



## RM of Woodlands

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Every effort has been made to ensure the accuracy of the information contained in this brochure. However, in case of a discrepancy between this brochure and the respective By-laws, the applicable By-law will take precedence.

### **Who enforces all of these requirements?**

The Building Inspector of the RM of Woodlands is assigned the responsibility of monitoring construction for compliance with various Building Codes and By-Laws. This monitoring is carried out by means of the permit approval process and periodic site inspections.

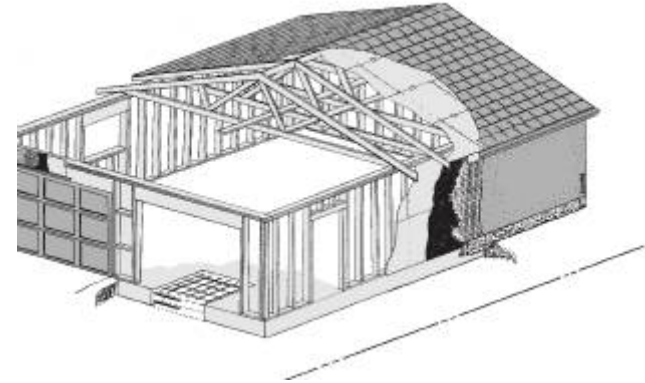
**The ultimate responsibility for compliance rests with the owner.**

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

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

## DETACHED GARAGES

### Construction requirements for detached garages



**Call utility companies before you dig**



**1-800-940-3447**

## GENERAL INFORMATION

### NOTE:

Detached garages and storage sheds vary in size and area and it is beyond the scope of this booklet to deal with every possible situation. The requirements and construction guidelines that follow are provided to assist you in designing and construction of a detached garage or storage shed which will comply with the Manitoba Building Code. If the nature of your project is different than that contained in this booklet and you are not familiar with the regulations that may be applicable, it is recommended that you contact someone who is knowledgeable in this area.

### Is a building permit required to build a detached garage or storage shed?

Yes, a building permit is required. This permit may be obtained by submitting the required information to the RM of Woodlands.

**Exception:** Storage sheds that are 10 m (108 sq. ft.) or less in area do not require a Building Permit provided they are situated on the property in accordance with the Zoning By-law and do not create a hazard. Any building larger than 108 sq. ft. requires a Building Permit.

### Does a carport require a building permit?

Yes, a building permit is required for the construction of a carport. If the carport stands alone or is attached to a detached garage, then the Zoning and Building Code regulations in this booklet apply.

If the carport is attached to the house or to an attached garage, then it must comply with the regulations for house additions. The Zoning and Building Code regulations for house additions are different from those contained in this booklet.

## GENERAL INFORMATION

### Do I need a permit for a foundation slab only?

**Yes.** The concrete slab for your future garage or storage shed must meet ALL applicable Building Code and Zoning By-Law regulations with respect to:

- a) allowable size
- b) appropriate thickness and reinforcing
- c) allowable distances from property lines and the dwelling

When you decide to proceed with the construction of the garage or storage shed, a building permit will be required at that time.

### How much does a building permit cost?

Enquire at our office for the specific costs of a permit.

### What information is required to make a building permit application?

A well drawn site plan showing all property dimensions, location of all buildings, and the location and size of the proposed structure (with a dashed line) may be acceptable. See **FIGURE 6**.

Construction plans are required and the size of the building will determine the type and amount of Information required. See **FIGURE 5**.

## GENERAL INFORMATION

### How large of a garage can I build?

The size of a garage, shed or carport or combination of accessory buildings and uses cannot exceed a percentage of the lot area which may vary depending on the zone located in. Call for more information.

### If I cannot meet these requirements, what are my alternatives?

To vary these requirements you must apply for a Zoning Variance.

### How close can I build to the property lines?

A detached structure must be a minimum of 10ft away from any other structure. The distance from your property line will depend on where you live. Call the building inspector for the setbacks from your property line. They are outlined in the Zoning By-Laws.

### What is the maximum height allowable?

The maximum height allowable for a garage or storage shed is dependent on where you live. Contact the building inspector to determine the height allowable. The height is from grade to the peak on a gable or hip roof.

## GENERAL INFORMATION

### Do these setbacks include the overhang?

No. The required setbacks are measured from the property lines to the wall of the garage, shed or carport posts.

**NOTE:** It should be recognized that Eaves and gutters may project into any required front, side or rear yard, a distance of not more than three(3) feet, provided that in no case shall an eave project within three (3) feet of a side site line.

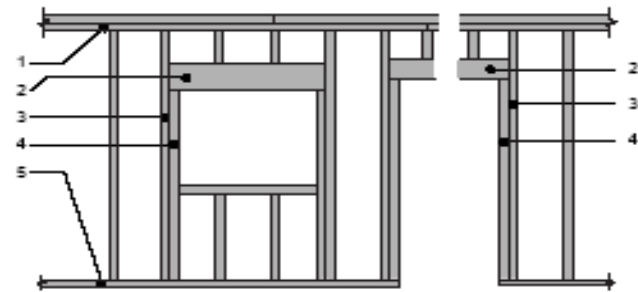
## FIRE PROTECTION & FRAMING

### What types of framing methods are acceptable?

Framing methods must be in accordance with good construction practice. A detailed discussion of this aspect of construction is beyond the scope of this publication. However, some common framing details are indicated on this page. Refer to **FIGURES 2, & 3.**

**FIGURE 2**

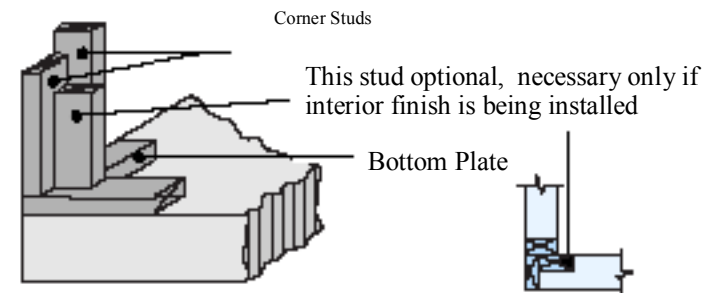
**Wall Framing and Lintel Detail**



**NOTES to FIGURE 2:**

1. DOUBLE TOP PLATE
2. LINTEL
3. THROUGH STUD
4. CRIPPLE STUD
5. SINGLE BOTTOM PLATE (pressure treated)

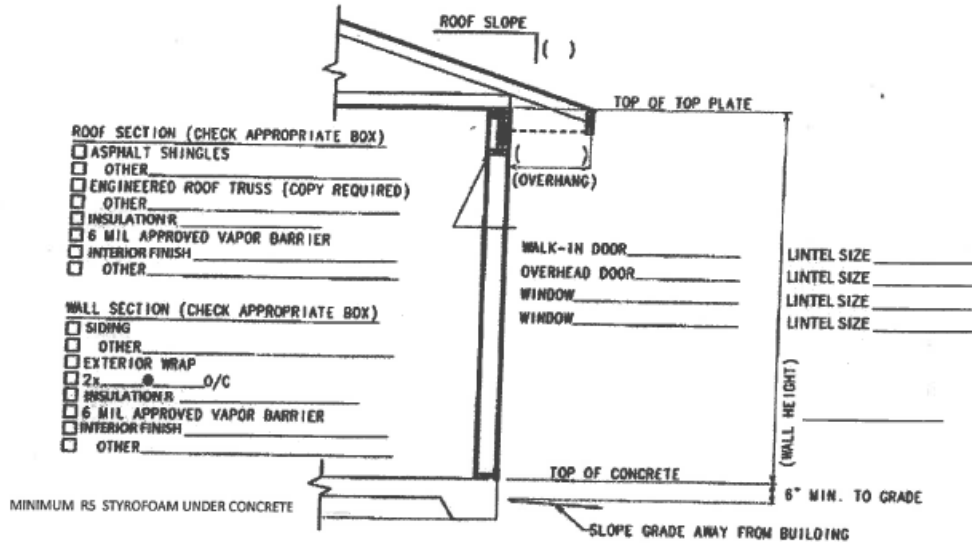
**FIGURE 3:**  
**EXTERIOR CORNER DETAIL**



Refer to Manitoba Building Code for framing information.

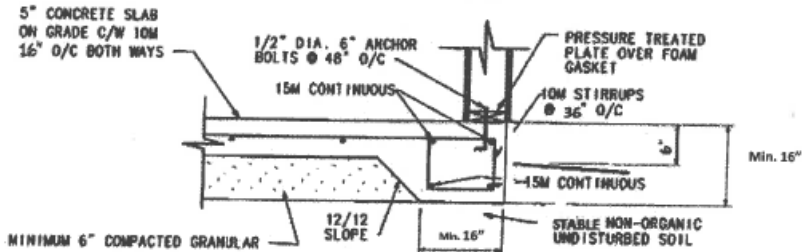
**FIGURE 5**

**RESIDENTIAL DETACHED GARAGE DETAILS**



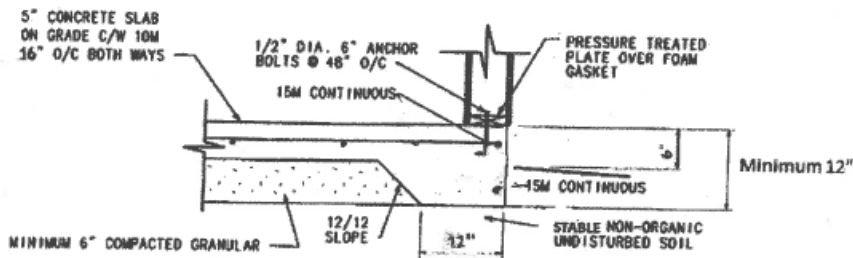
**TYPICAL WALL/ROOF SECTION**

NOT TO SCALE



**Max. 900 ft.<sup>2</sup> UNHEATED SPACE**

NOT TO SCALE



**Max. 700 ft.<sup>2</sup> UNHEATED SPACE**

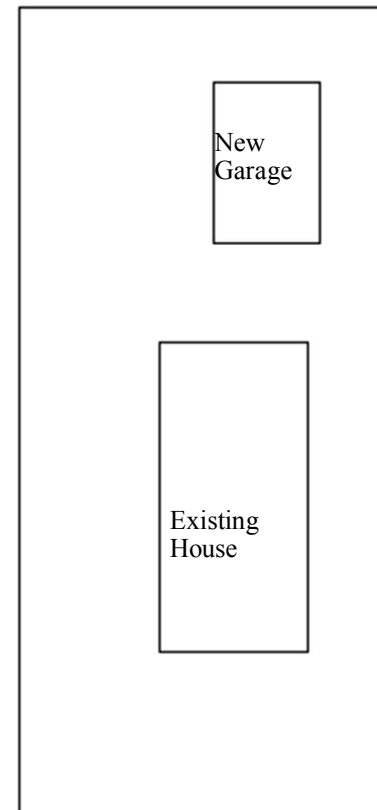
NOT TO SCALE

- This plan shall not be used unless the plan has been approved by the Building Authority having jurisdiction.
- A copy of the prefabricators certified roof truss drawings shall be supplied.
- These foundation details may not be suitable for all soil conditions. If the soil bearing is in question, the Building Authority having jurisdiction may request that the slab be designed and certified by an Engineer.
- The reference to 'P.T.' means material approved for Wood Foundations, CAN/CSA-S406.
- The reinforcing shall be free from rust, mud, oil or other coats that would reduce the bond between the concrete and the reinforcing.
- All reinforcing shall have a minimum of 2" of concrete cover.
- If floor to be heated, then a minimum of R5 insulation is required below slab, down thickened edge and out 600mm (2 ft.) from the thickened edge.

**GENERAL INFORMATION**

**FIGURE 6:**

**SITE PLAN**



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Provide all measurements