EASTERN INTERLAKE PLANNING DISTRICT

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

New House Construction

Construction requirements for Residential Housing

February 2024

Documentation required when applying for a Building Permit:

1. Completed Building Permit Application on Cloudpermit; link can be found on www.interlakeplanning.com
2. PDF of the complete set of drawings (blueprints) which include, but is not limited to:
   i) square footage of each floor and attached garage (if applicable)
   ii) floor plan, min. 1/48 scale
   iii) full cross section(s) and partial sections, min. 1/48 scale
   iv) four (4) elevations, min. 1/48 scale
   v) details, min. 1/24 scale.

   ***Free hand and graph paper drawings will not be accepted for final drawings**. **Paper drawings will not be accepted, only a PDF to be uploaded on Cloudpermit**.
3. Surveyor's Building Location Certificate (BLC) showing the location of the new residence and any/all other existing structures on the site, with all distances to property lines and between structures clearly marked.
4. Lot Grade Permit (if applicable) Please contact your municipality if a Lot Grade Permit is required.

CAUTION: House plans that are purchased from house plan books or through the internet may not meet the requirements of the current Manitoba Building Code (MBC). The Eastern Interlake Planning District cannot issue a building permit for house plans that do not meet the code requirements. Quite often these plans have to be redrawn before a building permit can be issued. This can add a substantial cost to the sum already spent, as the purchased plans cannot be returned.

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 new home.

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 and zoning requirements.

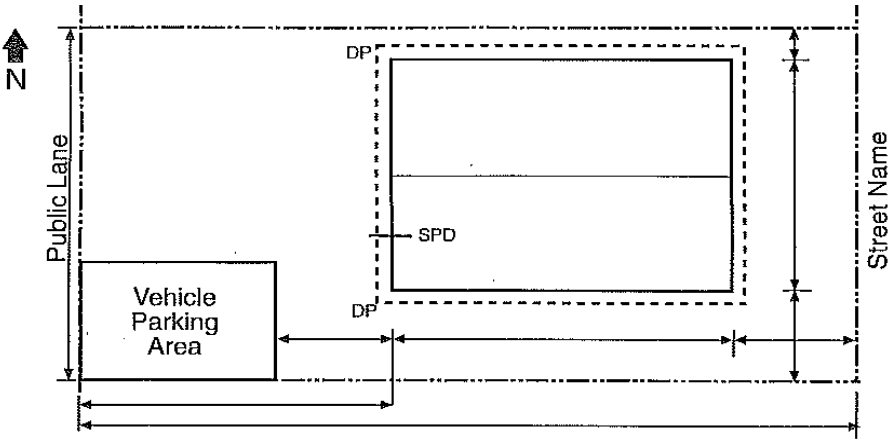
Please note that the services of an Architect or Professional Engineer may be required when:

1. There are any variations from the minimum standards contained within the MBC.
2. The construction involves the use of certain structural components (e.g. steel beams, glulam beams, microlam beams, LVL beams, I-joist floors, suspended wood floors, tall walls (wall exceed 11 ft 10 in.), pre-cast concrete/wood/steel brackets).
3. Where in the opinion of the Authority Having Jurisdiction of the nature of the work is complex.
4. NOTE: **ALL** foundation drawings require to be sealed by a Structural Engineer.

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.

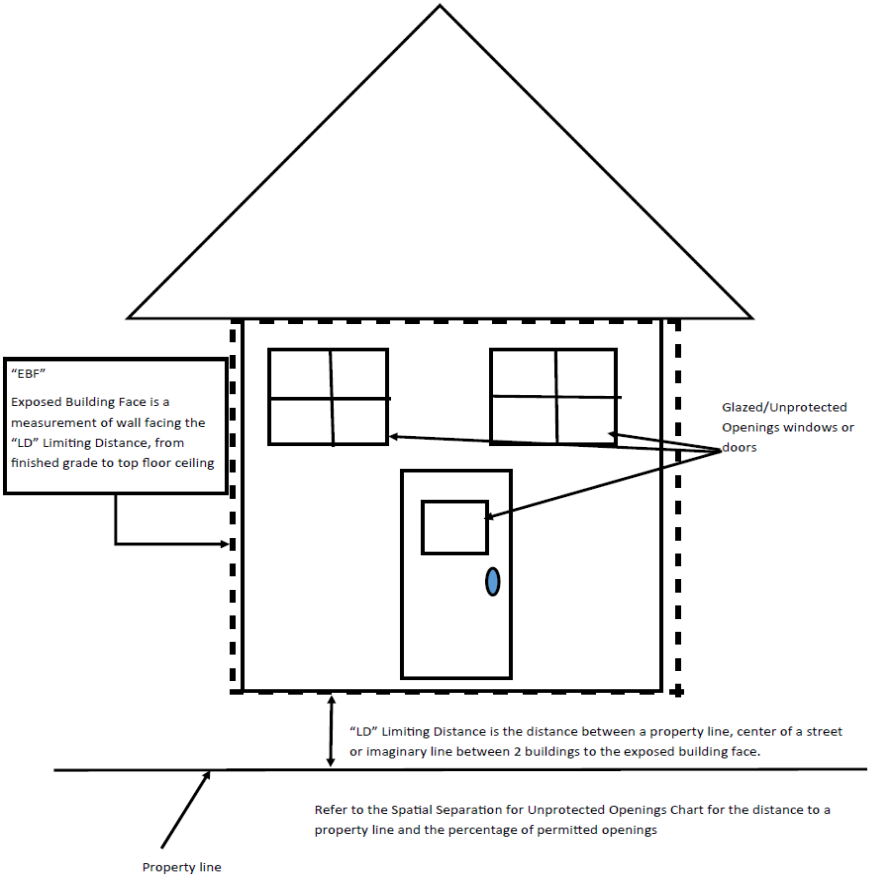
FIGURE1 - NOTE THAT A TYPICAL BLC WILL HAVE MORE DETAIL



Spatial Separation For Unprotected Openings

The distance from the building to the property line places limitations on the area of unprotected openings (i.e.: windows, doors, vents, etc.) on exterior walls of the building and the area of glazed openings on the exterior walls of a single family dwelling with no dwelling unit above. Tables 9.10.14.4 and 9.10.15.4 of the Manitoba Building Code sets the limits to 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.



SPATIAL SEPARATION FOR UNPROTECTED OPENINGS

Feet to Property Line	% OF OPENINGS			
	328 sq. ft.	430 sq. ft.	538 sq. ft.	1076 sq. ft.
4	7%	7%	7%	7%
4.6	8%	7.5%	7.5%	7.5%
5	9%	8%	8%	8%
5.6	10.5%	9.5%	9%	8.5%
6	12%	11%	10%	9%
7	15%	14%	12%	10%
8	18%	17%	14%	11%
9	22%	20%	19%	12%
10	27%	23%	20%	13%
11	30%	26%	22%	14%
12	34%	29%	25%	16%
13	39%	32%	28%	18%
14	45%	37%	32%	20%
15	51%	42%	36%	22%
16	58%	48%	40%	24%
17	66%	54%	44%	26%
18	74%	60%	48%	28%
19	82%	66%	52%	31%
19.6	88%	69%	57%	34%
20	92%	72%	63%	37%
21	94%	78%	69%	40%
22	96%	83%	75%	43%
23	97%	86%	81%	46%
24	98%	92%	87%	49%
25	99%	96%	93%	52%
26	100%	100%	100%	55%
35				56%
				100%

What is required to be shown on the floor plan?

a) The size and types of rooms.

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. Note: The MBC requires windows to be a minimum of dual pane with low e coating. The installation of windows, doors and skylights to conform to CAN/CSA - A440.4. Windows, doors and skylights must be sealed to air barriers and vapour barriers.

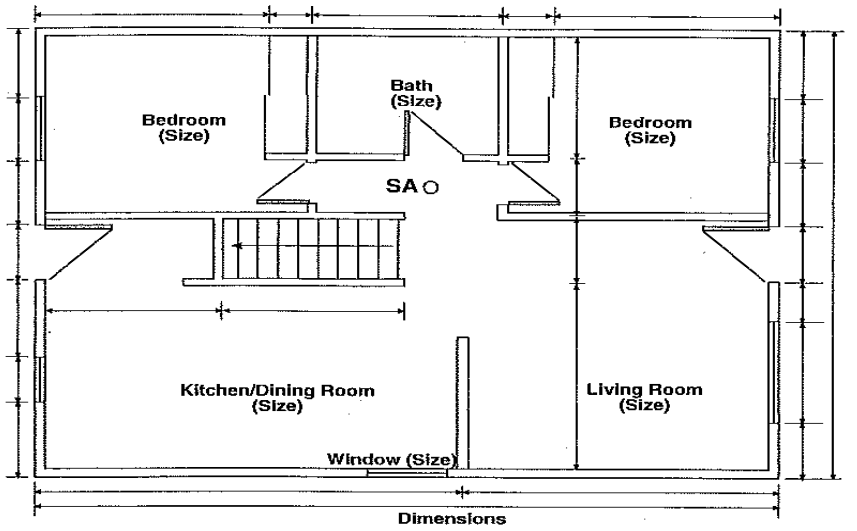
c) If there is a fireplace/woodstove, indicate type and location.

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.

NOTE: Each bedroom that does not have a door leading directly outdoor 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 dimensions 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.



What plans are required for my foundation and do these plans need to be engineered?

As on January 1, 2024, under the Manitoba Building Code, all foundations are required to be sealed by an Engineer.

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.).

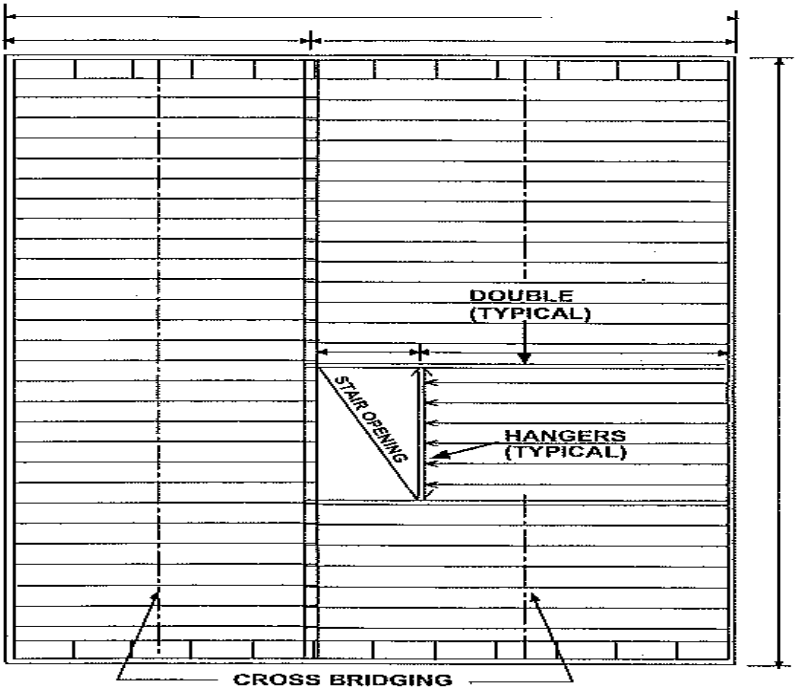
NOTE: Although the minimum dimensions required for height and width are 380 mm (15 in.), a window that is 380 mm by 380 mm (15 in. by 15 in.) would not comply with the minimum area requirements.

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 not reduce the clearance in a manner that would restrict escape in an emergency.

What details are required on the floor framing plan?

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; and
e) Pre-manufactured i-joists require submission of final i-joist layout(s), complete with engineering.

FIGURE 7 - TYPICAL FLOOR FRAMING PLAN

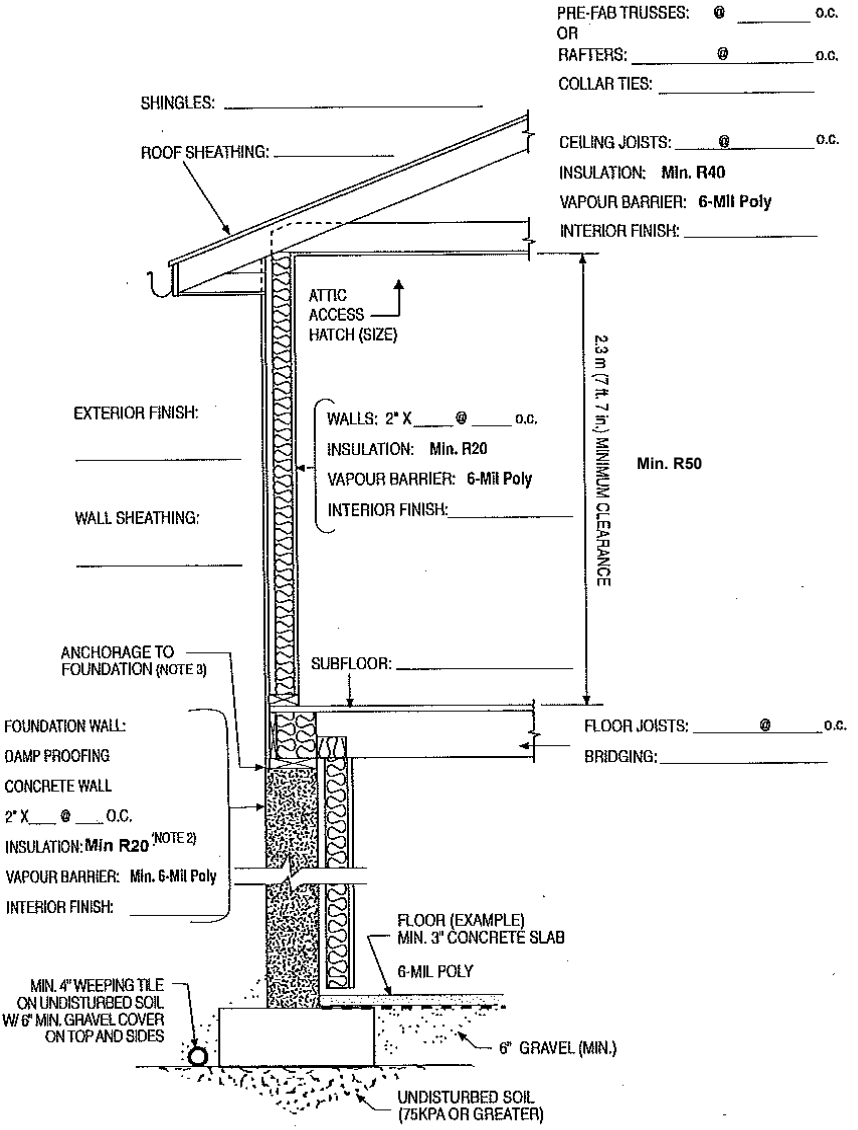


What details are required on the section drawing?

a) Type and thickness of materials in the roof, walls and floor construction assembly; (see appropriate tables for material selection);
b) If roof is to be a truss system it shall be either:
    (i) Built on site to meet minimum C.M.H.C. standards; or
    (ii) Prefabricated and designed by a Professional Engineer.

See FIGURE 8 for detail.

FIGURE 8 - SECTION DRAWING



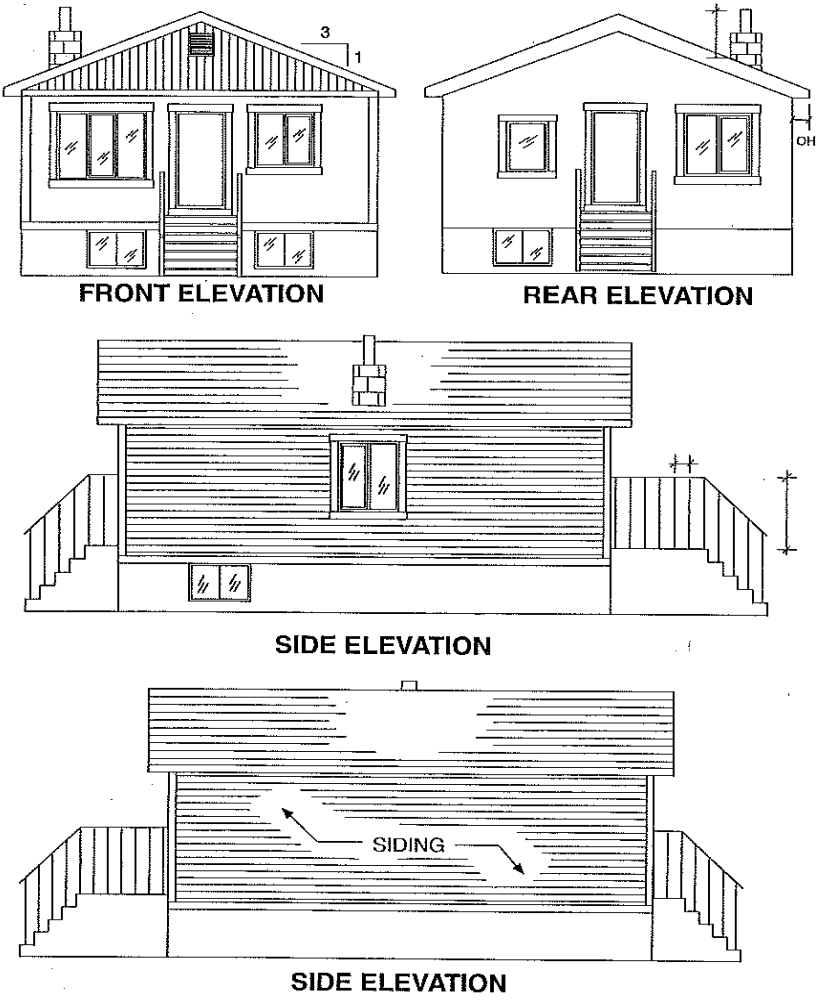
NOTE:

1) Attic space shall be vented in conformance to 9.19.1.1.
2) Insulation required for dwellings where the foundation wall does not extend more than 1.2 m (4 ft.) above ground level
3) Joists are to be anchored to the foundation by embedment or sill plate in conformance to 9.23.6.1.
4) Insulation to attain R15.9 effective R-value for wall assembly.

What information should be indicated on the elevation drawing?

a) Type of exterior finish (i.e.: siding, stucco, etc.);
b) Chimney height, if any;
c) Window and door location;
d) Indicate roof slope and overhang (OH); and
e) Guardrail height/picket spacing.

FIGURE 9 - ELEVATIONS



Seasonally and Intermittently Occupied Buildings

The Manitoba Building Code (MBC) 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 MBC requires that all new dwellings comply with the Code.

Without compromising 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 and vapour barriers only where insulation is installed. Dwellings with no heating system would thus be exempt from these requirements.

If a heating system is installed at a later date then insulation, air barrier and vapour barrier are required.

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, bathroom, 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 Manitoba Building Code. The second option involves competent mechanical design and installation in accordance with the requirements of CAN / CSA -F326, Residential Mechanical Ventilation Systems, but must include a heat recovery ventilation unit.

The MBC requires the installation of heat recovery ventilators with a minimum of 55% sensible heat recovery efficiency as per prescribed test methods.

Heat Recovery Ventilators (HRVs) 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. Installation costs are higher, but in the long term HRVs are a cost-effective alternative, whose energy savings may offset their higher initial cost. They also have the advantage of tempering the incoming air such that the need for preheating incoming air is reduced. Properly installed, HRVs 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.

CEILING JOIST SPANS

Commercial Designation	Grade	Member Size (in.)	Rafter Spacing			Member Size (mm)	Rafter Spacing		
			12 in	16 in	24 in		300mm	400mm	600mm
			ft-in	ft-in	ft-in		m	m	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			Member Size (mm)	Rafter Spacing		
			12 in	16 in	24 in		300mm	400mm	600mm
			ft-in	ft-in	ft-in		m	m	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	15-6	38x235	6.52	5.82	4.75
Column 1	2	3	4	5	6	7	8	9	10

ROOF JOIST SPANS
(Design Roof Snow Loads for 2 kPa (41.8 psf)

Commercial Designation	Grade	Member Size (in.)	Rafter Spacing			Member Size (mm)	Rafter Spacing		
			12 in	16 in	24 in		300mm	400mm	600mm
			ft-in	ft-in	ft-in		m	m	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

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
			300	400	600	300	400	600	300	400	600
		(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
		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
Spruce - Pine - Fir	No. 1 and No. 2	2x12	15-7	14-10	14-1	16-5	15-5	14-6	17-0	15-10	14-9
			300	400	600	300	400	600	300	400	600
		(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.	in.	in.
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

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 of dwelling before occupancy

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

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

Web: www.interlakeplanning.com