



EKO ATLANTIC

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PLANNING AND BUILDING REGULATIONS



EKO ATLANTIC CITY

**PLANNING AND BUILDING
REGULATIONS**

(Including **Fire Safety** and **MEP Systems and Infrastructural Connection** Requirements)

Issued by:

EKO ATLANTIC CITY MANAGEMENT LIMITED

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FORWARD

EACML Planning and Building Regulations (Second Edition)

We are pleased to present the Second Edition of the Eko Atlantic City Management Limited (EACML) Planning and Building Regulations. This updated document reflects our unwavering commitment to maintaining the highest standards of planning, safety, and sustainability for developments within Eko Atlantic City.

The Second Edition integrates significant updates, including the **Fire Safety Minimum Provisions**, which were previously standalone guidelines. It also introduces new chapters on **Noise Pollution Control** and on **MEP (Mechanical, Electrical, and Plumbing) Minimum Requirements** to mitigate environmental impact, and provide essential standards for building systems.

Furthermore, we have included detailed **EUNL Grid Connection Requirements**, ensuring seamless infrastructure integration for all developments.

This comprehensive Regulation Document serves as a definitive guide for obtaining Planning Approvals, Building Permits, and compliance certifications within the City.

Effective from **December 1, 2024**, it applies to all new Projects and ongoing constructions to uphold consistency and excellence in the City's urban development.

We encourage all Developers, Consultants, and Stakeholders to familiarize themselves with the provisions of this document.

Together, we will continue to build a City that exemplifies innovation, functionality, and environmental stewardship.

The Board of Eko Atlantic City Management Limited

Contents

FORWARD	1
INTERPRETATION	1
CHAPTER 1: INTRODUCTION	6
1.1 Project Description	6
1.2 The Regulations	6
CHAPTER 2: MASTER PLAN AND DISTRICTS	8
CHAPTER 3: IMPORTANT PRELIMINARY NOTES	10
3.1 Introduction	10
3.2 EACML Contact Details	10
3.3 Professional Consultants/ Design Team	11
3.4 Building and Design Standards Applicable	12
3.5 Peer Review Consultant	13
3.6 Registration of Contractors	13
3.7 Taking Possession of the Property, Plot Demarcation and Survey	13
CHAPTER 4: PLANNING APPROVAL, BUILDING CONTROL AND PEER REVIEW ..	16
4.1 Introduction	16
4.2 Planning Approval (Refer to Flow Chart – Appendix A)	17
4.3 Building Control (Refer to Flow Chart – Appendix A)	19
4.4 Peer Review and Third-Party Control	20
4.5 Renovation, Alteration and Addition and Demolition Permits	21
4.6 Fencing Permit (Permanent)	22
4.7 Fencing Permit (Temporary)	22
CHAPTER 5: SUBMISSION REQUIREMENTS	23
5.1 Stamping of Drawings Prior to Submittal	23
5.2 List of Drawings Needed to Process Permits	23
5.3 Stages of Submittals	23
5.4 Preliminary Design Approval (Validity Period – 1 Year)	23
5.5 Final Design Approval (Validity Period – 4 Years)	24
5.6 Temporary Building Permit (Validity Period – 2 Years)	25

5.7 Final Building Permit (Validity Period – Expires Alongside the FDA).....	25
CHAPTER 6: LIST OF DRAWINGS AND DELIVERABLES.....	27
6.1 Introduction	27
6.2 Concept Design	27
6.3 Schematic Design	27
6.4 Design Development.....	27
CHAPTER 7: SOIL INVESTIGATION AND PILING WORKS	28
7.1 Natural Plot Level.....	28
7.2 Soil Investigation and Pile Load Test “ <i>Prior</i> ” to Application for Planning Permits.....	28
7.3 Non-Working Pile PLT “ <i>After</i> ” Obtaining the FDA and the TBP.....	31
7.4 Piling Work “ <i>After</i> ” Obtaining the FDA and the TBP.....	32
7.5 Conditions for acceptance of the Working Piles PLT	33
7.6 Inspection and Approval by EACML.....	33
7.7 Piling Report.....	34
7.8 Calibration of Testing Equipment.....	34
CHAPTER 8: SHORING AND INTERFACE WITH NEIGHBOURS AND INFRASTRUCTURE	35
8.1 Certificate of Survey and Natural Plot Level (NPL).....	35
8.2 Temporary Fence for Construction.....	35
8.3 Excavation and Shoring to Protect the Neighbours.....	35
8.4 Backfilling of the Plot and Setbacks.....	36
8.5 Setbacks and Protection of Walkways and Infrastructure.....	36
8.6 Extra Sand and its Disposal.....	37
8.7 Dewatering and Water Discharge Requirements.....	37
8.8 Special Case of Tower Cranes Installation	38
8.9 Boreholes.....	38
CHAPTER 9: CONSTRUCTION MONITORING.....	39
9.1 Developer’s Monitoring Obligations	39
9.2 Site Regulation and Safety Rules	40
9.3 EACML’s Inspection Role	40
9.4 Approved Laboratories.....	41
CHAPTER 10: CERTIFICATE OF COMPLETION AND FITNESS FOR HABITATION	42
CHAPTER 11: FIRE CERTIFICATE AND INSURANCE OF DEVELOPMENT.....	44
11.1 Fire Certificate.....	44
11.2 Fire Certificate.....	44

CHAPTER 12: ADDITIONAL PROVISIONS	45
12.1 Access for the Physically Challenged	45
12.2 Signage	45
12.3 Landscape	45
12.4 Building Amenities / Staff Welfare	45
12.5 Facility Management Provisions	46
12.6 Garbage Room	46
12.7 Traffic Impact Assessment Report	47
12.8 Environmental Impact Analysis Report	47
12.9 Retail Outlets	48
12.10 Environmentally Friendly Buildings	48
CHAPTER 13: LIST OF FEES	49
13.1 Assessment Fee of Concept Design	49
13.2 Planning Fee	49
13.3 Modifications to the Assessment and Planning Fees	49
13.4 Modification to FBP Fee	49
13.5 Renovation Fee	49
13.6 Alteration and Addition Fee	49
13.7 Demolition Fee	49
CHAPTER 14: BUILDING FIRE SAFETY: MINIMUM PROVISIONS	50
14.1 Introduction	50
14.2 Purpose of The Document	51
14.3 Codes and Regulations	52
14.4 Fire Safety Validation Process	53
14.5 Fire Resistance of The Structure	53
14.6 Sprinkler Systems	54
14.7 Accessibility of Fire Trucks	54
14.8 Staircases/ Corridors	55
14.9 Façades	58
14.10 Fire Brigade Elevator	59
14.11 Smoke Detection	60
14.12 Fire Extinguishers	61
14.13 Wet/Dry Column	61
14.14 Ventilation Ducts	62
14.15 Car Parks	62
14.16 Provisions for Disabled People	62

14.17 Very Tall Buildings (>128 m).....	63
ANNEXES.....	66
List Of Annexes.....	67
Annex 1: Building Information Form.....	68
Annex 2: Aerial Firefighting Truck Specification.....	69
Annex 3: Distance of Aerial Firefighting Truck to the Accessible Façade	70
Annex 4: Aerial Firefighting Truck Access from the Street	71
Annex 5: Aerial Firefighting Truck Access from Internal Road	73
Annex 6: Minimum Distance Between Staircases	77
Annex 7: Correct Openings at Staircase Enclosures with Elevators.....	78
Annex 8: Configurations of Staircases Showing Fire Resistant Walls.....	79
Annex 9: Incorrect Openings at Staircase Enclosures with Elevators to be Avoided.....	80
Annex 10: Smoke Protection of Stairwells – Stair Open to Outside.....	81
Annex 11: Protected Corridors	82
Annex 12: Fire Classification Standards.....	83
Annex 13: Fire Brigade Elevators	84
Annex 14: Pressure Reducing Valve Specifications	86
Annex 15: 4”X 2 Way Breeching Inlet Specifications.....	87
Annex 16: Elevators for Occupant Self Evacuation.....	88
Annex 17: Typical Fire Safety Report, Prepared by Third-Party Consultant.....	89
CHAPTER 15: MEP SERVICES AND THEIR INTERFACES WITH EAC INFRASTRUCTURE	97
15.1 Introduction	97
15.2 Requirements to Connect to The City Infrastructural Networks	98
15.3 General MEP Regulations for the Buildings	104
CHAPTER 16: EUNL GRID CONNECTION REQUIREMENTS.....	107
16.1 Introduction.....	107
16.2 Customer Substation Requirement.....	107
16.3 33 kV Cable Requirements	123
16.4 Outdoor Enclosure for Outdoor Package Units.....	129
16.5 Field Installation	130
16.6 Customer Requirements and Submissions	133
16.7 Tariff Metering	138
CHAPTER 17: NOISE POLLUTION CONTROL	140
17.1 Purpose of this Chapter.....	140

17.2	LASEPA and EAC noise limits	140
17.3	Sources of noise.....	141
17.4	Noise Evaluation.....	142
17.5	Noise attenuation factor K.....	143
17.6	Noise increases with multiple sources.....	145
17.7	Noise decreases with distance.....	146
17.8	Noise control from a high noise level development	147
CHAPTER 18: GENERAL PROVISIONS		148
APPENDICES		149
List of Appendices		150
Appendix A: Flow Chart		152
Appendix B: Lot Regulation Sheet		153
Appendix C: Request for Preliminary Design Approval		159
Appendix D: Preliminary Design Approval (PDA)		160
Appendix E: Request for Final Design Approval		161
Appendix F: Final Design Approval (FDA)		162
Appendix G: Request for Temporary Building Permit		163
Appendix H: Temporary Building Permit (TBP)		164
Appendix I: Request for Final Building Permit.....		165
Appendix J: Final Building Permit (FBP)		166
Appendix K: Appointment of Consultants		167
Appendix L: Soil Report Submission.....		169
Appendix M: Request for Certificate of Survey.....		170
Appendix N: Certificate of Survey		171
Appendix N ¹ : Certificate of Plot Demarcation Re-Verification		172
Appendix O: Fence Boundary Protection from Neighbours' Side		173
Scenario 1		173
Scenario 2		174
Scenario 3		175
Scenario 4		176
Scenario 5		177
Scenario 6		178
Appendix O ¹ : Fence Boundary Cross-Section from Roads' Side		179
Appendix O ² : Slab and Fence along Neighbours' and Road's Boundaries- Plan		180
Appendix O ³ : Ground Floor Slab Connecting Building to Road- Section A-A.....		181

Appendix O⁴: Slab and Fence Along Neighbours’ Boundaries- Section B-B	182
Appendix P: Undertaking by Structural Engineer to Inspect the Piling and Shoring Works	183
Appendix Q: Request for Piling Approval	184
Appendix Q¹: Draft Letter from Supervising Structural Consultant	185
Appendix Q²: Request for Executing Non-Working Pile Load Test (PLT) <i>Before</i> FDA	186
Appendix Q³: Request for Executing Non-Working Pile Load Test (PLT) <i>After</i> FDA	187
Appendix R: Certificate of Completion of Piling and Shoring Works	188
Appendix S: Appointment of Supervising Consultants for Construction Works ..	189
Appendix T: Request for Structural Works Approval	191
Appendix T¹: Certificate of Completion of Structural Works	192
Appendix U: Request for Certificate of Completion and Fitness for Habitation	193
Appendix V: Certificate of Completion and Fitness for Habitation	194
Appendix AA: Request for Modification to Building Permit	195
Appendix BB: Approval of Modification to Final Building Permit (MBP)	196
Appendix CC: Request for Renovation Works	197
Appendix DD: Approval of Renovation Works	198
Appendix EE: Request for Alteration to Building	199
Appendix FF: Alteration to Building Permit (ABP)	200
Appendix GG: Request for Permanent Fencing Permit	201
Appendix HH: Permanent fencing Permit	202
Appendix II: Certificate of Soil Report Approval	203
Appendix JJ: List of Deliverables	204
Appendix KK: MEP Minimum Requirements	227

INTERPRETATION

In this manual, certain terms have been used. Please refer to their meanings below:

ABP	Alteration to Building Permit
ARCON	Architects' Registration Council of Nigeria
Board	Board of Eko Atlantic City Management Limited
Calibration Certificate	Certificate to ascertain the calibration of the load cells and displacement cells of the PLT equipment, also certificate to ascertain the calibration of the PIT equipment
Certificate of Survey	Certificate issued by EACML following a joint inspection of the boundary of the plot with the plot owner surveyor
CFH	Certificate of Completion and Fitness for Habitation
Chart Datum	The water level surface serving as origin of depths displayed on a nautical chart, the levels in EAC are measured from this datum considered to be ± 0.00
City	Eko Atlantic City
Codes	The Building Standards and Codes applicable in Nigeria, as a minimum, the Nigerian National Building Code, or: <ul style="list-style-type: none">- International Building Code (IBC)- British Standard (BS)- National Fire Protection Association (NFPA)- Norme Française (NF)- Euro Codes
Compliance Report	Report submitted after the completion of the building, stamped by the Supervising Consultants, prior to obtaining the CFH
Concept Design	Architectural Design reflecting the intention of the development, with a minimum deliverables as per Appendix JJ
CORBON	Council of Registered Builders of Nigeria
COREN	Council for the Regulation of Engineering in Nigeria

EACML – Planning and Building Regulations

Cut-off Level	The level of a working pile immediately below the foundation
Deliverables	list of drawings and technical documents required to be submitted at a certain stage of the approval process (<i>refer to Chapter 6</i>)
Detailed Design/Design Development	Construction Drawings (<i>refer to Chapter 4</i>), with detailed deliverables as per <i>Appendix JJ</i>
Developer	The person or entity in charge of construction of a development in the City and includes the Owner
Development	<ol style="list-style-type: none">i. The carrying out of any building, engineering, mining or other operation in, on, over or under any landii. The making of any material changes in the use of any land, building structure, or conversion of land, building structure from its established or approved use, and or including the placing or display of advertisement on the land, building or structureiii. The making of any environmentally significant change in the use of any land or demolition of a building including the felling of trees
EAC	Eko Atlantic City
EACML	Eko Atlantic City Management Limited
EIA	Environmental Impact Assessment Report
EUNL	Eko Utilities Nigeria Limited
FAR	Floor Area Ratio (<i>refer to Appendix B, Lot Regulation Sheet</i>)
FBP	Final Building Permit, the ultimate permit obtained after submission of the Detailed Design, allowing the construction of the superstructure to start (<i>refer to Chapters 4 and 5</i>)
FDA	Final Design Approval, obtained after submission of the Schematic Design (<i>refer to Chapters 4 and 5</i>)

EACML – Planning and Building Regulations

Fire Safety Report	Report submitted after the completion of the building, stamped by the Third-Party Consultant, prior to obtaining the CFH (<i>refer to Chapters 10</i>)
Lot Regulations Sheet	The South Energyx Regulations on the maximum use of the plot provided when a sale is concluded (<i>refer to Appendix B</i>)
LRPPPR	Lagos State Physical Planning Permit Regulations 2019
LASG	Lagos State Government
MBP	Modification to Final Building Permit
Non-Working Pile	Pile drilled for testing of the designed bearing capacity, as provided in the soil investigation report or the structural engineer calculation
NPL	Natural Plot Level is +2.00, level at which the plot has been sand filled and handed over to the Owner, measured from the Chart Datum ± 0.00 (<i>refer to Chapter 8</i>)
Occupants	The person or entities that occupy the building
Owner	The person or entity that holds the title to the land on which the development is built in the City
PABR/ Regulations	Eko Atlantic City Planning and Building Regulations, the present document
PDA	Preliminary Design Approval, obtained after submission of the Concept Design (<i>refer to Chapters 4 and 5</i>)
PI	Professional indemnity Insurance provided by the Design Consultant
Piling Report	Report submitted after the completion of the piling work, stamped by the Structural Engineer (<i>refer to Chapters 7</i>)
PIT	Pile Integrity Test (<i>refer to Chapters 7</i>)

EACML – Planning and Building Regulations

Planning fees	Fees charged By EACML and Lagos State to issue Design Approvals (<i>refer to Chapters 13</i>)
Plot/Lot	Piece of Land acquired in EAC
PLT	Pile Load Test (<i>refer to Chapters 7</i>)
Redevelopment	A planning process where an existing old and decayed settlement or neighbourhood which has been declared a blighted area is completely pulled down and redeveloped from scratch creating a new and modern development in replacement of the old one
Renovation	Any act done to cause a change to a building's finishes (changing of windows and doors, re-plastering, reroofing, replacements of floor coverings, recladding, retiling, kitchen or bathroom remodelling, plumbing works, electrical works) and does not include carrying out any structural improvement or changes to the building
Rental Uses	An establishment engaged in the sale of goods or merchandise to the general public
Schematic Design	Coordinated all trades design (<i>refer to Chapters 4</i>) with minimum deliverables as per Appendix JJ
SENL	South Energyx Nigeria Limited
Site	The spatial location of any building or structure in the City
Soil Report	Report submitted after the completion of the soil investigation, stamped by the Geotechnical Engineer (<i>refer to Chapters 7</i>)
Soundness Report	Report submitted after the completion of the Structural work, stamped by the Structural Engineer (<i>refer to Chapters 9</i>)
SURCON	Surveyors Council of Nigeria
TBP	Temporary Building Permit, permit allowing the piling work to start (<i>refer to Chapters 4 and 5</i>)

EACML – Planning and Building Regulations

Third-Party/Peer Review Consultant	Consultant nominated by EACML and contracted by the Developer to peer review the Schematic Design as a minimum (<i>refer to Chapters 3 and 4</i>)
TIAR	Traffic Impact Analysis Report
Toe Level	The level at which the end pile stops in the soil (<i>refer to Chapters 7</i>)
TOPREC	Town Planners Registration Council of Nigeria
Working Pile	Permanent pile used in the foundation of a building (<i>refer to Chapters 7</i>)

CHAPTER 1: INTRODUCTION

1.1 Project Description

Eko Atlantic City (the **City**), located near Victoria Island, Lagos is a landmark development transforming the Lagos landscape and setting a new standard for urban development in Nigeria. The City's concept Master Plan, crafted with cutting-edge techniques, envisions a vibrant, 24/7 lifestyle environment.

The Master Plan of the **City** is organized in a series of distinctive Districts, each complementing each other, and with its own character, comprising town houses to high-rise apartments, financial district or general office buildings, retail at street level with a wide range of lifestyle choices, entertainment, and amenities forming a 24/7 vibrant City. Spread within the overall Plan is a series of water channels that allow for a nice waterway link and a network connecting the ocean to various locations throughout the project.

The **City** is managed by Eko Atlantic City Management Limited (**EACML**) by virtue of the Consent Instrument executed by the Lagos State Government (**LASG**), authorising the delegation of South Energyx Nigeria Limited (**SENL**) regulatory and managerial powers under the Concession Agreement between LASG and SENL. EACML as part of its management functions, appointed Eko Utilities Nigeria Limited (**EUNL**), the **SOLE** Utilities Provider, to provide utilities (power, water, internet, etc) and municipality services (firefighting, road maintenance, sewage maintenance, security, streetlighting, cleaning, etc).

1.2 The Regulations

Pursuant to its delegation of powers, **EACML** has issued the Eko Atlantic City **Planning And Building Regulations (PABR)** to provide a regulatory framework to direct, govern and regulate the Developers and developments in the City for the purposes of maintaining and promoting the concept Master Plan of the City. The **PABR** also provides a guideline for the enforcement of the regulations contained herein.

The EACML Regulations, the PABR, are compliant with the Lagos State Physical Planning Permit Regulations 2019 (**LSPPPR**), as a minimum. Where there are issues that are not covered by the PABR, LSPPPR will then prevail.

Unless otherwise stated, the **PABR** apply to all districts of the City.

EACML – Planning and Building Regulations

The contents of this document have been meticulously revised, deliberated upon and formally passed by the Board of Directors of EACML to meet the highest standards of compliance and safety, reflecting our commitment to maintaining the integrity of Eko Atlantic City.