

Building Design Summary (BDS)

Application for Part 3 Commercial Projects for New Construction and Additions

March 2024

Project Description:

Project Address:

For assistance in completing this document, it is recommended that applicants refer to the [Guide to the Building Design Summary \(BDS\)](#).

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1. Before Starting

Prerequisite Approvals (select one)

Does your project require a prerequisite development permit prior to building permit application?

Learn more about prerequisite approval requirements at: winnipeg.ca/permitprocess

- Yes, my development permit number is _____ (e.g. 12-345678)
- No, I do not require a prerequisite development permit. I understand that my building permit application will be refused if it is determined that I have an outstanding prerequisite approval.

If you have questions about which application you require for your project, call Permits Direct Line at 204-986-5140 or email ppd-zoningapplications@winnipeg.ca.

2. Application Information

This document must be completed by the applicant and attached with the plan submission. This document applies to all buildings regulated by Article 1.3.3.2 – Division A of the Manitoba Building Code (i.e. Part 3 buildings).

It is important to submit a complete application package to ensure the application is processed as efficiently as possible. Incomplete applications will result in delays.

2.1 General information

| | | |
|---|--------------------------------|--------------------------|
| Street number: _____ | Street name: _____ | Unit number: _____ |
| Gross floor areas (all floors, including basement): _____ | | Number of storeys: _____ |
| Declared construction value: _____ | Construction start date: _____ | |

2.2 Application type

Refer to section 2.2 of the Guide to the BDS for more information.

A. Full plan submission

A **full plan submission** is a complete set of final architectural, structural, mechanical, and electrical drawings.

Notes:

1. Partial permits may be issued to allow construction to proceed before a **full plan review** has been completed.
2. Mechanical or electrical systems, such as commercial cooking operations and manufacturing processes, are permitted to be excluded from the full plan submission. However, separate permits will be required for those mechanical and electrical systems.

B. Shell only plan submission

A **shell only** permit submission is for a new building fully enclosed with base building mechanical and electrical, but no associated occupant (e.g. a speculative Commercial Rental Unit (CRU) intended for a future tenant to complete with their initial tenant improvement).

Shell Only is limited to new buildings that are single storey (with no basement), single or multi-tenant use(s) and contains only Group A2, D, E, F2, or F3 major occupancies.

Note: Separate permits will be required for all tenant improvements and occupancy.

C. Staged plan submission

A **staged** plan submission is a set of plans that are either preliminary drawings and/or do not include the final architectural, structural, mechanical or electrical drawings.

Notes:

1. Permits will be issued in stages based on the extent of the drawings submitted for review.
2. Mechanical or electrical systems, such as commercial cooking operations and manufacturing processes, are permitted to be excluded from the plan submission. However, separate permits will be required for those mechanical and electrical systems.

D. Staged as a partial permit request (if applicable)

A **partial** permit is when a permit is issued in several installments.

- a) Request for a partial building (foundation) permit (refer to section 3.3. (1) of the Guide to the BDS)
- b) Request for a partial building (structural frame) permit (refer to section 3.3. (2) of the Guide to the BDS)

Note: A partial permit can also be requested from a full plan submission.

2.3 Contact information

Provide as much contact information as possible to ensure deficiencies or omissions are addressed to the appropriate contacts, and do not delay permit issuance.

| Applicant | |
|--|-----------------|
| Company name: | Phone number: |
| Contact: | Email: |
| Mailing address: | |
| Contractor | |
| Company name: | Phone number: |
| Contact: | Email: |
| Mailing address: | |
| Owner | |
| Company name: | Phone number: |
| Contact: | Email: |
| Mailing address: | |
| Owner's Delegate | |
| An individual assigned by the owner to be the main point of contact for matters relating to this permit application. | |
| Company name: | Phone number: |
| Contact: | Position/title: |
| Email: | |
| Mailing address: | |

| | |
|---|---------------|
| Architect (ensure name matches drawing seal) | |
| Company name: | Phone number: |
| Contact: | Email: |
| Mailing address: | |
| MECB Coordinating Registered Professional (CRP) | |
| Company name: | Phone number: |
| Contact: | Email: |
| Mailing address: | |
| Engineer or Code Consultant | |
| Company name: | Phone number: |
| Contact: | Email: |
| Mailing address: | |
| Structural Engineer (ensure name matches drawing seal) | |
| Company name: | Phone number: |
| Contact: | Email: |
| Mailing address: | |
| Mechanical Engineer (ensure name matches drawing seal) | |
| Company name: | Phone number: |
| Contact: | Email: |
| Mailing address: | |
| Electrical Engineer (ensure name matches drawing seal) | |
| Company name: | Phone number: |
| Contact: | Email: |
| Mailing address: | |
| Geotechnical Engineer (ensure name matches drawing seal) | |
| Company name: | Phone number: |
| Contact: | Email: |
| Mailing address: | |
| Integrated Testing Coordinator (For buildings subject to CAN/ULC-S1001) | |
| The 2024 MBC includes the new requirement for integrated systems testing of fire protection and life safety systems in accordance with CAN/ULC-S1001 as noted in the Manitoba Building Code (MBC) Subsection 3.2.9. | |
| Company name: | Phone number: |
| Contact: | Email: |
| Mailing address: | |

Tenant contact information

Is tenant information known at this time? Yes No
 If yes, provide details below.

| | |
|------------------|---------------|
| Tenant | |
| Company name: | Phone number: |
| Contact: | Email: |
| Mailing address: | |
| Tenant | |
| Company name: | Phone number: |
| Contact: | Email: |
| Mailing address: | |
| Tenant | |
| Company name: | Phone number: |
| Contact: | Email: |
| Mailing address: | |
| Tenant | |
| Company name: | Phone number: |
| Contact: | Email: |
| Mailing address: | |
| Tenant | |
| Company name: | Phone number: |
| Contact: | Email: |
| Mailing address: | |
| Tenant | |
| Company name: | Phone number: |
| Contact: | Email: |
| Mailing address: | |
| Tenant | |
| Company name: | Phone number: |
| Contact: | Email: |
| Mailing address: | |

Your personal information is being collected consistent with the requirements and limitations set out under *The Freedom of Information and Protection of Privacy Act (FIPPA)*. This collection of personal information is authorized by section 36(1)(b) of The FIPPA for permit management and administration. Your information is protected by FIPPA's privacy provisions and will not be used or disclosed for any other purpose, except as authorized by law. Contact the City of Winnipeg's Corporate Access and Privacy Officer by mail (City Clerk's Department, Susan A. Thompson Building, 510 Main Street, Winnipeg MB, R3B 1B9) or by telephone (311) if you have questions about this collection of your personal information.

2.4 Document checklist

| A. Required documentation – one copy, fully dimensioned (select all that apply) All final construction drawings must be labeled as “Contract Documents” or “For Construction”. Note: ‘Permit Set’, ‘Tender Set’, ‘% Review’, ‘Pricing Set’, or drawings bearing stamp ‘Not For Construction’ are not acceptable | |
|--|--------------------------|
| a) Completed BDS application form | <input type="checkbox"/> |
| b) Design summaries from each professional, where applicable – refer to the Commercial Permit Resources webpage for design summary documents <ul style="list-style-type: none"> o Architectural Design Summary o Structural Design Summary o Mechanical Design Summary o Mechanical Design Summary – shell only o Electrical Design Summary | <input type="checkbox"/> |
| c) Manitoba Energy Code for Buildings Declaration – refer to the Commercial Permit Resources webpage for template | <input type="checkbox"/> |
| d) Owner Statement – refer to the Commercial Permit Resources webpage for template | <input type="checkbox"/> |
| e) Declaration Form for Building Permit Application (required if you have a prerequisite Development Permit) – refer to the Commercial Permit Resources webpage for template | <input type="checkbox"/> |
| f) Declaration Form for Development Permit Exemption (Accessory Structures) | <input type="checkbox"/> |
| g) Site plan – the plan shall include the legal description of the property and show all buildings on the property, property dimensions, access routes/lanes for firefighting/ existing or new fire hydrant locations, etc. | <input type="checkbox"/> |
| h) Complete construction drawing package and set of specifications, if not on drawings. indicate whether drawings are preliminary or final. <ul style="list-style-type: none"> o Architectural drawings <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Final drawings to follow on (date): _____ o Structural drawings <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Final drawings to follow on (date): _____ o Mechanical drawings <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Final drawings to follow on (date): _____ o Sprinkler drawings <input type="checkbox"/> N/A (if N/A, must submit within 60 days of building permit issuance as a separate M2 trade permit) <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Final drawings to follow on (date): _____ o Electrical drawings <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Final drawings to follow on (date): _____ | <input type="checkbox"/> |
| i) Required Professional Designer’s Certificate (from each professional) | <input type="checkbox"/> |
| j) Geotechnical Report – site specific, limit states design | <input type="checkbox"/> |
| B. May be required documentation | |
| a) Alternative solution (if proposed) | <input type="checkbox"/> |
| b) Encroachment application | <input type="checkbox"/> |

Permission to construct and maintain an encroachment must be obtained independently from the building permit approval. Encroachment applications are processed at the Zoning & Permits office.

2.5 How to apply

Submission Options

Submit your application package to the Zoning & Permits office using one of the following options:

- Email ppd-permit@winnipeg.ca (PDF attachment or link to online file transfer)
- One paper copy package – drop off or mail (Unit 31-30 Fort Street, Winnipeg, MB R3C 4X7)

Digital Submission Requirements (select all that apply)

To submit your application via email, provide a separate PDF file, named as indicated, for each of the following groups of documents that are applicable to your application:

- PDF 1** Application Forms (Professional Design Summaries, Owner Statement, Declaration Forms)
- PDF 2** Architectural Drawings (include site plan)
- PDF 3** Structural Drawings
- PDF 4** Mechanical Drawings
- PDF 5** Sprinkler Drawings
- PDF 6** Electrical Drawings
- PDF 7** Specifications – Architectural
- PDF 8** Specifications – Structural
- PDF 9** Specifications – Mechanical
- PDF 10** Specifications – Electrical
- PDF 11** Specifications – All disciplines
- PDF 12** Alternative Solution
- PDF 13** Required Professional Designer's Certificate (from each professional)
- PDF 14** Geotechnical Report