

### Projects that typically do not require a permit

Although a building permit may not be required, it is still required that these projects comply with the building code and applicable zoning requirements:

- Open decks under 600 mm (2 ft) from ground level
- Replacing stucco, siding, or shingles with the same material
- Replacing doors and windows with the same size
- Fences
- Patching, painting, and decorating
- Installing cabinets and shelves

### Permits are your responsibility

If you or the contractor you have hired are going to build, add, renovate or alter any part of your residence, or perform work on electrical, plumbing and/or mechanical systems, it is your responsibility as the property owner, to ensure that all required permits have been obtained prior to starting the work.

*Every effort has been made to ensure the accuracy of the information contained in this publication. However, in the event of conflict between this publication and a City of Winnipeg By-law, the By-law will take precedence.*

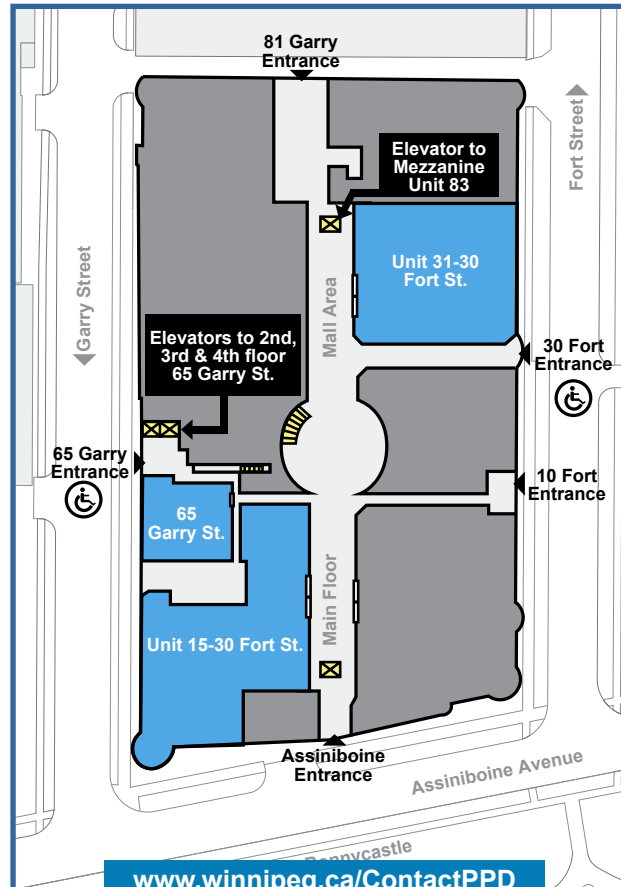
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Please call the Zoning and Permits Branch at  
204-986-5140.

Planning, Property and Development Department  
Zoning and Permits Branch  
Unit 31 - 30 Fort Street  
Winnipeg, MB R3C 4X7

[www.winnipeg.ca/permits](http://www.winnipeg.ca/permits)



[www.winnipeg.ca/ContactPPD](http://www.winnipeg.ca/ContactPPD)



Planning, Property  
and Development  
Department

# BUILDING PERMITS

Information brochure  
for homeowners



Make a Permit a Part of Your Plans

### What is a building permit?

Building permits provide legal authorization to begin construction of a building project. The Zoning and Permits Branch within the Planning, Property and Development Department is the legal, municipal authority for issuing permits in Winnipeg.

### Why is a building permit required?

A building permit helps to protect the health, safety, and accessibility requirements of the public. A permit application allows staff to review the project design before construction begins to determine if the design complies with building codes, by-laws and regulations. As well, a Zoning Development Permit is required for any change in land use or for site development.

After the permit has been issued, a City of Winnipeg Inspector will visit the site, after being contacted by the permit holder, to perform mandatory inspections as established by the Department.

### What construction projects require building permits?

A building permit is required for new construction, additions, alterations, relocations, and repairs or rehabilitation of a building or structure. Please refer to additional information in this brochure about what projects do and do not require permits.

As well, if the proposed building or structure is to be built in the vicinity of a river or creek, in an area regulated by The City of Winnipeg Waterway By-law 5888/92, a Waterway Permit is required to ensure that the proposed construction will not have an adverse impact on riverbank stability. An approval to construct in a Flood Fringe Area may also be required.

### What if I don't 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 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' is the equivalent of the permit fee or an established minimum fee, whichever is greater, as per The Fees and Charges By-law No. 196/2008.

In addition to any fees for non-compliance that may apply, legal action may be initiated in Provincial court and this and/or other enforcement action may have an impact on a future sale of your property. Please contact the Zoning and Permits branch at 204-986-5140 prior to beginning any work.

### Projects that typically require a permit

- Constructing a new building
- Addition to an existing building
- A detached building (garage, storage shed, gazebo, metal frame, fabric covered facilities) over 10 m<sup>2</sup> (108 ft<sup>2</sup>)
- Decks over 600 mm (2 ft) from ground level
- Plumbing, electrical or air-conditioning systems
- Structural foundation repairs
- Pools, spas and hot tubs, or any device capable of holding over 600 mm (2 ft) of water
- Installing a solid fuel burning appliance or fireplace
- Wheelchair ramp
- Temporary structures larger than 83.7 m<sup>2</sup> (901 ft<sup>2</sup>)
- Demolishing or removing all or a portion of a building
- Development of previously undeveloped spaces
- Development of new bedrooms

