



NATIONAL BUILDING CODE: THE CHALLENGES BEFORE THE PROFESSIONAL BUILDER

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Abstract

This paper reviews the new National Building Code with a view to highlight the responsibilities re – posed on the Professional Builder in line with the provisions of the Code. It presents the main practice of the Builder as Building Production Management and asserts that he is directly responsible for time, quality, health and safety issues on the building site. The various documents to be developed, the procedures to be followed by a Builder, the requisite qualities, related functions and obligations for effective performance were outlined and discussed. The paper concluded by stressing that "all eyes are now on the Builder and that liability for future cases of collapse of Buildings involving a Builder lies on his head". It thereby call for proper and adequate knowledge acquisition, an efficient service delivery and collaborative efforts towards enhancing good value for our clients money.

Keywords: Building Code; Professional Builder; Building Production Management.

Introduction

Building codes and standards are generally accepted standards of behaviour, practice and technique for the design, construction of buildings and the production, properties and performance of building materials components, systems and the use of the Buildings (CORBON / NIOB 2006). Code as defined by Advanced Learner's Dictionary of Current English (2000) "is a set of moral principles or rules of behaviour that are generally accepted by society or a social group". Building Code on the other hand, is generally defined "as a collection of laws enacted by a government authority that pertain to the health, safety and general welfare of the public.

The need to evolve a National Building Code as outlined in Section 1.1 of "The Code" arose from the following existing conditions of the cities and the built environment:

- i. Planlessness of our towns and cities;
- ii. Incessant collapse of buildings, fire infernos, built environment abuses and other disasters;
- iii. Dearth of referenced design standards for professionals;
- iv. Use of non – professionals;
- v. Use of untested products and materials;
- vi. Lack of adequate regulations and sanctions against offenders.

It is the belief of the National Council on Housing and Urban Development (the initiators) that "this code" will help to proffer a lasting solution to the hazardous trends in the building construction industry.

Despite the beautiful provisions of the "National Building Code", its signing into law and adoption by the states, a proper understanding of the respective roles of the various professionals in the building construction industry and their enlightenment on the challenges posed for its effective implementation is a necessity for the success of its intent.

This paper thereby review the new National Building Code with a view to highlight the responsibilities re – posed on the professional Builder in line with the provisions of the code. The specific objectives of the paper are:

1. Make an outline of the basic components of the National Building Code.
2. Highlight the Builder's role in the code implementation.

