

DO I NEED A BUILDING PERMIT?

WHAT IS A BUILDING PERMIT?

A building permit is a document from the Lac du Bonnet Planning District that provides legal authorization to begin construction of a building project.

WHY IS A DEMOLITION PERMIT REQUIRED?

It is beneficial to obtain a demolition permit so that the Assessment Branch can be notified that there has been a structure removed from the property which will enable them to adjust the assessment accordingly.

WHY IS A BUILDING PERMIT REQUIRED?

A building permit is required in order to protect the health and safety requirements of the public. A building permit allows the building inspector to review the project design before construction begins to ensure compliance with Building Codes and Zoning By-Law regulations. The building inspector visits the site to ensure the construction meets the minimum standards of the Manitoba Building Code and Building By-law.

WHERE CAN I OBTAIN A BUILDING AND PLUMBING PERMIT?

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.
- 1 complete set of plans.
- Plumbing schematic is required.
- Drawing of the ventilation and heating system is required.
- List of contractors who will be performing work on the project.
- A Lot Grade is required from the R.M./Town of Lac du Bonnet **"PRIOR TO"** the issuance of a building permit. Contact the R.M. Office @ 345-2619 or the Town Office @ 345-8693 for more information.

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

- Complete foundation, dimensioned and fully detailed
- Sumps and weeping tiles for all dwellings is mandatory
- 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

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

TYPICAL PROJECTS THAT REQUIRE A BUILDING PERMIT

- Finishing previously unfinished spaces in a home such as basement developments, recreations rooms, family rooms, attics, etc.
- Repair and underpinning of foundations
- Installation of solid fuel burning appliances such as wood stoves and fireplaces
- Installation of swimming pools including any device capable of holding over 24 in./600 mm of water
- Construction of decks – all decks require deep foundations, ie. groundhogs or concrete piles
- Enclosure of an existing open deck (ie. Sunroom)
- Erection of temporary structures, such as special events tents, temporary garages – that will stand for a period of over 48 hours
- Construction of detached accessory buildings (storage sheds, gazebos, etc.)
- Construction of attached and detached garages or carports
- Demolition, removal or partial removals of buildings or structures
- Projects receiving assistance from the Home Renovations Tax Assistance (HRTA) program

IF IN DOUBT, PLEASE CONTACT THE BUILDING INSPECTOR AT 345-6298.

IS A PERMIT REQUIRED FOR ACCESS TO THE PROPERTY?

Yes, this can be made by application to the R.M. of Lac du Bonnet Municipal 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 345-1490 for details.

IS AN ELECTRICAL PERMIT REQUIRED?

Yes, this permit is obtained from Manitoba Hydro office. Call 345-2392 for details.

IS A BUSINESS LICENSE REQUIRED?

If you are thinking of opening up a business, contact the Lac du Bonnet Planning District to determine if your property is zoned correctly to conduct the business you are considering. A business license is not required in the R.M. of Lac du Bonnet. However, a business license may be required in the Town. Please contact the Town at 345-8693 to verify.

WHAT IF I FAIL TO TAKE OUT A PERMIT?

Work that is done without a permit may not meet the minimum building code requirements and could result in substandard construction that may not be structurally adequate. This could lead to costly repairs in the future to correct the problem or even a complete failure of the construction. Work that cannot be made to comply will require removal. The cost of a permit, “after the fact” may be doubled. Legal action may be initiated to ensure compliance.

WHEN ARE INSPECTIONS REQUIRED?

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.

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| 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 or Water Proofing | 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.

BE ADVISED THAT NO INSPECTIONS WILL BE PERFORMED ON: FRIDAY AFTERNOONS BETWEEN 12:00 P.M. AND 3:30 P.M. AND MONDAY MORNINGS BETWEEN 8:00 A.M. AND 12:00 P.M.

FOR MORE INFORMATION ON OBTAINING A BUILDING PERMIT PLEASE CONTACT:

LAC DU BONNET PLANNING DISTRICT
#4187,PR 317
P.O. Box 309, Lac du Bonnet, Manitoba R0E 1A0
(204) 345-6298 – Karl – bldgi@mts.net
(204) 345-6724 – Marilyn – ldbplanning@mts.net
Fax: (204) 345-6716

R.M. OF LAC DU BONNET RESIDENTS ONLY

Be advised that the R.M. of Lac du Bonnet has passed a Road Restriction By-Law. Road Restrictions are in effect from March to May and can also be enforced at any time throughout the year. Please contact the Public Works Department at 345-2998 for confirmation of road restrictions prior to construction.