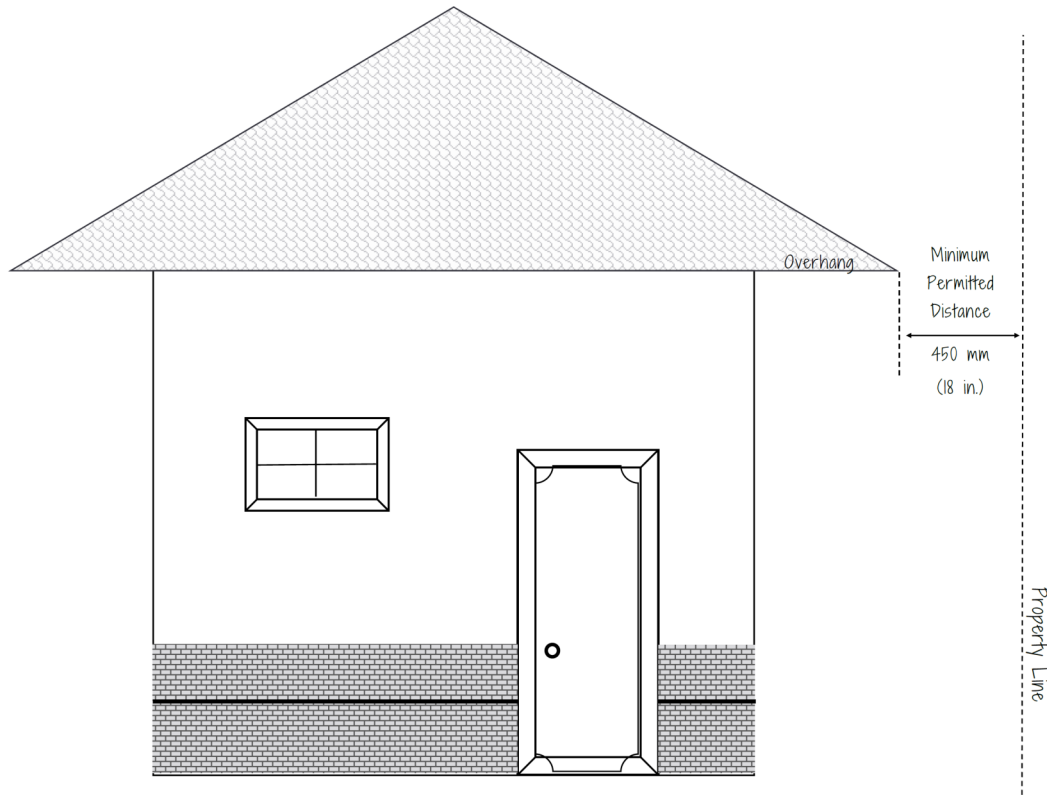


MANITOBA BUILDING CODE REQUIREMENTS FOR EAVE OVERHANG

- All overhangs must be at least 450 mm (18 in.) from property line - this cannot be varied as it is an MBC requirement; and
- If the overhang is less than 1.2 m (4 ft.) from property line the eave MUST be protected (*see below).



It should be recognized that if a larger overhang is desired then the wall of the structure may need to be setback further from the property line to achieve code compliance. A clear separation of 450 mm (18 in.) from the property line to the overhang must always be maintained as shown above.

Furthermore, where the roof soffit is less than 1.2 m (4 ft.) from the property line, the soffit is required to be protected. *Vented soffit cannot be used and the soffit must be protected with one of the following:

1. minimum .38 mm thick steel sheet;
2. unvented aluminum conforming to CAN/CGSB - 93.2 m;
3. minimum 12.7 mm thick gypsum soffit board or ceiling board;
4. minimum 11 mm plywood;
5. minimum 12.5 mm OSB or wafer board; or
6. minimum 11 mm thick lumber.

Note, the setbacks mentioned above should not be confused with Zoning By-law setback requirements.