An emergency meeting in respect of the new LAGOS STATE BUILDING REGULATIONS was held at the ACANigeria Secretariat On Thursday, April 25, 2013. Present in attendance was the ACANigeria President Arc. Fred Coker, ACAN Ex-Officio Arc. Roti Delano, Honorary Secretary Arc Abiola Fayemi, Chairman Publication Affairs Arc. Patience Okonta, Honorary Treasurer Arc. Olawunmi Agbaje, Chairman Education Affairs Arc. Ibare Akinsan, Chairman NIA LSC Arc. Ladi Lewis, Vice Chairman NIALSC Arc. Titi Adeleye, NIALSC Honorary Secretary Arc. Paul Egwakhide, NIALSC Social Welfare Secretary Arc. Nkechi Nnama.

The following subsections were thoroughly discussed and suggestions made for amendments:

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<th>Subsection</th>
<th>Comment</th>
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<td>2 (2)</td>
<td>It is suggested that subsection (f) should be introduced and it will cover the need to have a letter of undertaking written by the Architect registered by ARCON confirming that the building for which an application has been made will be inspected/monitored throughout the duration of its construction.</td>
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<td>2(3)</td>
<td>This assignment or exercise is already covered by the architect in preparing a site analysis and location map and should therefore be deleted in its entirety.</td>
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<td>2(7)</td>
<td>The technical report needs clarification and it would be useful to have a format for its preparation. The audit report however should be prepared by the relevant or appropriate professional registered to practice. E.g. the architect prepares a condition report, the structural engineer would report on the integrity of a building structure and a mechanical or electrical engineer would report on the integrity of relevant building services.</td>
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<td>4</td>
<td>PRE-SUBMISSION SCREENING</td>
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<td>This needs further clarification. What does the pre-submission screening entail or what are the requirements? Is there a provision in it for planning approval in principle of a concept design? Is it about adequacy of documents to be submitted with the drawings e.g. Cof O, tax clearance Certificate, survey plan etc?</td>
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SUBMISSION OF PHYSICAL PLANNING TECHNICAL REPORT

Is there a format for this? Can it be prepared as an additional schedule? It should be prepared by any appropriate or relevant registered professional e.g. Schedule 3

The audit report should be prepared by the relevant or appropriate professional registered to practice. e.g. the architect prepares a condition report, the structural engineer would report on the integrity of a building structure and a mechanical or electrical engineer would report on the integrity of relevant building services.

PROHIBITION OF ALTERATION, ADDITION, REPAIR OR RENOVATION OF BUILDING WITHOUT PRIOR APPROVAL

10(1)
The term renovation needs to be redefined such that replacement of roofs, windows and doors do not require a permit. Also the statute of limitation is legally 6 years after which documents may not be readily available and it should be accepted that a building standing for at least this period is assumed to have had a building permit and the need to produce a previous permit should be expunged.

PROHIBITION OF FENCING WORK WITHOUT PLANNING PERMIT

11(3)
This needs clarification as nobody will be willing to part with any part of a property that they have paid for. Furthermore subject to interpretation would the setback now be in low density development areas 9.9m or 8.1m for example?

PERMISSIBLE NUMBER OF DWELLING UNITS

18(b), (c) (i)
This needs more clarification

ABUSE OF OFFICE BY OFFICIALS

34
This is not considered to be equitable when compared with 33 above because officers of the law or ministry are more versed in the requirements of the regulations than the developer.

INTERPRETATION

48
Renovation should be redefined as it is not expected that a building owner needs a permit to repaint, re-roof after a rain storm, change doors and windows without changing the size of the opening.