

LASBCA GUIDE

(A Publication of Lagos State Building Control Agency)



Copyrights reserved.



FOREWORD

LASBCA GUIDE(Handbook) is published to serve as a Guide to all intending building owners, Developers, researchers, students and for general knowledge about building construction in the State. It is expected that the contents would facilitate better understanding of the Workings, Operations, Dos and Don'ts, Contraventions, Penalties of Lagos State Building Control Agency (LASBCA). It contains brief but concise insights into the operation and assignment of responsibilities of the state Building Control Agency.

The handbook is expected to assist a would-be Building Owner/Developer to navigate through the Agency's operational procedures (Modus Operandi) with a view to achieve a safe, secure and habitable building.

It is therefore expected that updating of the former (FAQ) Frequently Asked Questions to the new LASBCA Guide (Handbook) will make it easier for Owners/Developers, Staff and Building Public to understand and appreciate the current thinking, new initiative with regards to LASBCA procedures and best practices., so that the State's vision of Zero Tolerance to building collapse and the State Theme Agenda can be effectively implemented.

It is therefore imperative that the handbook should be made available to all Building Owners , Developers, intending Constructors and Building Contractors.

Arc. Gbolahan Oki
General Manager
LASBCA (2021)



ACRONYMS

1. FAQ- Frequently Asked Question
2. LASBCA- Lagos State Building Control Agency
3. GRA- Government Reserved Area
4. IG- Instagram
5. CERT- Certificate
6. LASPPPA- Lagos State Physical Planning Permit Authority
7. NDT- Non-Destructive Test
8. MDA- Ministries Departments and Agencies
9. FB - Facebook



❖ **TABLE OF CONTENTS**

• Foreword-----	i
• Acronyms-----	iii
• Table of Contents-----	iv
• Introduction-----	1
• Mandates-----	2
• Organogram-----	3
• Building Control Activities-----	4-6
• Stage Certification and Certificate of fitness for Habitation-----	7-8
• Understanding the Offences-----	9
• Serving of Contravention Notices-----	10
• Distressed Structures-----	11
- Signs of Distressed structures	
- Causes of Distressed structures	
- Salvaging of Distressed structures	
- Removal of Distressed structures	
• Non destructive test-----	12
• District Offices -----	13
• FAQs-----	14



1. INTRODUCTION

HISTORICAL BACKGROUND:

Lagos State Building Control Agency (LASBCA) came into being through the Lagos State Urban and Regional Planning and Development Law of 2010, but it officially started in August 12, 2012. Is an Agency set up to ensure that basic minimum standards are maintained in building construction and renovation in order to ensure that existing and new buildings are safe, healthy, accessible and habitable for present and future generations. works together with developers/owners and professionals in the Built Industry to provide a highly quality service and making sure that building constructions are satisfactorily carried out. LASBCA also work closely with other government agencies to achieve its responsibility of a safe, secured and habitable building in the State

The Agency under the State Ministry of Physical Planning and Urban Development has being playing a pivotal role towards the attainment of making Lagos a 21st century economy in line with T:H:E:M:E Agenda of the State Government. The Agency is saddled with responsibilities of initiating and formulating the enforcement of Building Control Regulations, Issuance of Authorization to Commence construction, Certification of various Stages of Construction, ensure that basic minimum standards and quality control in building construction are observed to achieve a structurally safe, secured and sustainable building among others to prevent incidences of building collapse in the state.

LASBCA is being governed by Lagos State Urban and Regional Planning and Development Law 2019 as amended, LASBCA regulations and the National Building Codes.

Lagos State Urban and Regional Planning and Development (Amendment) Law, 2019 is the principal or substantive law **for the administration of Physical Planning, Urban Development and Building Control in the State.**

The Regulations being the subsidiary laws made pursuant to the law are:

The Building Control Agency Regulations, 2019 and

The Physical Planning Permit Regulations

MANDATES

➔ MINISTERIAL MANDATES/RESPONSIBILITIES/FUNCTIONS:

- Building control in all its ramifications.
- Approval to commence construction after obtaining development permit.
- Inspection and certification of various stages of building construction.
- Verification of your General Contractor' All Risk and Building Insurance Policy.
- Issuance of certificate of completion of building construction and fitness for habitation.
- Identification and removal of distressed and non-conforming buildings.
- Public Health control in Buildings.

➔ **VISION:**

To ensure that buildings in Lagos State are designed, constructed and maintained to high standards of safety so as to avoid loss of lives and properties through its building regulatory system, we aim to achieve zero percent building collapse.

➔ **MISSION:**

To lead and transform the Building Construction industry by enhancing skills and professionalism as well as improving design and construction capabilities.



➔ OFFICE/DEPARTMENTS/UNITS:

- Office of the General Manager

➔ Departments:

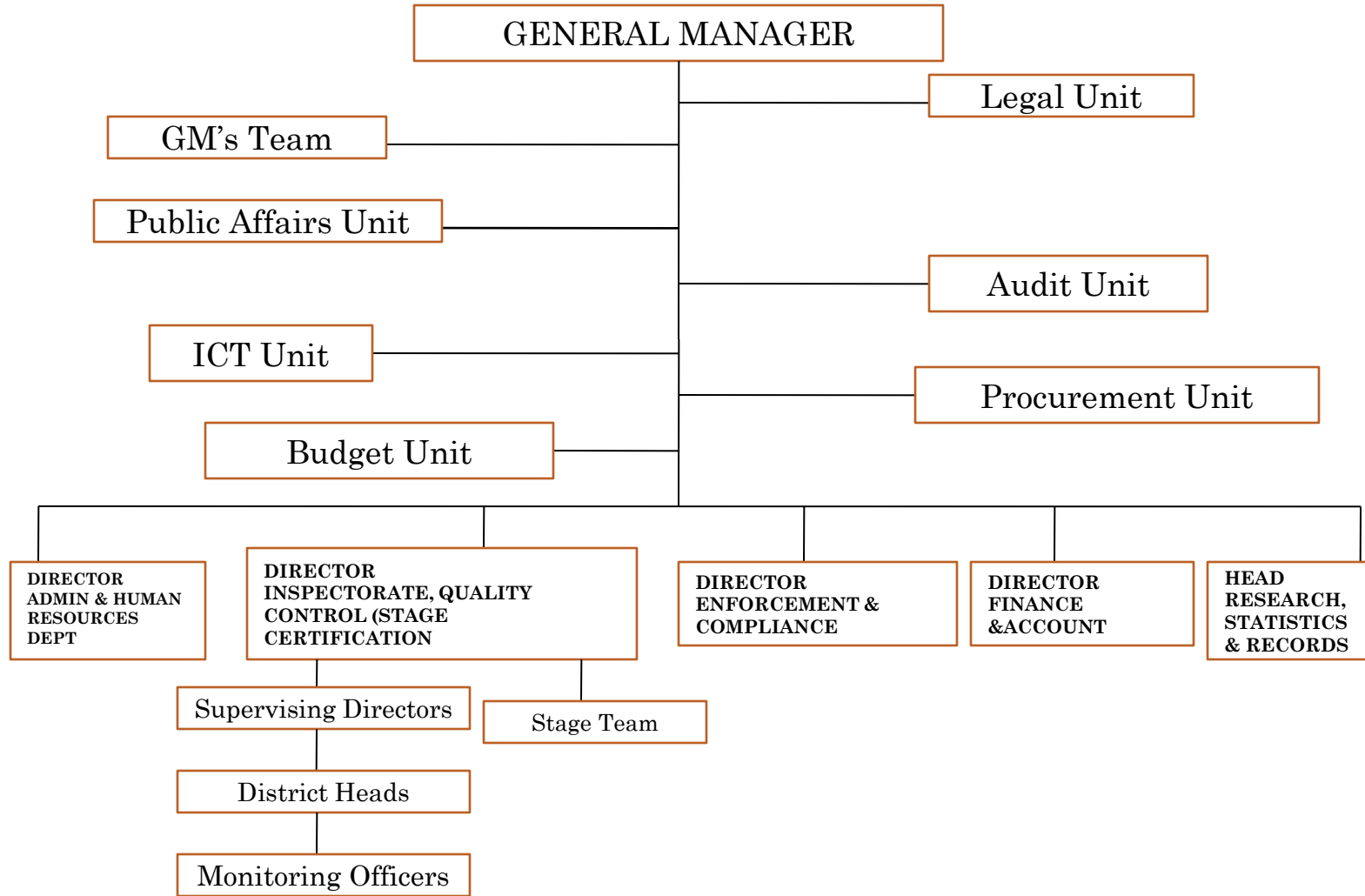
- Human Resources & Administration
- Inspectorate & Quality Control/Post Construction Audit
- Account
- Enforcement

➔ Units

- Public Affairs Unit
- Legal
- Research Statistic and Records
- Budget and Planning
- Procurement
- Information and Communication Technology
- Audit



ORGANOGRAM



BUILDING CONTROL ACTIVITIES

The object of this Agency according to Section 47 is the enforcement Building Control Regulations; regulation and inspection of building works and, certification of various stages of building construction; removal of illegal and non-conforming buildings; identification and removal of distressed buildings to prevent collapse; and issuance of Certificate of Completion and Fitness for Habitation.

➔ ALL RISK INSURANCE:

- A developer/ owner of a construction involving a structure of more than two (2) floors will, at the time of submitting his application to commerce building works to the Building Control Agency, submit a General Contractors All Risk Insurance Policy Certificate.
- An owner or occupier of a building will within thirty (30) days of service of demand notice, produce the Certificate of Insurance to the Building Control Agency for verification and on an annual basis.
- An owner of a building or structure existing and in use before the commencement of this Law will, within three (3) months of its commencement, submit the Certificate of Insurance to the Building Control Agency for verification.



ENFORCEMENT FOR COMPLIANCE ACTIVITIES

The Agency has recorded significant achievements in all areas of its activities especially in the aspect of Enforcement for Compliance and Quality Control in Building Construction which is our Core Mandate.

Monitoring and Enforcement for Compliance of all Physical Developments within the state have improved tremendously for the Agency, and as such efforts have been intensified with the deployment of more Officers to enable the early detection of infractions for prompt compliance or outright removal.

GREEN CHECK STICKERS

In the past years, the Agency is mostly synonymous with the Red Cross mark and demolition. We have changed the narrative by issuing out green check stickers to all developers who have complied with the initial requirements under the building control regulations and have authorization to commence construction after obtaining their development permits.

➔ BENEFITS:

This will allow the Agency and even the citizens to quickly identify ongoing construction that are working in tandem with the State Building rules and regulations and vision of making Lagos a 21st Century economy and in line with the THEME Agenda of the State Government.

All properties with the green sticker will be captured in the Agencies database with all full details of construction Start to finish dates.

It also help in imbibing a much-needed maintenance culture as full history of properties will be captured in the Agency's database.

PUBLIC ENLIGHTENMENT

The Agency has put in tremendous efforts to put an end to the issue of building collapse through well thought out publicity plans and scheduled programmes/activities of the Agency on the Social, Print and Electronic Media to enlighten as well as educate Lagosians/Stakeholders including professional bodies to conform to the building rules and regulations



➔ **WHISTLE BLOWING MECHANISM**

Enhanced whistle blowing via social media, SMS and phone calls has helped in reaching nook and crannies of the State which hitherto had been difficult locating, thereby restoring confidence on the Agency by the populace and getting feedback from building public

➔ **REDUCTION IN SPATE OF BUILDING COLLAPSE IN THE STATE**

With the introduction of a Pre-construction and a rejuvenated Post Construction Audit department (both deal with pre-construction and Pre- approval processes such as soil test and audit of distressed and abandoned buildings respectfully) cases of building collapses within the state have reduced drastically.



STAGE CERTIFICATION AND CERTIFICATE OF COMPLETION AND FITNESS FOR HABITATION

As a Building Control Agency, one of our core responsibilities is Stage Inspection and Issuance of Certificate for Fitness for Habitation after the completion of such building.

Stage Certification refers to the process whereby every stage of a building construction is closely monitored and certified satisfactory by a team of LASBCA officials comprising of Builders, Architects, Structural, Civil, Mechanical and Electrical Engineers. This process is basically aimed at ensuring that all buildings in the state are deemed safe and habitable for occupants. It starts from the beginning which is foundation laying through the external works and fittings and stops when the building is COMPLETE.

➔ CERTIFICATE OF FITNESS FOR HABITATION:

Certificate of Completion and Fitness for Habitation is that document which is obtained by the owner of the building after meeting all requirements laid out by LASBCA on completion of the Project.

To obtain the certificate, the following steps are essential:

- Obtain a planning permit from the Lagos State Physical Planning Permit Authority (LASPPPA)
- He/she proceeds to LASBCA with a letter of intention to commence construction alongside the development permit obtained
- Officers visits the site to ascertain status i.e. ensure that the site is vacant.
- A file will be opened at the Agency for the developer.
- A letter of Authorization is issued by the Agency to start construction after the submission of required documents. These include
- Evidence of Payment.
- Letter of introduction by the consultant handling the project
- Letter of Structural Stability and Integrity Test(for old existing building)



- Approved drawings as applicable,
- Builders document as applicable,
- All risk insurance (for 3 floors & above).
- A green sticker is issued on submission of all required documents.
- Project board is to be installed on site.
- The developer will send a letter of invitation for Stage giving a seven (7) days' notice at every stage throughout construction till completion including external works and fittings.
- On completion, a final joint Stage Inspection will be carried out by the consultant(s) and the Agency.
- The developer can then request for the Certificate of Completion and Habitation.

ADVANTAGES OF THE CERTIFICATE:

- Obtaining a Certificate of Completion and Fitness for Habitation has a lot of Advantages. This includes but not limited to:
- It ensures that the completed structure is built according to designs specifications.
- It ensures that the structure is safe for habitation or use since professionals were involved in the construction process.
- It could serve as veritable collateral for loan facility.
- It adds to the value of the building.
- It assures would be occupants of their safety.

It takes approximately 10days after submission of all necessary documents to process the CERTIFICATE.



UNDERSTANDING THE OFFENCES

- Erection of structure without permit (Section 27 (1) of the law)
- Change in the use of land or structure or part of structure without permit; (Section 34 of the law)
- Alteration of an Approved Development Plan; Section 34
- Renovation or remodelling of structure without permit; Section 34
- Demolition of the existing structure by the owner/developer without approval; Section 34
- Erection of a structure without authorization (Regulation 2)
- Failure to do stage inspection and certification (Regulation 8).
- Failure to conduct NDT on an identified distressed structure
- Break of Seal, Failure to obtain insurance

CONTRAVENTION

Lagos State Urban and Regional Planning and Development (Amendment) Law, 2019 is the principal or substantive law **for the administration of Physical Planning, Urban Development And Building Control in the State. The Regulations being the subsidiary laws made pursuant to the law are:**

- The Building Control Agency Regulations, 2019 and
- The Physical Planning Permit Regulations



SERVING OF CONTRAVENTION NOTICES

Notices by Section 63 of the law are 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.

TYPES OF NOTICES AND TIME FRAME

The Owners/Developers of a building must respond to the Notices within a stipulated time in order to avoid penalties,

- (a) Contravention Notice; 48 Hours
- (b) Stop Work Order; No time frame
- (c) Quit Notice; 7 days
- (d) Seal-up Notice; 72 Hours
- (e) Regularization Notice 90 days; and
- (f) Demolition Notice – 7 days
- (g) Demand Notice – 3 months





SET BACKS

Setback for a residential building shall not be less than six (6) meters;

Air space for residential buildings throughout the State shall not be less than three (3) meters at the rear, right and left sides, except where otherwise stated in the Operative Development Plan

Residential buildings on Victoria Island, Ikoyi, Apapa, Lekki Peninsula I and II Schemes shall have a minimum of nine (9) meters setback

For commercial development in traditional core areas of the State including Lagos Island, the following shall apply:

(a) three (3) meters building setback shall apply and on all the sides where the property has more than one (1) access road abutting the subject site; (b) three (3) meters air space shall be observed on all sides, i.e., left, right and rear.

Commercial or industrial buildings in other areas of the State shall have a minimum of nine (9) meters building setback while the sides and rear air spaces shall have a minimum of 4.5 meters or in accordance with the provisions of the prevailing approval order.

The minimum horizontal distance between a building and the centre line of Electric overhead conductors shall not be less than the followings:

(i) 0.415KV 6 metres; (ii) 11 KV..... 6 metres;

(iii) 33 KV..... 10 metres;

(iv) 132 KV 20 metres;

(v) 330 KV 30 metres;

(vi) Sub-stationMinimum of 12meters from the Substation property boundary

River and Creek: The distance between any building and river bank or creek shoreline shall not be less than fifteen (15) meters ;

(vii) Gorge, Canal or Drainage: The distance between any building and the edge of a gorge, canal or drainage if defined by concrete live channel, shall not be less than ten (10) meters



➔ **DISTRESSED BUILDINGS:**

A distressed structure is a building that is structurally not fit for purpose and habitation as result of exhibiting.

➔ **SIGNS OF A DISTRESSED BUILDING**

- 1 Cracking on the structure, e.g. transverse cracking, rutting, map cracking, pothole, longitudinal cracking
2. Pounced differential settlement
3. Deflection of the slab (that is shape distortion)
- 4 Exposed reinforcement (the iron component of structural e.g. columns, slabs, beams are exposed and are getting rusted
- 5 Other sign is dampness due to improper of faulty plumbing works

CAUSES OF DISTRESSED STRUCTURES:

Distressed happens due to host of factors which includes

- Poor Workmanship
- Lack of Maintenance
- Atmospheric effects
- Abuses
- Accidents
- Natural calamities

SALVAGING A DISTRESSED STRUCTURE:

Salvaging a distressed structure varies from one building to another, it also depends on the nature of the effects observed defects. Not all distress buildings can be salvaged this is due to the level and degree of dilapidation in such buildings.

Total maintenance in terms of total rehabilitation of the building can be adopted. If not, the building needs to be demolished.

A test needs to be conducted on any buildings earmarked as distress to know the integrity of such buildings and base on the recommendations of the test one can act further.



➔ NON- DESTRUCTIVE TESTS (NDT)

A non destructive Integrity Test is performed on the building to investigate the strength of the structural elements and the wall bearing blocks

- If the test result is below the permissible limits and unacceptable the structure may be recommended **for remodeling and retrofitting**
- Structures exhibiting **settlement**: additional foundation probe is performed on the structure to determine the soil characteristics, strength and depth of good soil
- In **extreme** situation that the structure is beyond **redemption** i.e. where the fitness for habitation of the structure is not guarantee. Its removal is recommended for safety of lives and properties

➔ REMOVAL OF DISTRESSED BUILDING

Consequent upon provision of building control regulations 2019, owners/developers are required to forward the following documents to the Agency within 14days of the receipt of letter of contraventions:

- A receipt of NDT.
- A structural Appraisal of the NDT report by COREN certified structural engineer.
- A letter of structural stability/indemnity.
- A statement of methodology (including drawings) to carry out the recommendation of the NDT report.

This above document are to be duly signed, sealed and stamped by a COREN certified structural engineer who shall attach a copy of his current practice license.



S/N	NAME OF DISTRICT OFFICE	ADDRESS
1.	Agbado/Ipaja	Moshalashi Bus-Stop Roundabout, Opposite Goodtime Restaurant.
2.	Agege	Old Agege LG Secretariat, Behind Stadium, Agege.
3.	Alimosho	Moshalashi Bus-Stop Roundabout, Opposite Goodtime Restaurant.
4.	Amuwo-Odofin	NTDA Building, Jakande Housing Estate, Mile 2.
5.	Apapa	Apapa LG Council, Burma RD., Apapa.
6.	Badagry	PWD (Works Yard) Off Hospital Rd, GRA, Badagry.
7.	Epe	Water Works Road, Epe.
8.	Elagos Island	Zappas Building Adeniji Adele Road Lagos
9.	Eti-Osa	20,Lekki Epe Expressway, Behind Enyo Filling Station Beside Oral Estate,Ikota Bridge Bus Stop, Ikota Eti-Osa LEKKI.
10.	Ibeju-Lekki	20,Lekki Epe Expressway, Behind Enyo Filling Station Beside Oral Estate Ikota Bridge Bus Stop Ikota Eti-Osa Lekki.
11.	Ikeja	Work Yard Road, The Old Passport Office, Old Secretariat, GRA, PWD Ikeja Lagos.



12.	Ikorodu	LASTMA Yard, Shagamu Road, Beside Jubilee Filling Station Ikorodu.
13.	Ikoyi/V/I	20, Lekki Epe Expressway, Behind Enyo Filling Station Beside Oral Estate Ikota Bridge Bus Stop Ikita Eti-Osa Lekki.
14.	Kosofe	LAWMA Yard, Ogudu Road, Ogudu.
15.	Mushin	6, Town Planning Way, Ilupeju.
16.	Ojo	Ministry Of Works Zonal Office, Lagos-Badagry Exp.Way, Okokomaiko, Ojo.
17.	Oshodi/Isolo	Task Force Yard (Multipurpose Office), Bolade Oshodi.
18.	Shomolu	6, Town Planning Way, Ilupeju.
19.	Surulere	27, Mercy Eneli Street Surulere..
20.	Yaba	168, Herbert Macaulay Rd. Adekunle Bus-Stop, Yaba.
21	Lagos Island	187, Igbosere Opp. High Court, Lagos Island.
	Ikorodu I	LASTMA Yard, Shagamu Road, Ikorodu
	Ikorodu II	6, Town Planning Way, Ilupeju.
	Ikeja	Old Secretariat Complex, Ikeja.



FREQUENTLY ASKED QUESTIONS

When do I need to contact LASBCA?

- Before commencement of any new development including special project;
- Before commencement of all forms of amendment to existing buildings;
- Before renovation of buildings;
- Before converting the use of any building
- Before commencement of all forms of demolition;
- Before the installation of renewable source of energy, maintenance works that involves erection of scaffolding, renovation, rehabilitation, re-engineering improvement of any building;
- Before commencement of building construction works;
- Whenever you detect a distressed or defective structure which is likely to collapse;
- For certificate of completion and fitness for habitation and
- For verification and certification of General Contractors' All Risk Insurance policy for buildings under construction as well as existing ones respectively.

Do I need to pay charges for services rendered?

- Yes, minimal fee will be charged which will be paid to Lagos State Government account.

What do I prepare prior to inspection?

- Documentation of approved development plan/development permit.
- Detailed drawing approved plan from LASPPPA.
- Specification of works to be carried out. **(a – c) MUST** be submitted to LASBCA prior to commencement of work on site.
- Programme of works.
- Health and Safety file.
- Welfare facility for people working on site.
- Client must display a board outside the site displaying the development permit number, Title of project, the contact details of the owner and professionals involved in the project and the All Risk Insurance number. More so, a copy of the approved plan must be kept on site at all times.

How does Building Control Agency start inspection after development permit has been obtained?

It is mandatory for every developer to contact LASBCA at least 7 days prior to commencement of construction work at the site.



How can I contact LASBCA?

You can contact us via:

Website: <https://lasbca.lagosstate.gov.ng>

www.lasbca.gov.ng

Hotlines: 0700-5050-404, 0700-0527-222

E-mail lasbca@lagosstate.gov.ng

Contact address:

Lagos State Building Control Agency (LASBCA)

Works Yard Road via Oba Akinjobi Way, Old Secretariat, Ikeja GRA.

Instagram: [lasbca_agency](#)

Facebook: [LasbcaLag](#)



DO'S

- Employ the services of professionals
- Ensure Contractor has general contractor insurance
- Get skip to dump construction waste materials
- Ensure that a project board is placed at the site
- Ensure that every stage of your construction is certified by relevant professionals
- Ensure adequate setbacks and airspaces are maintained
- Allow for storage of construction materials within the construction site
- Provide site facility for workmen convenience

DON'TS

- Don't build contrary to approval granted
- Don't stack building materials on the road
- Don't start your construction without permit
- Don't work without personal protective equipment
- Don't renovate without permit
- Don't demolish without permit
- Don't use bamboo scaffolding
- Don't construct on the right of way of roads, power lines and pipelines
- Don't construct on drainage channels



PUBLISHER

LAGOS STATE BUILDING CONTROL AGENCY

Chairman,
Managing Editor, Director-General Editorial Board

Arc. Gbolahan Owodunni Oki

Editor-in-Chief

Gbadeyan Abdulraheem

Associate Editor

Akintoye Adetayo Asagba

Correspondents

Chinye Ashinyenwa Benedicta

Oni Oluwaseyi Olamide

Kalejaiye Aderonke

Photographer

Abiodun Towolawi





Lagos State Building Control Agency (LASBCA)

Works Yard Road via Oba Akinjobi Way, Old Secretariat, Ikeja GRA.

Hotlines: 0700-5050-404, 0700-0527-222

ANYBODY CAN BUILD, BUT IT TAKES A PROFESSIONAL TO BUILD RIGHT

!!!

