

South Interlake Planning District Board

285 Main Street Box 1219 Stonewall, Manitoba ROC 2Z0
Telephone 467-5587 Fax 467-8383 Email sipd@mts.net

June 28, 2006

Interlake Publishing
Box 190
Stonewall, Manitoba
ROC 2Z0

Dear Sir or Madam:

Re: Public Information – South Interlake Planning District

Please publish the attached public information in the appropriate general informational section of the Stonewall Argus on Friday June 30, 2006.

We would also request a review of the draft ad prior to publication. Please forward the applicable tear sheet and invoice to our office at the above noted address.

Should you require additional information or have any questions regarding this information please call 467-5587. Thank you.

Sincerely,

Jim Norrie
Manager

Encl.

South Interlake Planning District Board

285 Main Street Box 1219 Stonewall, Manitoba R0C 2Z0
Telephone 467-5587 Fax 467-8383 Email sipd@mts.net

This article has been prepared by the South Interlake Planning District to provide general information to the Public on several common questions regarding building permits. For specific information regarding building permits or other inquiries please contact our office.

What is a building permit?

A building permit is a document, which grants legal permission to begin construction of a building project, and is issued by the authority having jurisdiction.

Why is a Building Permit Required?

A building permit is required in order to protect the health and safety of the owner and public. It does so by providing the means for the South Interlake Planning District to review the project design and to inspect the construction for minimum standards as required by the Manitoba Building Code and Building By-Laws.

What Construction Projects require Building Permits? (Residential Buildings)

A Building Permit is required for new construction, additions, alterations, renovations, relocations, and repairs or rehabilitation of a building or structure, while some minor repairs do not require one. Electrical and Plumbing Permits may also be required.

Examples of Projects which require a Building Permit:

All New Construction

Finished previously unfinished spaces such as Rec Rooms, Family Rooms, Attics, etc.

Repair and underpinning of foundations.

Installation of solid fuel burning appliances such as Wood Stoves and Fireplaces

Installation of pools (including any device capable of holding 600 mm or 24 in. of water)

Construction of decks and verandahs

Construction of accessory buildings (Storage Sheds, Gazebos etc) exceeding 120 sq. feet

Construction of attached and detached Garages and Carports

Examples of Projects which normally do not require a Building Permit:

Non Structural renovation

Replacement of Stucco, Siding, or shingles with the same material

Replacement of doors when the opening is not altered

Construction of Fences & Windows (Subject To Zoning By-Law Compliance)

Patching, Painting, and Decorating

Installation of Cabinets and Shelves – not requiring structural alterations or opening of the building vapour barrier

What if I Fail to take out a permit?

- If the work does not comply with Code requirements, costly repairs may be required
- Work that cannot be made to comply will require removal
- The cost of the permit may be doubled
- Legal Action may be initiated to address the non compliance

Do I require a building permit for a deck?

Yes! A building permit is required for any deck which is higher than one riser (approximately 200 mm/8 in.) above average ground level or any deck which will eventually support an enclosed structure with a roof such as a sun room, family room, etc.

What if the deck is not attached to my house, do I still need a building permit?

Regardless of whether or not the deck is attached to the house or any other structure on the property, a building permit is required, as noted above.

What information do I have to bring with me in order to make application for a building permit?

1. You must present one copy of a Surveyor's Building Location Certificate. As an alternative, a well drawn site plan showing all property dimensions, location of all buildings, and the location and size of the proposed deck may be acceptable.
2. Two (2) copies of the construction and elevation plans are required. These plans detail how the deck will be constructed.

Where can I obtain a building permit?

Permits may be obtained by submitting the required information to the South Interlake Planning District, 285 Main Street, Stonewall, MB

This article has been prepared by the South Interlake Planning District to provide general information on several common questions regarding building permits. This particular article addresses Private Swimming Pools, for specific requirements regarding this or any other building permit inquiry please contact our office.

PRIVATE SWIMMING POOLS

Do I require a building permit for a swimming pool?

YES! A building permit is required to construct a pool or any other structure located outdoors which is capable of containing over 600 mm (2 ft.) of water. This includes inground and above-ground pools, hot tubs, fish ponds, etc.

Permits are also required for associated construction such as decks, change houses, sunrooms, etc.

Where on my property can I build the pool?

The Applicable Zoning By-law requires that you locate your pool maintaining certain minimum setbacks from your property line. Please contact the South Interlake Planning District for information on the Zoning Regulations applicable to your property.

Are overhead power supply conductors or Hydro meters a cause for concern?

YES! If you plan to build a pool near overhead power supply conductors, or a Hydro meter please contact your local Manitoba Hydro District Operating Centre at the phone number listed on your Manitoba Hydro bill.

What information do I have to bring with me in order to make application for a permit?

• ***FOR ABOVE-GROUND POOLS*** you require two (2) copies of a Surveyor's Building Location Certificate. As an alternative, a well drawn site plan may be acceptable. The plan must indicate the size and configuration of existing and proposed structures including the pool and associated structures such as decks, change houses, and sunrooms.

• ***FOR INGROUND POOLS*** you require, in addition to the above, two (2) copies of the structural design drawings of the pool bearing the seal of a Professional Engineer registered

PERMANENT FENCING

What are the requirements for permanent fencing and gates?

The following requirements for permanent fencing and gates have been extracted from the Building Code on Private Swimming Pools.

All outdoor pools must be completely enclosed with a fence or other suitable barrier constructed in accordance with the following requirements:

- a) it must have a minimum vertical height of 1.5 m (5 ft.) and a maximum vertical height of 2.0 m (6 ft. 6 in.);
- b) there must be no openings, other than a door to a building or a gate as described in requirement
- (c) below, and it must not be possible for a child to crawl under either the fence or the gate;
- d) any gate must be self-closing, must be at least 1.5 m (5ft.) in height, and must be equipped with a (selflatching) lockable latch to prevent unauthorized entry;
- e) where chain link is used, the mesh size must not exceed 50 mm (2 in.) and the wire must be at least number 11 gauge;
- f) where other than chain link is used, the outside surface of the fence or gate must be relatively smooth so as not to provide foot or toe holds;
- g) if, in the opinion of the authority having jurisdiction, there is any undesirable feature pertaining to the enclosure, suitable steps must be taken to correct the situation.

Furthermore, it is a requirement that the fence be maintained in good repair.

Strive for Safety!

REMEMBER:

These requirements are intended to prevent unauthorized entry of those persons too young to understand the dangers of your pool.