

New Dwellings and Additions

ITS BC Guide 04

What documentation is required to apply for a building permit?

- Site plan showing proposed distance to property lines for new and all existing structures on the site, as well as distance between the proposed structure and the closest existing structure and indicating all important utilities (e.g., hydro and sewage disposal)
- One set of building plans (Engineer's seal may be required)
- Building permit fee
- Completed permit application form

What do the building plans, construction details have to indicate?

- Complete foundation information, dimensioned and fully detailed
- Building sections indicating all building materials
- Floor plans at all levels, with room use indicated (e.g., bedroom)
- Joist information on floor plans or provide separate joist layout
- Elevations on the completed structure, including window dimensions and egress

Do I need an Engineer's Stamp?

A Professional Engineer's Stamp is required for:

- Preserved Wood Foundations
- Foundations not constructed as per Article 9.15.2.5. of the Manitoba Building Code
- Surface Foundation that are placed on Fine Grain Soil (clays, silt, shale) Timber-frame or log construction
- Any construction that is not as per Part 9 of the Manitoba Building Code

Do I require any other permits?

Plumbing Permit

Any new plumbing installed requires a plumbing permit from our office. You must submit isometric drawings of the proposed work with your application. Please see our Plumbing handout for additional information.

Manitoba Hydro/Electrical

A Permit from Manitoba Hydro is required for both electrical/gas leading into the property and for electrical /gas within the structure. Please contact your nearest Manitoba Hydro office.

Septic Systems/Wastewater Management Systems

An On-Site Wastewater Management system requires a permit.

For more information, please visit the following websites:

Onsite Wastewater Management Systems (OWMS) Program:

https://www.gov.mb.ca/sd/waste_management/wastewater/wastewater_management/index.html

Environmental Compliance and Enforcement:

<https://www.gov.mb.ca/sd/about/environmental-stewardship/environmental-compliance-and-enforcement/index.html>

Or contact:

Onsite Wastewater Management Systems Program
Environmental Approvals Branch
1007 Century Street
Winnipeg, MB R3H 0W4
Ph: 204-794-1176 Fax: 204-948-2338

Application Checklist

Before submitting your required application to the Inspection and Technical Services, please confirm you have the following items:

- Completed Application Form, which includes the following:
 - owner's name and mailing address/contact information
 - tax roll number/civic address and/or legal description
 - municipal authorization (or other authorization where required such as Manitoba Sustainable Development)
- Site Plan
- Permit Fee
- One set of construction drawings (Engineer's seal may be required)

Further information:

Please contact the Inspection and Technical Services at 204-945-3373 or at TechnicalServices@gov.mb.ca with any questions or for clarifications.