Eastern Interlake Planning District

Serving the RM of Gimli, RM of Bifrost-Riverton,
Town of Arborg and the Town of Winnipeg Beach

House Additions

Construction requirements for
residential additions.

February 2024

When a building is altered, repaired or added to in excess of 10 square meters (107.6 square feet), the degree of safety of the addition and the existing building <u>shall</u> conform to the current Manitoba Building Code. For residential buildings, the most common life safety items that require upgrading are:

- **egress requirements for bedroom windows (Figure 1)**
- **hard wired smoke alarms**
- **carbon monoxide alarms**
- **stairs and landings**
- **guards and railings on stairs and landings**
- **ventilation and exhaust systems**
- **existing windows in excess of allowable openings**

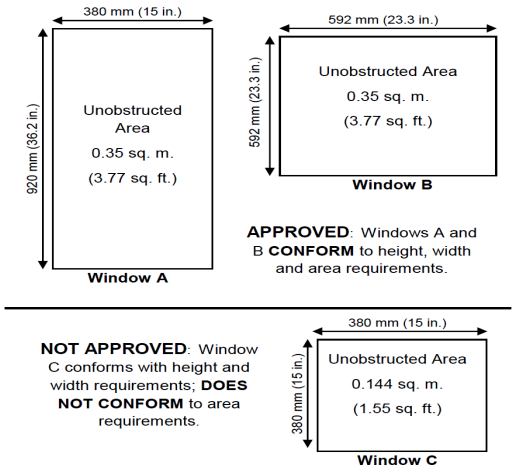


FIGURE 1:
Minimum Bedroom Window Egress

This booklet is a guide to the type of plans required by the Eastern Interlake Planning District when applying for a building permit to construct a "basic" addition to your house.

This booklet does not cover all code requirements. Reference should be made to the Manitoba Building Code and the By-Laws of the town or municipality that the home will be constructed in, for the complete set of code requirements.

Documentation Required when Applying for a Building Permit:

- Completed Building Permit Application on Cloudpermit, link can be found on www.interlakeplanning.com
- **PDF** of the complete set of scaled drawings (Blue Prints) ***to be uploaded to Cloudpermit. Free hand and graph paper drawings will not be accepted for final drawings.***
- Surveyor's Building Location Certificate (BLC), showing the location of the new building and the location of all existing structures on the site with distances to property lines.
- Lot Grade Permit, (if applicable), contact your municipality

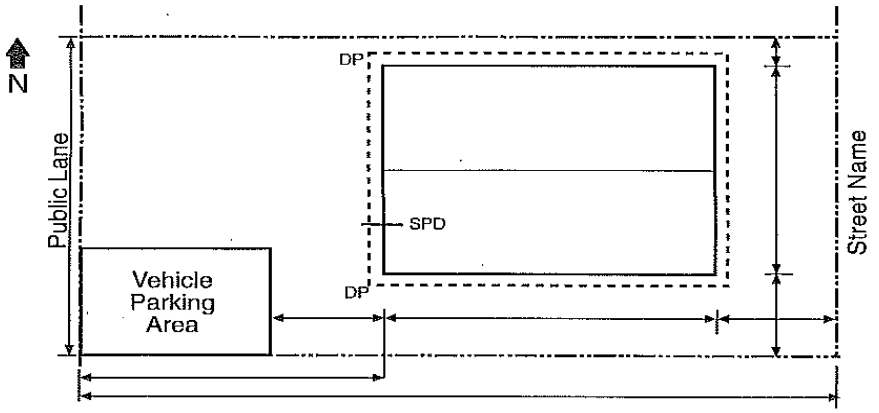
Please note that the services of a Architect or Professional Engineer may be required when:

1. There are any variations from the minimum standards contained within the building code.
2. The construction involves the use of certain structural components (e.g. steel beams, glulam beams, microlam beams, LVL beams, I-joists floors, suspended wood floors, tall walls (walls exceed 11 ft. 10 in.), pre-cast concrete / wood / steel brackets).
3. Timber Frame construction, Log construction, Post and Beam construction.
4. Attached garage or unheated additions to a house where the foundation depth is less than the code minimum depth requirement.
5. Where in the opinion of the Authority Having Jurisdiction the nature of the work is complex.

What information should be indicated on the Building Location Certificate (BLC)?

a) Property legal description, street name, lot no. and dimensions;
b) Dimensions from building to property line (building to building if applicable);
c) Projections and dimensions of any eaves, alcoves, canopies, wing walls, steps, landings, decks, etc.;
d) The dimensions and locations of all approaches/driveways;
e) Vehicle parking area (if applicable under the local Zoning By-Laws);
f) Location of accessory structures (sheds, detached garage, etc.);
g) Location of downspouts (DP) and sump-pump discharge (SPD); and
h) Location of wells, holding tanks, and septic fields, if applicable.

FIGURE 1 - NOTE THAT A TYPICAL BLC WILL HAVE MORE DETAIL



Spatial Separation Between Buildings and Between Houses

The distance from the building to the property line places limitations on the area of glazed openings on the exterior walls of a building. The total area of glazed openings in the existing building and the addition must meet the percentage of glazed openings allowed in Table 9.10.15.4 of the Manitoba Building Code. Table 9.10.15.4 sets the limits of the percentage of openings allowed:

- At less than 1.2 m (4 ft.) the percentage is 0%.
- At 1.2 m (4 ft.) to 2 m (6.56 ft.) the maximum size and spacing of glazed and unprotected openings is strictly regulated.
- Over 2 m (6.56 ft.) the percentage of openings allowed increases with distance within the tables.

What is required to be shown on the floor plan?

These plans must have the following details (see FIGURE 2):

a) The size and types of rooms including any changes within the existing building floor plan.

b) Location and size of windows, doors, closets, etc., Note: windows are not permitted in walls that are located less than 1.2m (4 ft.) from the property line;

c) If there is a fireplace/woodstove, indicate type and location;

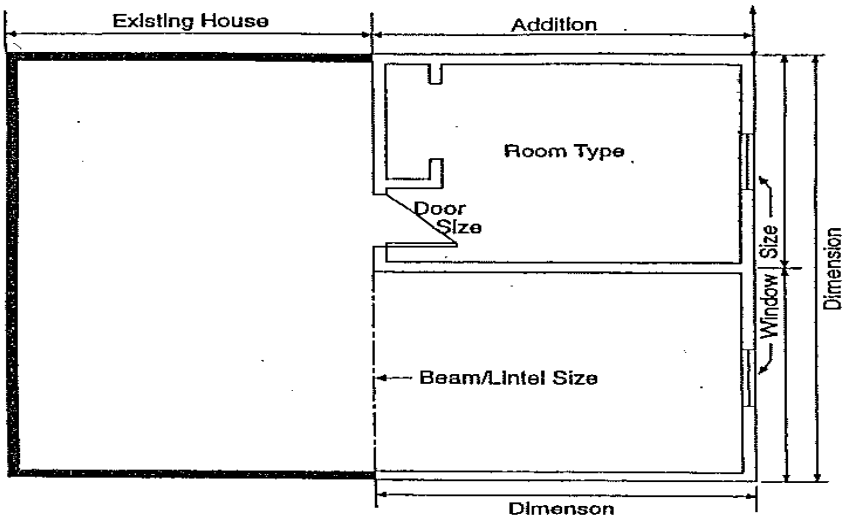
d) Size of beam/lintel in wall openings, if required;

e) Location of wired-in smoke alarms (SA). Note: The MBC requires smoke alarms to be installed on each level including basements and on any storey with sleeping rooms, in each sleeping room and in a location between the remainder of the storey and the sleeping rooms, eg. hallway.

f) Location of carbon monoxide (CO) detectors if there is a fuel fired appliance or attached garage within the building being added to.

NOTE: Each bedroom that does not have a door leading directly outdoors must have at least one outside window which provides an unobstructed opening of not less than 0.35 sq. m. (3.77 sq. ft.) in area and no dimension less than 380 mm (15 in.). The hardware or sash must not have to be removed and the sash must not have to be supported.

FIGURE 2 - Typical Floor Plan



What plans are required for a house addition foundation and what are the two basic types of foundation used?

The two basic types of foundations you can use when constructing an addition are: ***1. Full Basement on a Footing, or 2. Grade Beam on Piles or Piers***.

1. **Full Basement Foundation**: If you construct a wood frame basement the drawing must be sealed by a registered professional engineer and E.I.P.D. may require the engineer to inspect and certify the installation.

What are the requirements for bedroom windows in basements?

Purpose: Windows must furnish occupants with natural light, provide an exit in an emergency from the bedroom area and supply natural ventilation.

Ability to open: Each bedroom must have at least one outside window. This window must be openable from the inside without the use of tools or special knowledge (except where a door provides direct access to the exterior).

Unobstructed area when open: The window must provide an unobstructed opening with a minimum area of 0.35 sq. m. (3.77 sq. ft.) with no dimension less than 380 mm (15 in.).

NOTE: Although the minimum dimensions required for height and width are 380 mm (15 in.), a window that is 380 mm by 380 mm (15 in. by 15 in.) would not comply with the minimum area requirements.

Window opening into a window-well: Where a window required for a bedroom opens into a window-well, a clearance of at least 760 mm (30 in.) must be provided in front of the window. Where the sash swings toward the window-well, the operation of the sash must no reduce the clearance in a manner that would restrict escape in an emergency.

If a basement window does not meet the above dimensions and area requirements, a bedroom would <u>not be permitted</u> in the basement.

Pile / Grade Beam Foundation:

a) If you construct a one (1) storey addition, the design must be sealed by a professional engineer.

b) If you construct a one and half storey (1½) storey, two (2) storey addition with a loft the design must be sealed by a professional engineer.

c) A wood grade beam can be used instead of a concrete grade beam but must be designed and sealed by a professional engineer.

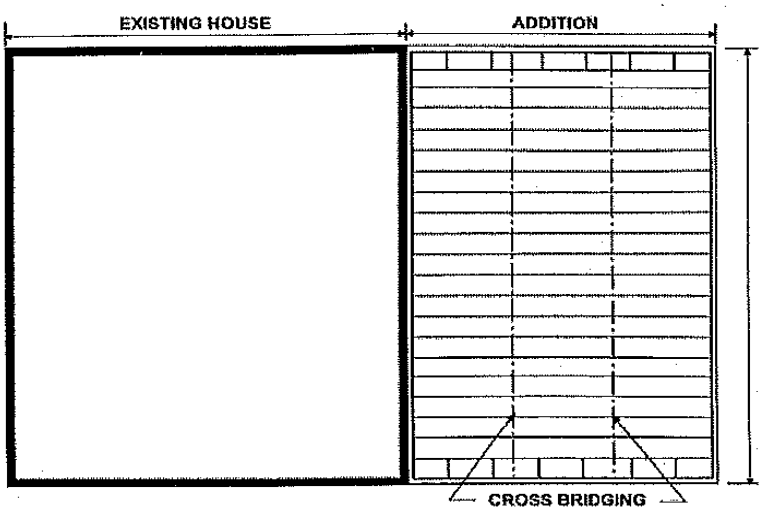
NOTE: If your house or cottage is on a surface footing see page 14 for information regarding the foundation requirements for the addition.

What details are required on the floor framing plan?

The details required on this plan are as follows (see FIGURE 9):

a) joist size, grade, spacing and direction;
b) bridging and strapping location, blocking;
c) location of openings and member sizes;
d) beam sizes if not shown on foundation plan;
e) pre-manufactured I-joists require submission of final I-joist layout(s) complete with engineering.

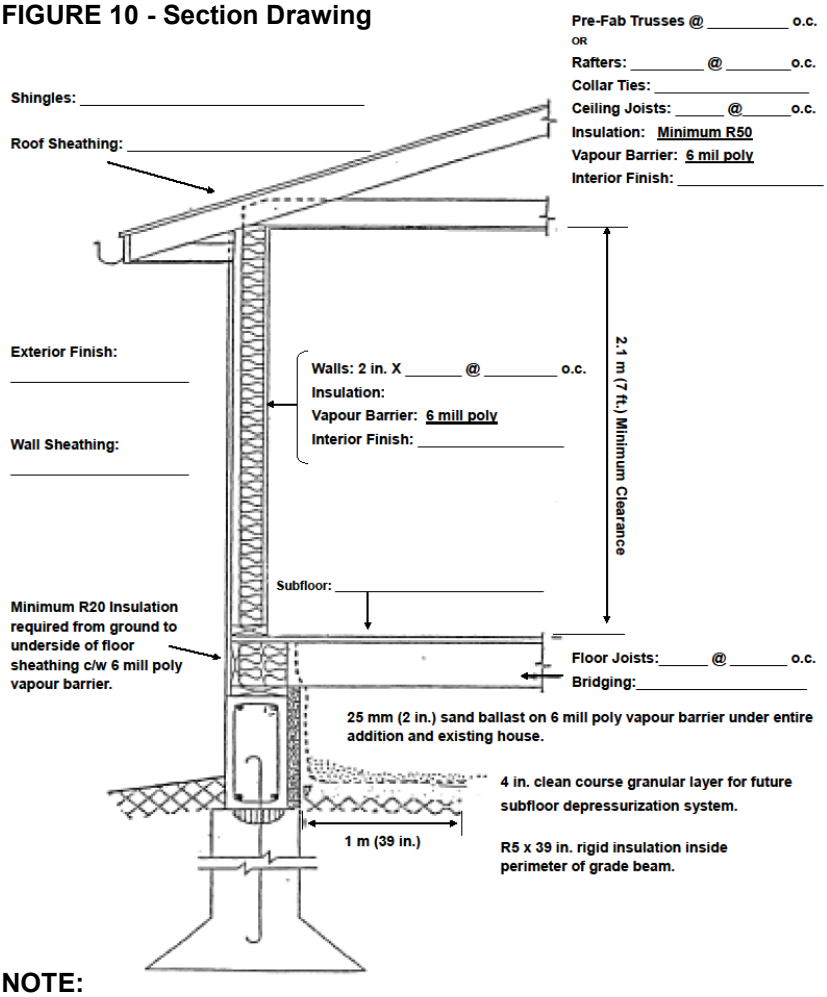
FIGURE 9 - Typical Floor Framing Plan



Section drawings and required details: (see FIGURE 10)

The section drawing is an accurate cut away that shows all the components of the new addition to the existing building, from the foundation to the roof sheathing. The section drawing will fill in all the blank spaces in the partial section shown below in FIGURE 10. Indicate the cut line for the section drawing on your floor plan.

FIGURE 10 - Section Drawing



NOTE:

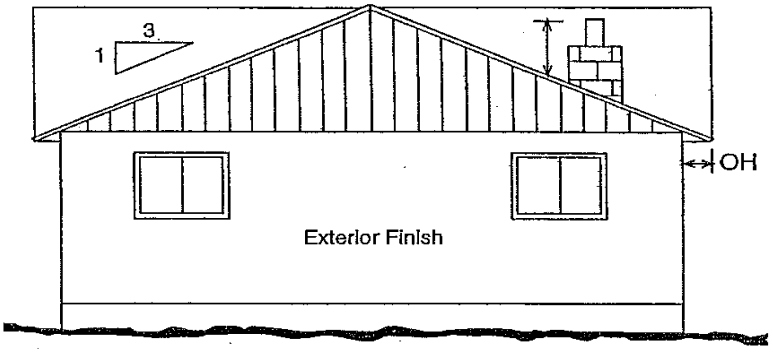
1) Crawl space shall be vented in conformance to 9.18.3.1. and 9.18.3.2.
2) Attic space shall be vented in conformance to 9.19.1.1.
3) Insulation to attain R15.9 effective R-value for wall assembly.

What information should be indicated on the elevation drawing?

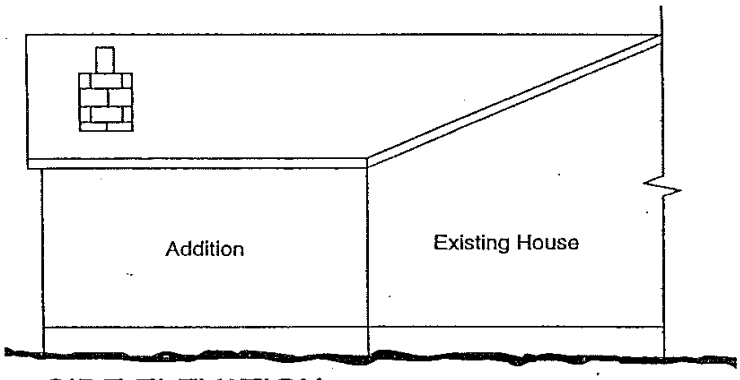
The number of elevation drawings required is determined by the extent of the addition and will vary from a minimum of two elevations to all four elevations. The information to be indicated on the elevation drawings is as follows (see FIGURE 11):

a) Type of wall finish material;
b) Chimney location and height, if any;
c) Window and door locations;
d) Indicate roof slope and overhang (OH); and
e) Landings, decks, stairs with guard rail height/picket spacing.

FIGURE 11 - Elevations



REAR ELEVATION



SIDE ELEVATION

The Manitoba Building Code Regarding Additions

The Manitoba Building Code (1.3.5.1. - 1.3.5.8.) states that if any alteration or addition is made to a building, the existing building and the new addition must conform to the Code. Article 1.3.5.1.(1) of the Code gives the Authority Having Jurisdiction the authority to permit variations from the requirements of the code for portions of the building not being altered or added to, if the applicant provides satisfactory evidence that the portions are structurally safe, and the level of life safety and building performance will not be decreased.

The Eastern Interlake Planning District, as the Authority Having Jurisdiction, may allow the following variations to the Code for alterations and additions to houses or cottages:

- The foundation for the new addition should match the foundation of the existing structure, with one exception; cottages on pad and post foundations.
- Additions to a cottage on a pad and post foundation will require the replacement of the pad and post foundation with a reinforced concrete footing. The depth of the footing need not comply to Code but the Authority Having Jurisdiction requires a minimum of 3 - 15 m reinforcing rods at mid-point if the depth of the footing is less than 4' 6" deep.
- The size of the footing shall be 24” x 9” and interior footing sizes shall be 30”x30”x10”.
- Consideration should be given to installing frost protection around the footing if the crawl space is to be heated in the future.
- The crawl space shall conform to Code for clearance, drainage, ground cover and ventilation and to lot grade heights where applicable.

The Authority Having Jurisdiction may require evaluation from an Architect or Engineer if the work is of a complex nature or the condition of the existing structure is questionable.

NOTE: If you insist on building the addition on a pad and post foundation, the foundation drawings shall be certified by an Engineer, with **no disclaimers**.

Seasonally and Intermittently Occupied Buildings

The Manitoba Building Code does not provide separate requirements which would apply to seasonally or intermittently occupied buildings (cottages).

The trend is for use of summer cottages over an extended time of year and for the installation of modern appliances. With the greater use of "cottages" through the winter months, and the increasing installation of modern conveniences in these buildings, the Manitoba Building Code requires that all new dwellings comply with the Code.

Without comprising the basic health and safety provisions, however, various requirements in Part 9 of the Code recognize that leniency may be appropriate in some circumstances though the number and extent of possible exceptions is reduced.

Thermal Insulation, Air Barrier and Vapour Barriers

It is well known that deterioration caused by condensation occurs even when buildings are occupied intermittently during the heating season, such as on weekends or short holidays.

The Code specifies that insulation is to be installed in walls, ceilings and floors which separate heated space from unheated space. Cottages intended for use only in the summer and which, therefore, have no space heating appliances would not be required to be insulated. The Code requires the installation of air barrier with no heating system would thus be exempt from these requirements.

Plumbing and Electrical Facilities

Plumbing fixtures are required only where a piped water supply is available, and electrical facilities only where electrical services are available.

Interior Wall and Ceiling Finishes

The Code requires that the exposed surfaces of walls and ceilings are required to have a flame spread rating not greater than 150. Interior finishes can be omitted if the exposed framing and sheathing has a flame-spread rating of 150 or less, except for floors and walls in kitchens, bathrooms, and laundries and common walls in multiple-dwelling buildings.

Is it essential to adequately ventilate a house?

Yes, it is important to have a properly designed heating, ventilating and air conditioning (HVAC) system to control condensation and maintain proper indoor air quality (IAQ). The MBC sets the minimum requirements of room ventilation and exhaust requirements.

This system design should be done by a HRAI Certified Designer, Professional Engineer or other designer with formal training in residential HVAC design.

Your mechanical contractor is required to submit a ventilation design summary sheet to the Eastern Interlake Planning District office prior to installation. The ventilation design summary sheets are available at the office.

Mechanical Ventilation System Options

There are essentially two mechanical ventilation system options for housing.

- The first option consists of a number of alternatives which are prescribed in the MBC.
- The second option involves competent mechanical design and installation in accordance with the requirements of CAN / CSA -F326, Residential Mechanical Ventilation Systems, and should include a heat recovery ventilation unit (HRV).

HRV's are a packaged type of ventilation system which is engineered to recover some of the heat from the air being exhausted from the house, and transfer this heat to the incoming outdoor air. They also have the advantage of tempering the incoming air such that the need for preheating incoming air is reduced. Properly installed, HRV's deliver a balanced flow of supply air, neither pressurizing nor depressurizing the house. This makes them ideally suited for installation in homes with spillage-susceptible combustion appliances such as fireplaces and wood stoves.

The MBC also requires a 94% AFUE rated fuel furnace if a fuel furnace is installed.

BUILT-UP FLOOR BEAM SPANS
Supporting **ONE** Floor in Houses

Douglas Fir - Larch Grade No. 1 & 2

Size of Beam	Supported Joist Length					Size of Beam	Supported Joist Length				
	8 ft.	10 ft.	12 ft.	14 ft.	16 ft.		2.4m	3.0m	3.6m	4.2m	4.8m
	ft.-in.	ft.-in.	ft.-in.	ft.-in.	ft.-in.		m	m	m	m	m
3-2X8	9-9	8-8	7-11	7-4	6-11	3-38X184	2.97	2.65	2.42	2.24	2.10
4-2X8	11-3	10-1	9-2	8-6	7-11	4-38X184	3.42	3.06	2.80	2.59	2.42
3-2X10	11-11	10-8	9-8	9-0	8-5	3-38X235	3.63	3.24	2.96	2.74	2.56
4-2X10	13-9	12-3	11-2	10-5	9-9	4-38X235	4.19	3.75	3.42	3.17	2.96
3-2X12	13-10	12-4	11-3	10-5	9-9	3-38X286	4.21	3.76	3.44	3.18	2.98
4-2X12	15-11	14-3	12-11	12-1	11-3	4-38X286	4.86	4.35	3.97	3.67	3.44

Spruce - Pine - Fir Grade No. 1 & 2

Size of Beam	Supported Joist Length					Size of Beam	Supported Joist Length				
	8 ft.	10 ft.	12 ft.	14 ft.	16 ft.		2.4m	3.0m	3.6m	4.2m	4.8m
	ft.-in.	ft.-in.	ft.-in.	ft.-in.	ft.-in.		m	m	m	m	m
3-2X8	10-1	9-4	8-7	8-0	7-6	3-38X184	3.07	2.85	2.63	2.44	2.28
4-2X8	11-1	10-4	9-2	9-3	8-8	4-38X184	3.38	3.14	2.95	2.80	2.63
3-2X10	12-11	11-7	10-6	9-9	9-2	3-38X235	3.92	3.52	3.22	2.98	2.79
4-2X10	14-2	13-2	12-1	11-3	10-7	4-38X235	4.32	4.01	3.71	3.44	3.22
3-2X12	15-0	13-5	12-2	11-4	10-8	3-38X286	4.57	4.09	3.73	3.46	3.23
4-2X12	17-3	15-6	14-1	13-1	12-3	4-38X286	5.25	4.72	4.31	3.99	3.73
1	2	3	4	5	6	7	8	9	10	11	12

BUILT-UP FLOOR BEAM SPANS
Supporting **TWO** Floors in Houses

Douglas Fir - Larch Grade No. 1 & 2

Size of Beam	Supported Joist Length					Size of Beam	Supported Joist Length				
	8 ft.	10 ft.	12 ft.	14 ft.	16 ft.		2.4m	3.0m	3.6m	4.2m	4.8m
	ft.-in.	ft.-in.	ft.-in.	ft.-in.	ft.-in.		m	m	m	m	m
3-2X8	7-3	6-6	5-11	5-6	5-3	3-38X184	2.22	1.99	1.81	1.68	1.57
4-2X8	8-5	7-6	6-10	6-4	5-11	4-38X184	2.56	2.29	2.09	1.94	1.81
3-2X10	8-11	8-0	7-3	6-9	6-4	3-38X235	2.72	2.43	2.22	2.05	1.92
4-2X10	10-4	9-2	8-5	7-9	7-3	4-38X235	3.14	2.80	2.56	2.37	2.22
3-2X12	10-4	9-3	8-5	7-10	7-4	3-38X286	3.15	2.82	2.57	2.38	2.23
4-2X12	11-11	10-8	9-9	9-0	8-5	4-38X286	3.64	3.25	2.97	2.75	2.57

Spruce - Pine - Fir Grade No. 1 & 2

Size of Beam	Supported Joist Length					Size of Beam	Supported Joist Length				
	8 ft.	10 ft.	12 ft.	14 ft.	16 ft.		2.4m	3.0m	3.6m	4.2m	4.8m
	ft.-in.	ft.-in.	ft.-in.	ft.-in.	ft.-in.		m	m	m	m	m
3-2X8	7-11	7-1	6-6	6-0	5-7	3-38X184	2.41	2.16	1.97	1.82	1.71
4-2X8	9-2	8-2	7-5	7-0	6-6	4-38X184	2.79	2.49	2.27	2.11	1.97
3-2X10	9-8	8-8	8-0	7-4	6-10	3-38X235	2.95	2.64	2.41	2.23	2.09
4-2X10	11-2	10-0	9-1	8-5	7-11	4-38X235	3.41	3.05	2.78	2.57	2.41
3-2X12	11-3	10-0	9-2	8-6	7-11	3-38X286	3.42	3.06	2.79	2.59	2.42
4-2X12	13-0	11-7	10-7	9-10	9-2	4-38X286	3.95	3.53	3.23	2.99	2.79
1	2	3	4	5	6	7	8	9	10	11	12

FLOOR JOIST SPANS

Commercial Designation	Grade	Member Size (in.)	Joist Spacing With Strapping			Joist Spacing With Bridging			Joist Spacing With Strapping & Bridging		
			12 in	16 in	24 in	12 in	16 in	24 in	12 in	16 in	24 in
			ft-in	ft-in	ft-in	ft-in	ft-in	ft-in	ft-in	ft-in	ft-in
- Douglas Fir - Larch	No. 1 and No. 2	2x4	6-7	6-0	5-5	6-10	6-3	5-5	6-10	6-3	5-5
		2x6	10-1	9-6	8-7	10-9	9-10	8-7	10-9	9-10	8-7
		2x8	12-2	11-7	11-0	13-1	12-4	11-3	13-9	12-9	11-3
		2x10	14-4	13-8	13-0	15-3	14-4	13-6	15-10	14-9	13-9
		2x12	16-4	15-7	14-10	17-3	16-2	15-3	17-10	16-7	15-6
			300mm	400mm	600mm	300mm	400mm	600mm	300mm	400mm	600mm
		(mm)	m	m	m	m	m	m	m	m	m
		38x89	2.00	1.85	1.66	2.09	1.90	1.66	2.09	1.90	1.66
		38x140	3.09	2.91	2.62	3.29	2.99	2.62	3.29	2.99	2.62
		38x184	3.71	3.53	3.36	4.00	3.76	3.44	4.19	3.90	3.44
		38x235	4.38	4.16	3.96	4.66	4.38	4.11	4.84	4.51	4.20
		38x286	4.99	4.75	4.52	5.26	4.94	4.65	5.43	5.06	4.72
			12 in	16 in	24 in	12 in	16 in	24 in	12 in	16 in	24 in
		(in.)	ft-in	ft-in	ft-in	ft-in	ft-in	ft-in	ft-in	ft-in	ft-in
- Spruce - Pine - Fir	No. 1 and No. 2	2x4	6-1	5-8	5-2	6-6	5-11	5-2	6-6	5-11	5-2
		2x6	9-7	8-10	8-2	10-4	9-4	8-2	10-4	9-4	8-2
		2x8	11-7	11-0	10-6	12-6	11-9	10-9	13-1	12-2	10-9
		2x10	13-8	13-0	12-4	14-7	13-8	12-10	15-1	14-1	13-1
		2x12	15-7	14-10	14-1	16-5	15-5	14-6	17-0	15-10	14-9
			300mm	400mm	600mm	300mm	400mm	600mm	300mm	400mm	600mm
		(mm)	m	m	m	m	m	m	m	m	m
		38x89	1.86	1.72	1.58	1.99	1.81	1.58	1.99	1.81	1.58
		38x140	2.92	2.71	2.49	3.14	2.85	2.49	3.14	2.85	2.49
		38x184	3.54	3.36	3.20	3.81	3.58	3.27	3.99	3.72	3.27
		38x235	4.17	3.96	3.77	4.44	4.17	3.92	4.60	4.29	4.00
		38x286	4.75	4.52	4.30	5.01	4.71	4.42	5.17	4.82	4.49
Column 1	2	3	4	5	6	7	8	9	10	11	12

MINIMUM THICKNESS OF ROOF SHEATHING					
Maximum Spacing of Supports	Plywood		Waferboard and Strandboard		Lumber
	Edges Supported	Edges Unsupported	Edges Supported	Edges Unsupported	
mm	mm	mm	mm	mm	mm
300	7.5	7.5	9.5	9.5	17.0
400	7.5	9.5	9.5	11.1	17.0
600	9.5	12.5	11.1	12.7	19.0

in.	**in.**	**in.**	**in.**	**in.**	**in.**
12	5/16	5/16	3/8	3/8	11/16
16	5/16	3/8	3/8	7/16	11/16
24	3/8	1/2	7/16	1/2	3/4
Column 1	2	3	4	5	6

THICKNESS OF WALL SHEATHING				
Type of sheathing	Minimum Thickness			
	Supports @ 16 in. o.c.	Supports @ 24 in. o.c.	Supports @ 400mm o.c.	Supports @ 600mm. o.c.
	in.	in.	mm	Mm
Lumber	11/16	11/16	17.0	17.0
Fibreboard	3/8	7/16	9.5	11.1
Plywood	1/4	5/16	6.0	7.5
Waferboard / Strandboard	1/4	5/16	6.35	7.9
Column 1	2	3	4	5

THICKNESS OF SUBFLOORING			
Maximum Spacing of Supports	Plywood	Waferboard And Strandboard	Lumber
mm	mm	mm	mm
400	15.5	15.9	17.0
500	15.5	15.9	19.0
600	18.5	19.0	19.0

in.	**in.**	**in.**	**in.**
16	5/8	5/8	11/16
20	5/8	5/8	3/4
24	3/4	3/4	3/4
Column 1	2	3	4

CEILING JOIST SPANS

Commercial Designation	Grade	Member Size (in.)	Rafter Spacing 12 in ft-in	16 in ft-in	24 in ft-in	Member Size (mm)	Rafter Spacing 300mm m	400mm m	600mm m
Douglas Fir Larch	No. 1 and No. 2	2x4	10-8	9-8	8-9	38x89	3.27	2.97	2.59
		2x6	16-9	15-3	13-4	38x140	5.14	4.67	4.08
		2x8	22-1	20-1	17-6	38x184	6.76	6.14	5.36
		2x10	28-2	25-7	22-4	38x235	8.63	7.84	6.85
Spruce Pine Fir	No. 1 and No. 2	2x4	10-2	9-3	8-1	38x89	3.11	2.83	2.47
		2x6	16-0	14-6	12-8	38x140	4.90	4.45	3.89
		2x8	21-0	19-1	16-8	38x184	6.44	5.85	5.11
		2x10	26-10	24-5	21-3	38x235	8.22	7.47	6.52
Column 1	2	3	4	5	6	7	8	9	10

ROOF RAFTER SPANS
Rafter not supporting ceiling

(Design Roof Snow Loads for 2 kPa (41.8 psf)

Commercial Designation	Grade	Member Size (in.)	Rafter Spacing 12 in ft-in	16 in ft-in	24 in ft-in	Member Size (mm)	Rafter Spacing 300mm m	400mm m	600mm m
Douglas Fir Larch	No. 1 and No. 2	2x4	8-6	7-9	6-9	38x89	2.59	2.36	2.06
		2x6	13-5	11-10	8-8	38x140	4.08	3.60	2.94
		2x8	16-7	14-5	11-9	38x184	5.06	4.38	3.58
		2x10	20-4	17-7	14-4	38x235	6.19	5.36	4.38
Spruce Pine Fir	No. 1 and No. 2	2x4	8-5	7-7	6-8	38x89	2.47	2.24	1.96
		2x6	12-9	11-7	10-1	38x140	3.89	3.53	3.08
		2x8	16-9	15-3	12-9	38x184	5.11	4.64	3.89
		2x10	21-5	19-1	15-7	38x235	6.52	5.82	4.75
Column 1	2	3	4	5	6	7	8	9	10

ROOF JOIST SPANS

Commercial Designation	Grade	Member Size (in.)	Rafter Spacing 12 in ft-in	16 in ft-in	24 in ft-in	Member Size (mm)	Rafter Spacing 300mm m	400mm m	600mm m
Douglas Fir Larch	No. 1 and No. 2	2x4	6-9	6-2	5-4	38x89	2.06	1.87	1.63
		2x6	10-8	9-8	8-5	38x140	3.24	2.94	2.57
		2x8	14-0	12-8	11-1	38x184	4.26	3.87	3.38
		2x10	17-10	16-2	13-10	38x235	5.44	4.94	4.22
Spruce Pine Fir	No. 1 and No. 2	2x4	6-5	5-10	5-1	38x89	1.96	1.78	1.56
		2x6	10-1	9-2	8-0	38x140	3.08	2.80	2.45
		2x8	13-4	12-1	10-7	38x184	4.05	3.68	3.22
		2x10	17-0	15-5	13-6	38x235	5.18	4.70	4.11
Column 1	2	3	4	5	6	7	8	9	10

Who enforces all of these requirements?

The Eastern Interlake Planning District is responsible for monitoring construction for compliance with the Building Code and By-Laws. This monitoring is carried out by means of a permit approval process and site inspections.

The ultimate responsibility for compliance rests with the owner and contractor.

Is there any way that compliance with a certain aspect of the Building Code can be waived?

The Eastern Interlake Planning District does not have the authority to waive the requirements but it does have the authority to accept equivalents which meet the intent of the Building Code. If you feel you can satisfy a Building Code requirement by using an equivalent building material or construction method, contact the Building Inspector.

The Following Inspections are Required

1) Footing forming/Piles/Piers/Thickened edge slab steel and forming - house and attached garage
2) Basement wall & grade beam steel and forming/PWF framing
3) Drain tile and damp proofing prior to backfill
4) Basement floor drain tile, plumbing, sump granular fill and soil gas barrier
5) Framing - Engineered truss/floor etc. info. on site
6) Plumbing drain waste and vent installation
7) Insulation and vapor barrier
8) Final Inspection

The contractor AND owner are co-responsible for notifying the E.I.P.D. office when inspections are required.
******Permit card must be posted to avoid a fine******

Other Contacts:

The approval of a permit from our office does not relieve an applicant from meeting additional regulations or restrictions from other Government Bodies or agencies. Therefore please contact the following departments as required.

- If you intend to alter or change the way surface water is dispersed or drains from your property, contact your local Conservation Office and your Municipal office.
- If you need to know the current elevation of your land, in order to meet Zoning By-law construction elevations, contact Water Stewardship Hydrologic Forecasting and Water Management.
- If you own property adjacent to a Provincial Road or Highway, contact Manitoba Infrastructure and Transportation.
- If you have questions regarding Septic Fields and Holding Tanks, contact the Department of Environment.
- If you have questions regarding Wells or Provincial Drainage Systems, contact Water Stewardship.
- Before you dig or if you require an electrical permit, contact Manitoba Hydro.
- If you have questions regarding Sub-Divisions in our District, contact the Department of Municipal Government, c/o the Community & Regional Planning Branch in Selkirk, MB.
- If you require information about Public Reserve, Culvert/Driveway Installations, Sewer and Water Hook-up, Lot grade permits (lot grade applicable in the RM of Gimli and Town of Winnipeg Beach) contact your Local Municipal Office at:

RM of Gimli: 204-642-6650 gimli@rmgimli.com
RM of Bifrost-Riverton: 204-376-2391 bifrost@mts.net
Town of Arborg: 204-376-2647 townofarborg@mts.net
Town of Winnipeg Beach: 204-389-2698 info@winnipegbeach.ca

Readers Notes/Questions:

For more information please contact:

EASTERN INTERLAKE PLANNING DISTRICT

Box 1758

62 Second Avenue

Gimli, Manitoba R0C 1B0

Phone: 204-642-5478

Fax: 204-642-4061

Email: eipd@mymts.net

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