toilets as desired		
	Stair Cases (width)	1.2m ²	1.5m
	Riser	150mm	175mm
	Tread	230mm	300mm
	Conference/meeting room	0.65m ² /person	0.85m ² /person
	Cafeteria/Restaurant	0.65m ² /person	0.85m ² /person

Note:

Lift shall be provided for buildings of four floors and above while handicap facilities shall be provided for in building of four floors and above.

CLASS IV: INDUSTRIAL

Industrial designs are subject to:

- Requirements of the various industries
- Environmental impact analysis or assessment and environmental impact statement report must be submitted.
- Fire protection certificate of which clearance shall be obtained from the fire service.
- Health certificate to be obtained from the State Health Services Department.

CLASS V: EDUCATIONAL/INSTITUTIONAL FACILITIES AS IN

Table 10

S/N	Space Definitions	Basic Minimum	Desirable Minimum
1.	Class room/Lecture halls	0.6m ² per person	0.85m ² person
2.	Admin. Building Office	12m ²	15m ²
3.	Laboratories	16m ²	20m ²
4.	Multi-purpose Hall, Assembly/main Hall	0.65m ² /person	0.85m ² /person
5.	Hostel	12m ² /3 beds	16m ² /3 beds
6.	Toilet	1 toilet space per	15 persons

7.	Cafeteria	0.65m ² /person	0.85m ² /person
8.	Clinic/sick Boy	20.m ²	24m ²
9.	Arena/Sporting area	Determined by the	Activities
10.	Library	0.65m ² /person	0.85m ² /person

CLASS VI: RELIGIOUS INSTITUTIONS

Religious Institutions design shall be in accordance with acceptable local/International standards.

STANDARDS FOR RELIGIOUS SITES

Table 11

Set Back (M)				Maximum Heights
Front	Back	Sides	Coverage	
5	5	5	50%	2 Floor

Note:

Religious Institution sites are strictly for places of worship

PERMITTED USES:

- Religious Schools
- Library
- Vicarage/Imam Residence

PROHIBITED USES:

- All commercial activities within Religious Institution sites are prohibited.

CLASS VII: PUBLIC BUILDINGS AND UTILITIES

The standards for public building and utilities are as follows:

1. Design shall be in accordance with acceptable local and or international standards and shall be subject to the requirement of relevant agencies.
2. Fire protection certificate and clearance certificate shall be obtained from the State Fire Service.
3. Lift shall be provided for buildings of four floors and above.
4. There shall be handicap facilities in public buildings for the disabled.
5. Environmental and health standards shall be strictly adhered to.

7.	Cafeteria		
8.	Clinic/sick Boy	0.65m ² /person	0.85m ² /person
9.	Arena/Sporting area	20.m ²	24m ²
10.	Library	Determined by the	Activities
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CHAPTER 5

ENGINEERING DESIGN REQUIREMENTS

BUNGALOW

For flat ground up to 1 meter height variation, Architectural drawings shall surface as long as there are no suspended slabs.

With ground level variation more than 1 meter structural detail of the retaining wall will have to be provided.

CIVIL WORKS

For 1 to 4 storey building, the following requirements shall be met.

Soil investigation report.

Structural detail of slab and suspended concrete.

Structural detail of beams and columns and staircases.

Structural detail of foundation footings.

Civil works for the site.

Topographic map of the site.

Design analysis where necessary might be asked for four storeys and above.

MEDIUM RISE BUILDING 5 TO 10 STOREYS

For medium rise buildings (five to ten storeys) the following requirements shall be met.

Wind effect consideration in the design.

Soil investigation report of the site.

Engineering report on structural scheme and design report analysis.

Structural Detail of slab and suspended concrete.

Structural Details of beams, columns, and staircases.

Structural Detail of foundations.

Topographic map of the site.

Civil work for the site.

Note:

1. Civil work identify infrastructure.
 - a. Water connection to the city centre.
 - b. Sewer and surface drains to the city system.
 - c. Power connection.
 - d. Telecommunication connection if any
2. Civil works to be imposed on the contoured map of the site.

4. **HEIGHT RISE BUILDING: (11 STOREY & ABOVE)**

For high rise building (eleven storey and above these requirements shall be met by every developer.

- a. Wind effect analysis and design.
- b. Soil investigation report.
- c. Geographical report of the site.
- d. Engineering report on structural scheme and design analysis.
- e. Structural details of the slab and suspended concrete.
- f. Structural details of beam, columns and stair cases.
- g. Structural details of foundations.
- h. Topographic map of the site.
- i. Civil work for the site.

Note:

CIVIL WORK - IDENTIFY INFRASTRUCTURE

- Water connection to the city system.
- Sewer and surface drains.
- Power connection.
- Telecom if any.

2. CIVIL WORK TO BE IMPOSED ON THE CONTOURED MAP OF THE SITE.

INDUSTRIAL BUILDINGS

Every industrial building shall contain:

1. Detail structural design of members.
1. Notes on type of building and usage.
1. Soil investigation report of the site.
1. Civil work for the site.
1. Topographic map of the site.

Note:

CIVIL WORK - IDENTIFY INFRASTRUCTURE

- Water connection.
- Sewer and surface drains.
- Power connection.
- Telephone connection.
- Fire Service connection.

CIVIL WORKS TO BE IMPOSED ON THE CONTOURED MAP OF THE SITE.

INFRASTRUCTURAL REQUIREMENTS

The following Engineering infrastructural services shall be provided in each plot to link private properties with the main public service:

- a. Access road including walkway, concrete pavement and parking lots.
- b. Storm water drainage system.
- c. Foul water drainage system.
- d. Telecommunication ducts if any.
- e. Electricity duct.

These infra-structural requirements to plots are applicable to all land uses namely: Residential Estates, Commercial, industries, public Institutions, Hotels, petrol stations, Hospital, Educational and Religious buildings.

3. The following design and drawings shall be submitted for approval (5) five copies each. All designs and drawings must be carried out by Registered Engineers with drawings duly sealed and endorsed by the professionals.
 - a. Infrastructural layout in scale of 1:200 showing the buildings and all infrastructural services with connection points to the plot (prepared on contour maps), where existing public services traverse within the plot, its positions shall be indicated.
 - b. No structure shall be built within the right of way (R.O.W) of infrastructural services.
 - c. Plan, vertical alignment (profile) and sections (in scale of 1:200, 1:100, 1:50, 1:20, 1:10) for proposed access road including walk ways and parking lots to the plot, storm water drainage system, water supply network, electricity ducts and Telecommunication ducts.
 - d. All relevant details such as drop man hole, inspection chambers, valve kerbs, etc shall be shown.
4. Access road to plot shall have a minimum width of 6.0m and the design/finished level shall be taken from the finished level of the major road where the plot situates.
5. Cutting of completed road without permission to the relevant authority is prohibited.
6. There shall be no combination of foul and storm waters. Foul water (from toilets, baths, wash hand basin, kitchen, and floor drains) shall be taken to the storm water system.

Connection of private foul water drainage system to the public system must be inspected and approved by the relevant agency.

The capacity of storm water drainage system within a plot should be adequate to control surface run-off from the surrounding and rain water from the roof.

Adjacent plots drainage (ie discharging storm water from plot to an adjacent plot) is prohibited.

Connection of private water supply network to the public system shall be inspected and approved by the relevant agency.

There shall be no encroachment or arbitrary blockade of public pedestrian walkway and green verge by private developers.

Front wall fence to plot shall conform to the alignment of the road within the plot.

13. There shall be facilities for pre-treatment of waste and surface run-off from petrol stations and Hotels before connection to the public system. Grease trap should be provided to Hotels and petrol stations.
14. Environmental impact Assessment and statement shall be submitted along development project.

GEOLOGICAL REQUIREMENT FOR DEVELOPMENT CONTROL

The following geological requirements shall be met:

1. Soil/Rock investigation for all structures up to 3 floors and all structures within hazardous geological environment such as flood plane, fault zones, dry valley etc.
2. Geotechnical investigation for all engineering structures such as roads, bridges, dams, stadia etc.
3. Geological reports including geophysical data bore-hole logs for all water bore-hole sites.
4. Detailed geological investigation for all mining sites (both surface and underground), and design of tailing dams.
5. Detailed geology of Quarry site, including description of mineralogy of each site.
6. Detailed geology of all sanitary, "Land Fill" and Waste Disposal Site in the Territory to avoid such hazard as leakage pollution of ground and surface water.
7. Definite plan for reclamation of mining site to avoid environmental hazards.

Note:

- a. Geological map to follow all investigations.
- b. Mining activities to be closely monitored.

MECHANICAL DESIGN REQUIREMENT

DESIGN DRAWINGS

1. *Details of the following drawings are required.*
 - a. Site plan showing positions of water and drainage connection and associated external works.
 - b. Floor plan layout of water supply services.
 - c. Floor plan layout of soil/waste drainage services.
 - d. Layout of rainwater drainage services.
 - e. Floor plan layout of fire fighting services.

Isometric drainage for a - e.

Plan layout of air conditioning/ventilation systems where applicable.

Sectional drawing of lift profile (s) and floor landing (s). Detail of machine room (s) should be provided.

The drawings shall be accompanied by:

A well defined legend clearly explaining the symbol used.

A comprehensive list of specification of materials required.

External Plumbing

All external plumbing works shall comply with sanitary/water design specification. Location and dimension of water supply rising from main shall be indicated on block/layout plan. All waste disposal pipes shall comply with standard specification. Gulley, inspection chambers, soil drain pipes, shall comply with standard specification in case where sewage systems do not exist.

Inter-Plumbing

All internal plumbing fittings shall comply with standard specification sanitary fitting and equipment.

Drainage and Sewage connection

Where sewage system exists, position of sewer line shall be indicated on the block plan and all services shall be indicated in accordance with approved standard. The gradients soil drainage pipes shall comply with site level to permit effective flow.

Fixtures and Installation

All plumbing fixtures and installation shall comply with standard specification and practice. Plastic sanitary wares are not permissible.

Noise Reduction

Hangers and supports of pipe work must be arranged to maintain the required grading and pitching of lines to prevent vibration and provide for expansion and contraction. Provision should be made to ensure that vibration originating from rotating pieces of equipment (such as pumps) is effectively isolated from building structure(s) and or other equipment to which they may be interconnected.

Storage Tank(s)

Braithwaite pressed steel or reinforced fiber glass is commended.

Slab foundation or supporting frame for over head tank shall be to structural engineer's specification.

Water Supply Pipe

Galvanized steel pipe and fittings to BS1387 class "C" and BS143 class "B" respectively or approved UPVC pressure pipes and fittings are recommended.

Soil Waste Pipe

UPVC class "B" recommended.

Industries, Hospitals, Hotels, Office Complex, Medium and High Building (4 Floors and above)

Details of plumbing hydraulic calculation, Air conditioning, Ventilation, Load Calculations, and lift traffic analysis are required.

Air Conditioning and Ventilation

Design criteria should meet with local ambient condition. Selection of room design conditions will be dictated by the particular application or special requirements established by the architect or engineer.

Lift Equipment

The lift installation design shall be based on every carefully analysis of envisaged traffic within the building. The aim of the traffic analysis will be to achieve the optimum combination of lift capacity, speed, number and position for the best grade of lift service compatible with economy. For a standard and good performance of all lift, the installation should be characterized by the following factors:

a. Minimum waiting time for a car at any floor level.

b. Rapid transportation.

c. Comfortable acceleration.

d. Smooth and rapid deceleration.

e. Automatic and accurate leveling at landings.

f. Rapid loading and unloading at all stops.

g. Fast and quiet power operation of door.

h. Good visual floor indication in the cars at landing.

i. Easily operation cars and landing devices.

j. Smooth, quiet and safe operation of all equipment for all conditions of ventilation.

- Quite effective car ventilation.
- Comfortable lighting.
- Generally pleasant car atmosphere.
- Effective fault detecting device.

Lift wall/Car Passage Space

More importantly, the lift car, walls and doors must be treated in a manner consonant with the architectural unity of the building since lift wall are major space elements which must be properly integrated into building.

Safety Device

Safety device must be provided to stop that lift car automatically, if the speed tends to be excessive, oil or spring butters must be provided in the lift pit, in order to bring the falling car to particularly cushioned stop.

Electrical Final Limit Switches

These switches should be provided a short distance below and above the safe limits of the lift, so that in the event of car over traveling, they are actuated to reenergize the tractor motor and set the main brake.

LIFT MACHINE ROOM VENTILATION

To avoid malfunctioning of control under hot/humid environment, it is recommended that the machine room be served with adequate air condition unit(s)

FIRE FIGHTING EQUIPMENT

1. Bungalows and low rise building (1 -3 floors) to use portable fire extinguishers.
2. Hospitals, industries, office complex, hotels, medium and high rise buildings (4 floors and above); portable fire extinguishers to be augmented with detectors and alarm systems, dry/wet risers, automatics sprinkler (especially at basement floor and covered car parks). Provision should be made for external hydrants within the premises; the maximum distance between them not exceeding 60 meters. There discharge points shall be at least 45cm above the ground floor level.
3. All fire equipment must be accessible and kept unobstructed and shall be maintained in good condition
4. In general, the fire fighting design must be in strict compliance with the fire safety requirement for the Abakaliki Capital Territory Development (ACTD), which may be obtained from Ebonyi State fighting services department in the

ELECTRICITY DESIGN REQUIREMENT

The requirement of the following buildings shall be met by a development:-

a. Residential Buildings up to four floors

b. Commercial Building (shopping complex, Hotels) etc

c. Industrial Buildings

d. Estate complex

e. Office and office complex

Adequate levels of illumination for the different types of space within the building shall be applied in determining the number of lighting points

ELECTRICAL DETAILED DESIGN

This shall contain this requirement:-

a. One line sketch of the distribution arrangement, that is, the schematic diagram of the whole electrical installation.

b. Layout of all equipment and fixtures installed with schematic classification of fixtures connected to the difference distribution board.

c. Load analysis/balance table.

d. Legend with easily identify and distinct symbols.

e. Telephone and fire protection scheme

f. Detailed drawing for any special equipment or features incorporated in design.

g. Layout for external/peripheral lighting within the plot where applicable

STANDARDS AND REGULATIONS:-

The following standards and regulations should be in any design presented for approval:-

a. Standard electrical specification for the Federal Republic of Nigeria.

b. The International Electromechanical Commission (IEC) standard

c. The Institution of Electrical Engineers (IEE) wiring regulations (regulations for electrical installations latest edition)

In commercial and industrial areas where the power demand is fairly high, supplies shall be made at a high voltage level i.e. 33KV depending on demand. The following distribution voltage level principle is given below.

Table 12

		Power Consumed	Remark
11 KV Ring	Open Loop principle	1. $p < 250\text{KVA}$ (where $<$ means less than or equal to)	L.V. Consumer (L.V. metering supply by means of one of several low voltage outgoing feeders of 11/0.415KV compact unit for several consumer)
	Open Loop Principle	2. $250\text{KVA} < p < 500\text{KVA}$ (where $<$ means less than.)	H.V. Consumer (L.V. metering) supply by means of one 11/0.415KV compact unit for several consumers,
		3. $500\text{KVA} < p < 5\text{KVA}$	Three supply options available. From 11 KV ring (at least two compact units from one 11 KV feeder included in an 11KV ring. Power consumers REMARK)
		4. $p < 5\text{KVA}$	The choice from these options depend on the consuming power of the specific network configuration supply by means of a direct 33KV feeder included in 33KV ring working normally according to the open loop principle

SUPPLY CABLE RATING

All feeder cables should be rated taking into account the fault level of the system and the load demand. However, no 11KV feeders should carry more than 350MVA. The following fault levels have been established.

- i. 33KV Network 1000MVA
- ii. 11KV Network 350 MVA

Hence, all equipment installed for the 11kv system and their various protective devices should be able to withstand fault level of 350MVA before the effective isolation of the given device.

CABLE PROTECTION

Close attention should be paid to choice of cable sizes. Consideration shall also be given to the following factors for adequate cable protection

- Grouping
- Class of excess current protection
- Disposition
- Type of sheath

AMBIENT TEMPERATURE

The following ambient temperature shall be taken into account:-

45°C is the ambient temperature for cable laid on ducts and conduits.

30°C is the ambient temperature for cable buried underground. The cable shall be laid below minimum depth of 800mm. the cable should be laid on fine sand 150mm deep and covered by another layer of fine sand 150mm thick, covered by a concrete slab before the trench is back filled. If more than one cable is laid, the distance apart shall be 100mm. When ducting scheme is planned, detail of the duct design shall be supplied with other drawings.

DIVERSITY FACTOR APPLICATION

Air Conditioners:- A significant proportion of the total load demand in commercial and office block consist of Air Conditioning load. The designer should pay close attention to the requirements of these Air Conditioning equipments and use appropriate diversity factor.

In industries where the bulk of power is consumed by power plants and machines, accurate diversity factor should be utilized in design.

Socket Outlet:- Except for special areas, such as restaurant, kitchen, workshop etc, which will require special consideration, power demand per socket outlet shall be put at 250W and a minimum of 12.5m² of floor area. However, circuit cable and protection should be rated to carry the rated current of the outlets.

OR GROUP OF FLATS

In an Estate Development, where we have identical group of flats, adequate diversity factor and grouping factor should be used in determining the incoming power requirement. The external distribution network should be rated to carry the carefully taken care of for proper power supply.

Low Voltage Distribution Principle

- (a) For Residential installations and other small consumers, power shall be supplied by means of low voltage service feeder pillars. The outgoing feeders are equipped with fuse switch disconnections up to 400A.
- (b) The preferable values are 400A, 200A, 100A, and 60A. Each incoming cable of a building should be selected to carry out more than 400A. There are three standard cabinet types being used, ie from six, eight, and twelve ways triples pole fuse bases...
- (c) **Earthing:**
Protective multiple earthing system shall be employed of all electrical system in building. Earthing leakage circuit breaker should be provided with each distribution board.

Space Provision within the Building for Location of Distribution Transformers

For high rise building which requires 33kv supply, a space of (40m x 16m x 8m high) has to be provided within the building for the location of EEDC/ PHCN supply. The walls of the substation should be able to withstand possible blasts in the event of the transformer, switch gear, and bear fault.

STAND BY POWER SUPPLY

Stand-by power supply is necessary for high rise buildings and must be provided to the following load demands:

- (a) Lifts, escalators and other emergency evaluation facilities.
- (b) Lighting for passage and other transit spaces.
- (c) Areas likely to contain large concentration of people at any given moment eg. conference room.
- (d) Fire and telephone system.
- (e) Control system, if incorporated in design.

Bus Bar Sectionalization.

Each of the standard 33 / 11 KV Bus shall be sectionalized into two (2) with open tie breakers and provision for an additional third transformer.

Power Factor and Power Factor Correction

The power factor of the whole installation in any building should not fall below 0.8. If for any reason the power factor falls below this value, the consultant should draw the attention of the authority to it and should recommend appropriate method for correcting the total power factor.

Voltage Drop Limit

Within each building, or plot area, the voltage drop should not exceed 2.5% of normal voltage.

FIRE SERVICE

General Requirement:-

1. Maintenance access for fire equipment shall be provided to each building by means of a street, private road way or open space.
2. Over head clearance of access road shall be 4.50m and 6.0m wide minimum
3. All connections provided for fire service use i.e sprinkler inlets, stand pipes, fire hydrants etc. shall conform to fire service standards
4. No parking or other obstructions against fire hydrants
5. Fire hydrants should be located at 60m intervals maximum and discharge points should be 450mm above ground level
6. All emergency doors / exits shall be marked "*Emergency Exit, Push Forward to Open*" the lettering shall be red on white background
7. Fire extinguishers should be installed at an average height of 1.5m above the ground of the floor level, these portable extinguishers are to be tested periodically as specified by the fire service. It is recommended that the following fire extinguisher be used:
 - (a) Angus powder type for a class 'A', 'B', 'C' of weight 2.3kg in residential buildings
 - (b) P.16kg type in public building/ utilities
 - (c) BCF (Bromochloro daffluoro methone) type of 9kg weight in offices/commercial Buildings
8. Manual call points should be installed at a height of 1.5m from the floor level in easily accessible well illuminated and conspicuous positions
9. Automatic sprinkler should be designed from galvanized pipe. They should be placed at reasonable interval near the ceiling with sprinkler heads located at intervals along them
10. Any building of four floors shall have at least one staircase for emergency use other than the normal one in use in the building or not less than two for building of six floors and above. Such a staircase shall be enclosed in fire resisting walls cleared of obstruction at all times

11. An exit solely to street via a single protected staircase without fire resisting lobbies is permitted only in a building not exceeding three floors
12. Where the building or structure is required to have adequate fire protection equipment, they shall include any or a combination of the following. Sprinkler installation, wet riser, wet hose reel, elevated tank, fire hydrants, automatic fire alarm installation, portable fire extinguisher, heat detector, smoke detectors and other safety devices as may be considered suitable for the peculiar risks in such building or structure by the fire service
13. provisional approval shall be obtained from the fire service and accompany submissions for petrol filling station and gas refilling plants

CHAPTER SIX

HEALTH SERVICES

HEALTH SERVICES REQUIREMENTS

The following requirements shall apply to health services:

1. Waiting/ Reception room- (4x3) m or 12mm² (minimum)
2. Consulting room (except for physiotherapy and diagnostic centres)- 4mx3m or 12m² with Wash Hand Basin and Towel (minimum)
3. Treatment room (except for physiotherapy and diagnostic centres) 4mx3m or 12m² with Wash Hand Basin and Towel (minimum)
4. Reliable and good source of water supply
5. Sanitary and Toilet facilities in accordance with public Health laws
6. Good source of light
7. Security adequate arrangement which may include fencing, security guards etc

SPECIFIC REQUIREMENTS

Out-Patient Clinics (Without- in Patient Facilities) Basic Requirement:

- a. Observation room one bed only
- b. Side room laboratory (optional)

Clinic With in Patient Facilities (With Less than Ten Hospital Beds)

- a. Dispensing room 4mx3m or 12m² minimum
- b. Side room laboratory
- c. Ward(s) with locker and over bed table for each (separate for male and female)
- d. Labour and delivery rooms (where applicable)
- e. Operating theatre 4m x 3m x 3m; floor with washable and water proof materials (where applicable).
- f. Sluice room
- g. Bathroom (separate for male and female)
- h. Laundry (adequate arrangement)
- i. Kitchen (adequate arrangement)

PRIVATE HOSPITAL FROM TEN HOSPITAL BED AND ABOVE

General requirement EXCEPT that waiting/reception room should be 24m² (minimum)

BASIC FACILITIES

- a. Dispensing room, 4mx3mx3m or 12m²
- b. X-ray (optional but require special permission)
- c. Ward (s) with locker and over bed table

MATERNITY HOME

Basic Facilities

- (a) First stage labour room 12m² with necessary facilities (minimum)
- (b) Delivery room 12m² (minimum) of washable walls and floor with a delivery couch, wash hand-basin and towel, placenta receiver, and a kick about
- (c) Sluice room
- (d) Toilet facilities one per five inpatients;
- (e) Bathroom one per ten inpatients.

EYE CLINICS CENTER

Basic Facilities:

Activity area 12m² (min) with equipment for professional use as well as wash hand basin and towel.

MEDICAL LABORATORY CENTER

Basic Facilities

- (a) Sample collection room 4mx3m or 12m² (minimum) with wash-hand basin and towel.
- (b) Activity area 36m² (minimum) with adequate work benches and sink facilities. It could be an open laboratory or separate rooms for various disciplines.
- (c) Sterilization and wash up room 4mx3m or 12m² (min) with facilities for general sterilization and wash up of glass wares etc.

RADIO DIAGNOSTIC SPACE CENTER

Basic Facilities

- a) Radiography room
 - i) Must be a 230mm control walls with lead lined swinging door 24m² (minimum)
- b) Darkroom and light trap entrance 4mx3m or 12m² (minimum)
 - ii) Two doors one lead lined

Structural Requirement in Pharmaceutical Premises

- a) The size of pharmaceutical premises shall not be less than 70m² x 3.15m ceiling height (minimum)
- b) The floor finishing on top of concrete shall be tiles or terrazzo
- c) There shall be proper ceiling of the roof
- d) The shop shall be well painted
- e) There shall be a well demarcated area for attending to prescription and for dispensing
- f) The building shall be made of concrete walls and not in form of kiosk

Public Health General Requirement

- a) The level of the ground of every building shall be at least 150mm above the level of the highest ground adjoining except in the case of timber floors where the level shall be 300mm above the highest adjoining ground to allow for subsoil ventilation and avoid dampness.
- b) All walls shall have an adequate damp proof course below the lowest wood member in the case of wood floor and not less than 12.5mm below the surface of solid floor to avoid dampness by capillarity.
- c) Double wall are prohibited except in the case of wall built of permanent rat-proof material. Double wall means walls of such construction as will include cavities in the walls liable to harbour rodents.
- d) Rooms with wooden floor shall be provided with adequate ventilation beneath floors. All ventilation holes and all cavities shall be made rodent proof.
- e) Except in such cases as may be approved, no roof shall be constructed, of thatch, or other inflammable material, and after such approval has been given, no building shall be erected, whether of the same or an adjoining plot, so that

the extremities of the eaves are within 4500mm to the extremities of the eaves of the approved building; planning with the approval of the local authority of thatch on the top of a non inflammable roof covering, such non inflammable roof covering to be approved of by the local authority in each case.

- (f) No kitchen shall be erected with a thatched roof or grass materials
- (g) No rain gutter shall be permitted except with the sanction of the local authority. All drainage of rain water from roofs or other surface shall be disposed of in such manner as not to cause damages to any drain road or any other thing maintained by the local authority or other persons.
- (h) In the case of boarded ceilings, access shall be provided to the space between the ceiling and the roof by a trap door not less than 375mm x 600mm.
- (i) No earth closet within any building shall communicate directly with any living room. All earth closets shall be adequately ventilated and provides with a draw arrangement.
- (j) The floor of every closet shall be flagged or paved with cement or other non absorbed materials and the entire surface of the floor or such closets shall be so constructed on to be not less than 150mm above the level of the surface of the ground adjoining. The floor or earth closet opening dimensions, of all earth closets shall be 125mm x 100mm and 150mm x 100mm.
- (k) Every earth closet shall maintain a suitable moveable receptacle and shall at times be supplied with adequate supply of earth of sawdust or other deodorizing substance
- (l) Efficient means for the disposal of domestic effluent shall be secured by suitable measures to the satisfaction of the local authority
- (m) The floor of every bathroom and wash place shall be paved with cement or other non-absorbent material in such manner as to prevent water or other fluid being absorbed by the floor or walls
- (n) The whole ground surface within the external wall of any building shall be made as impermeable as possible, and of dried mud shall be beaten, smoothed and leveled to the satisfaction of local authority
- (o) Wells sunk in premises within an offensive trade is being conducted shall not be used in connection with any other purpose than that of such trade
- (p) No person shall dig any well in areas where a public pipe borne water supply is provided, provided that the local authority may sanction in such area the digging of wells in such places and subject to such conditions as he may think fit

- 4) Notice of commencement of and the completion of the building shall be given in writing to the local authority and no person shall occupy a new building unless the authority has approved and opinion in writing is given that the building with the drainage is fit for occupation

General Requirement for Water Connections

- 1) No structures shall be erected on water pipe lines
- 2) Private developers should provide chamber for water meter installation. In the case of estate, a central water chamber should be provided in a location easily accessible. In addition, individual chamber should be provided to each dwelling unit. The specification of the chambers shall be obtained from Abakaliki Capital Territory Development Board (ACTDB), Ebonyi State Water Board/ Agency.
- 3) In case of multiple high rise buildings, developers should connect water into individual flats
- 4) It shall be the responsibility of the developers to provide appurtenances valves for the prevention of back flow into supply line (i.e. a non return valve). Standard approved materials include PVC and G.I. pipes. No asbestos cement pipe is allowed.
- 5) No consumer shall by himself change, adjust, or in any way alter any water connection without the express authority of the ACTDB/ Agency in writing.
- 6) No water connection shall be effected by developers of plots without the authority of the ACTDB or Ebonyi State Water Board/ Agency.
- 7) No consumer shall mount or in any way install pumps or pumping equipment directly on the boards pipeline so as to pump water to another source. Consumers are advised to provide on a by pass arrangement, a grand water tank from which pump may be installed to pump water to overhead tank or any other source

Standards for Health Facilities

Table 13

	Clinic	Hospital
Front set-back	6m	10m
Sides	5m	6m
Back	5m	6m
Coverage (%)	40%	50%
Maximum Height of the Building	2 floor	4 floor

Permitted Uses

- 1) Radiology unit
- 2) Mortuary
- 3) Pharmacy store
- 4) Dental services
- 5) Eye clinics
- 6) Catering services

Prohibited Uses

- a) Commercial activities.
- b) Activities that generate noise and pollution.

CHAPTER SEVEN

ADVERTISEMENT

Control of Advertisement

An advertisement is a communication paid for by an identifying sponsor and directed, at the general public with the purpose of imparting information about a product, service, idea or opinion. The medium for advertisement include the print, electronic media, outdoor or mails. Outdoor advertisement is principally the display of information for visual purposes.

Approved Guidelines on the Display of out Door Advertisement in the Abakaliki Capital Territory Development (ACTD), Ebonyi State

- (a) Public information panel
- (b) Sign post in commercial and Business premises
- (c) Construction site information signs
- (d) Estate surveyors and valuers information signs
- (e) Roof tops signs and Billboard, illuminated or non-illuminated
- (f) Bus shelter Advertising
- (g) High way code Advertising
- (h) Adverts on street light poles
- (i) Street directional Advert signs
- (j) Advert on Balustrade railings and end of overhead bridges
- (k) Advert on rock and embankments
- (l) Balloon and vehicle Advert
- (m) Display of movements and symbols
- (n) Advert on traffic boots

General Rules

1. All displayed signs and billboard shall pay revenue as it may be determined from time to time by the Abakaliki Capital Territory Development Board (ACTDB) or Agency

Control of Street naming and house numbering shall be the responsibility of the authority (ACTDB)

There shall be a committee or department to be responsible for the compilation of names for street names in the Abakaliki Capital Territory Development Board (ACTDB).

Advert display without official permit will be demolished without notice and prosecuted accordingly as the case may be.

All authorized adverts shall carry decent, truthful, honest, and honourable messages

All adverts shall highly regard the social responsibility and interest of consumers and the general public.

All adverts shall promote fair competition in the principle of business and human communication.

All adverts shall show correct addresses/telephone numbers to enable contacts to be made accordingly.

All adverts shall establish a contact or liaison office in Abakaliki, Ebonyi State.

All adverts shall be within the planning laws of Ebonyi State and the Abakaliki Capital Territory Development Board (ACTDB).

No display of advert on tobacco and alcohol shall be allowed near or in places of worship, hospital or school. 200m away from these organizations must be achieved.

Safety or Health warning must be clearly written on the advert.

Indecent/immoral adverts is highly prohibited by the authority.

Indiscriminate posting of bills in unauthorized places, walls, and fences is highly prohibited by the authority.

All temporary adverts require the appropriate permit and they only last for the duration of the occasion.

Banners, posters and Hand bills are allowed only at the premises and location of the activity.

Fees and revenue charges on signpost and bill boards in the Abakaliki Capital Territory Development shall be determined by the authority from time to time. All application for advert shall be made to the General Manager, Abakaliki Capital Territory Development Board (ACTDB), and Copy to Commissioners in charge of land & Housing, Environment and information in Ebonyi State, Stating the following:

Type or Concept of ad-board.

Structural Design and Dimension-3copies.

Proposed location.

Certificates of:

Company Registration.

Membership Certificate of Advertising Practitioner Council of Nigeria (APCON) or any of the advertising Association in Nigeria e.g

Out Door Advertising Practitioners of Nigeria-OAAN

Advertising Association of Nigeria-ADVAN

i) Advertising Agency Practitioners of Nigeria-AAPN

) Broadcasting Organization of Nigeria-BON

) Newspaper Proprietors Association of Nigeria-NPAN

CHAPTER EIGHT

THE NATIONAL BUILDING CODE

Overview of National Building Code

The National Building code is a document put together by professionals in the building industry to proffer a lasting solution to the recent hazardous trends in the building industry.

These trends including:

- (a) Incessant collapse of buildings.
- (b) Building infernos.
- (c) Other built environment abuses and disasters.

Aims and Purpose of the National Building code

1. To set minimum standards for Design, Construction, Occupation, Maintenance and Demolition of buildings
2. To ensure quality, Safety and Proficiency in the building industry
3. To provide minimum standards to safeguard life and property
4. To guarantee public health and safety by regulating the process of Design, Approval, Construction, Quality of Material, use and Occupancy, Location and Maintenance of all Buildings and Structures.

Professionals Contained in the National Building Code and their Regulatory Organs

S/N	Profession	Professional Body	Regulatory Body
1.	Architect	Nigerian Institute of Architects (NIA)	Architect Registration Council of Nigeria (ARCON)
2.	Engineer	Nigerian Society of Engineers (NSE)	Council For Regulation of Engineering in Nigeria (COREN)
3.	Quantity Surveyor	Nigerian Institute of Quantity surveyors (NIQS)	Nigerian Institute of quantity Surveyors Registration Board (NIQSRB)
4.	Town Planners	Nigerian Institute of Town Planners (NITP)	Town Planners Registration Council (TOPREC)
5.	Builders	Nigerian Institute of Builders (NIOB)	Council of Registered Builders of Nigeria (CORBON)

6.	Estate Surveyor	Nigerian Institution of Estate Surveyors and Values (NIESV)	Estate Surveyors and Valuers Registration Board of Nigeria (ESVARBON)
7.	Land Surveyor	Nigerian Institution of Surveyors (NIS)	Surveyors registration Council of Nigeria (SURCON)

Responsibility Assigned to the Professionals

1. THE ARCHITECT

- a. Responsible for all architectural designs, detailing and specifications.
- b. Inspection and monitoring of all buildings under construction to confirm that there is no breach of these standards.
- c. Inspection and monitoring of building plans before approval for construction to ensure that minimum standards stipulated by the code are adhered to.
- d. The Architect approves architectural drawings by sealing and signing the drawings.
- e. Inspection and monitoring of building in occupation or in use in order to ascertain that minimum standard of health and safety are not compromised.
- f. The architect shall complete the compliance forms, seal and sign them.
- g. The architect is the leader of the building team.

2. ENGINEER

Structural Engineer:

- i. Shall be responsible for all structural designs, detailing and specifications in the building industry
- ii. Shall inspect and monitor all buildings under construction to confirm that there is no breach of structural standards
- iii. Inspection and monitoring of building plan before approval for construction to ensure that the building code standards as regard structural stability are strictly adhered to.
- v. To make sure that all building structures are structurally determinate
- The structural engineer approves structural drawings by sealing and signing the drawings

Electrical Engineer

Shall be responsible for all electrical designs, detailing and specifications in the building industry

Shall inspect and monitor all buildings under construction to confirm that there is no breach of electrical standards.

iii. Inspection and monitoring of building plan before approval for construction to ensure that the building code standards as regards electrical designs are strictly adhered to.

iv. The electrical engineer approves electrical drawings by sealing and signing the drawings.

Mechanical Engineer

Shall be responsible for all mechanical designs, detailing and specifications in the building industry.

ii. Shall inspect and monitor all buildings under construction to confirm that there is no breach of mechanical/plumbing standards.

iii. Inspection and monitoring of building plan before approval for construction to ensure that the building code standards as regard mechanical/plumbing designs are strictly adhered to.

iv. The mechanical engineer approves mechanical drawings by sealing and signing the drawings.

TOWN PLANNER

Analyses of the physical site and production of report.

He collects, study and analyses survey plans and maps

To check all contraventions in the Abakaliki Capital Territory Development Control Department.

To make sure that all urban plans as contained in the building code are strictly adhered to

He inspects and monitors the master plan for the Abakaliki Capital Territory Development (ACTD) Ebonyi State to confirm that there is no breach of the standards

QUANTITY SURVEYOR

Prepares preliminary estimates and cost plans

He prepares final cost estimates of building as contained in the building code

The quantity surveyor prepares bill of quantities and article of agreement

The quantity surveyor also prepares interim valuation and accessing claims if any

CHAPTER NINE

ENFORCEMENT

Enforcement

To make sure that regulation stipulated above are strictly obeyed and adhere to the followings are outlined:

(a) **Contravention**

Whenever any provision of these regulations is violated, a contravention notice shall be served on the land user or developer or his agent. The service of a contravention notice immediately stops the development.

The contravention notice must show the following:

- (a) Date of service
- (b) Specify the alleged contravention
- (c) The deadline to complete the correction of the breach

A stop work notice or contravention notice shall be presumed to be served properly if:

- (i) Delivered to the person affected directly
- (ii) Delivered to the spouse, servant, agent or any adult member of his family
- (iii) Fixed or attached, upon a conspicuous part of the building e.g. Gate if any in respect of which the notice is written
- (iv) Announcement is made at least three times through the media. Whenever the name or full address of the person to be served a notice is not known to the authority, he shall be addressed as "the owner".

Failure to comply with the contravention notice after the limit given, a **Demolition Notice** shall be served to the developer(s) or pasted on the construction site if the developer refuses to accept it. The structure shall be demolished by the authority after the expiration of the deadline contained in the demolition notice and the resulting expenses recovered from the person contravening or his agent through a law court of competent jurisdiction. Provided that for every demolition to be carried out, the Ebonyi state police command shall be involved.

Notwithstanding anything to the contrary in these regulations, the authority shall pay compensation in respect of demolishing exercise carried out on:

- (a) A person whose building was approved in error by the authority.

b) A person whose building is not considered illegal but has affected by a public project. In assessing the amount of compensation to be paid, the authority shall take notice of the stage of development when notice is issued and pay compensation in accordance thereof.

OBSTRUCTION

Any person who willfully or intentionally:

- (a) Prevent authority's officials from entering into his site for inspection
- (b) Prevent authority's officials from issuing or fixing notice.
- (c) Erases, washes away or remove an "X" mark or written notice on his building commits an offence and liable to a fine of ₦500,000.00. (Five hundred thousand naira only) or two months imprisonment or both.

REMEDIES

In case any building or other structure is erected, construction, reconstructed, altered, repaired, converted, or maintained, or any building structure or land is used in violation of these regulations, the authority or any adjacent or neighbouring property owner who is specially damaged by such violation; in addition to other remedies, may initiate appropriate action or proceeding to prevent such unlawful alteration, repair, conversion, maintenance or to correct or abate such violation or prevent occupancy of such buildings, structure or land.

PENALTIES

Any person who:

Build without approved building plan

Build without setting out approval

- (a) Deviates from approved building plan shall be liable on conviction to a fine of (₦750,000.00) seven hundred and fifty thousand naira only or three Months imprisonment or both and yet demolish the structure by the authority. Where the offence is committed by a corporate body, the company shall be liable on conviction to a fine of one million, five hundred thousand naira only (₦1,500,000.00) or the manager or any of its authorized representative shall be liable to six months imprisonment or both and yet demolish the structure by the authority.

Person who:

Construct any temporary structure

Places a container within the city (ACTD) without written permission from the Abakaliki Capital Territory Development Board (ACTDB), shall be liable on conviction to a fine of fifty thousand naira only (₦50,000.00) or one month

imprisonment for the manager or any authorized representative of such company or both. Where the offence is by a corporate body, the company shall be liable to a fine of Two hundred Thousand Naira only (N200,000.00) or one month imprisonment or both

REVOCATION OF AN APPROVED BUILDING PLAN

Conditions under which an approved building plan may be withdrawn are as follows:

- (a) If the circumstances under which the approval was given is found to be improper or not by an authorized person or is altered by the developer
- (b) If there are found to be overriding factor such as those of public interests which necessitate the withdrawal of such approval.
- (c) If the approval has stayed for 3years without visible development.

REGISTRATION OF UNAPPROVED BUILDING

The authority may, where a case of building without approval is ascertained, register a building on the following condition:

- (a) That the building has not been erected in a fundamental contravention of any existing law or planning regulation.
- (b) That the owners apply for renovation, reconstruction, conversion, remodeling etc of the already existing building. By this a new design in accordance with his application shall be structural stability and functional workability of the spaces in accordance with the new regulation. The application shall be addressed to the ~~general manager~~, ACTDB for approval. *Chair man*
- (c) The building is not erected in a manner fundamentally contrary to the provision of these regulations especially regarding ventilation, sanitary, room size, and building lines.
- (d) That the affected person agrees to pay the prescribed levy.

URBAN AND REGIONAL PLANNING TRIBUNAL

There shall be an urban and regional planning ^{Committee} tribunal for the Abakaliki Capital Territory Development Board in accordance with section 86 and 87 of decree No 88 of '992 which shall consist of the following registered professionals appointed by the Governor

Magistrate
A chairman, who shall be a registered town planner with 15 (fifteen) years post qualification experience.

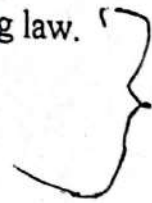
b. A registered Architect.

Magistrate court H. L. ... '0

A legal practitioner knowledgeable in planning law.

A registered land surveyor

A registered Engineer.



The Chairman and other members of the tribunal shall hold office for a term of three year 3 and shall be eligible for re-appointment for such other term as the Governor of the state deem fit .

APPEAL AGAINST PLANNING DECISION

Developers shall have the right to appeal against any planning decision within these regulations. Such an appeal must be in writing addressed to his Excellency, the Governor of Ebonyi State, Attention the Chairman, Abakaliki Capital Territory Development Board (ACTDB). The tribunal shall review all complains/ appeals within one month from the date the appeal is received by the tribunal.

ROAD CUTTING FOR EXTENSION OF SERVICES

Approval for road cutting for extension of service like water mains, Electrical cables, telephone lines should be obtained from Abakaliki Capital Territory Development Board (ACTDB). Such cutting shall be filled up with the same materials as specified and as was constructed before, failure to do so shall attract a penalty to be determined by the authority.

Amendment

These regulations are subject to amendment by the authority after the due consideration. Every developer(s), Architects, Engineers, planners, Builders, Surveyors shall comply with the conditions stipulated in these regulations.

Made at Abakaliki.....day of.....2015.

*Elder Fred E. Udeogu Fca, Fciia
Chairman,
Abakaliki Capital Territory
Development Board
Abakaliki, Ebonyi State.*

*Princess Francisca Mgbada
Secretary,
Abakaliki Capital Territory
Development Board
Abakaliki, Ebonyi State.*

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