

LAC DU BONNET PLANNING DISTRICT

Phone (204) 345-6724 / 345-6298 Fax (204) 345-6716
P.O. Box 309, Lac du Bonnet, Manitoba R0E 1A0
bldgi@mts.net

Please be advised that the following inspections are required prior and during construction. It is the PERMIT HOLDER'S responsibility to notify the inspector at EACH of the following stages. The inspector can be reached by calling 345-6298 and leaving a message. Failure to comply, may make it necessary to uncover affected areas in order that the inspection can be carried out. This will cause unnecessary work and expense for the owner.

1. Site Inspection Site must be staked & flagged, including the lot lines & building location.
2. Foundation Inspection Once the forms & steel are in place, prior to pouring.
3. Weeping Tile & Damp Roofing Inspection Do not back fill until you have had your inspection. Use only pea gravel or crushed stone (not limestone)
4. Close-in-stage Main structure to be erected, with the windows and doors installed.
5. Plumbing Inspection Plumbing drains to be roughed in, but PRIOR to fixtures being installed. An air or water test may be required, which will be the responsibility of owner.
6. Prior to drywall Call once the insulation & vapour barrier are in place, but PRIOR to any wall covering installation.
7. Final inspection Upon total completion of project. (Including interior & exterior handrails)

ALL of the above inspections must be carried out. Remember, it is the OWNER'S responsibility to call the Building Inspector at 345-6298 to arrange for these inspections.

Karl Gugenheimer
Building Inspector – 345-6298

24 HOUR NOTIFICATION IS REQUIRED FOR ALL INSPECTIONS

LAC DU BONNET PLANNING DISTRICT BUILDING PERMITS

IS A BUILDING AND PLUMBING PERMIT REQUIRED?

Yes, a building and plumbing permit must be obtained by applying at the Lac Du Bonnet Planning Office at #4187, PR 317 prior to construction.

WHAT DOCUMENTATION IS REQUIRED TO APPLY FOR A BUILDING PERMIT?

- Complete legal description of the property.
- A site plan showing proposed setbacks from property lines for new and all existing structures on the site.
- 2 complete sets of plans.
- Plumbing schematic is required.
- Drawing of the ventilation and heating system is required.

WHAT DO THE BUILDING PLANS AND CONSTRUCTION DETAILS HAVE TO INDICATE?

- Complete foundation, dimensioned and fully detailed
- Building sections indicating all building materials
- Floor plans, all levels
- Indicate joists on floor plans or provide separate joist layouts
- Elevations on the complete structures

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A PROFESSIONAL ENGINEER'S STAMP IS REQUIRED FOR:

- Preserved wood foundations
- Pile foundations for single storey residence exceeding MBC Part 9 limitations
- Pile foundations for residences of two storeys or more
- Concrete foundation walls which exceed 39' 4" in length
- Timber-frame or log construction
- Any foundation not below frost. Example - Concrete footing

IS A PERMIT REQUIRED FOR ACCESS TO THE PROPERTY?

Yes, this can be made by application at the Lac du Bonnet Planning Office.

If your site is on a Provincial Road or Highway, an access permit must be obtained from Dept. of Highways. Call (204) 785-5241 for more information.

IS A PERMIT REQUIRED FOR A WELL & SEPTIC FIELD?

Yes, this can be obtained from Manitoba Conservation. Call 345-1447 for details.

IS AN ELECTRICAL PERMIT REQUIRED?

Yes, this permit is obtained from Manitoba Hydro office.

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