

### ***What is a building permit?***

A building permit is a municipal document from the City of Winnipeg that provides 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 the City of Winnipeg.

### ***Why is a building permit required?***

A building permit is required in order to protect the health, safety, and accessibility requirements of the public. An application allows City of Winnipeg staff to review the project design before construction begins to ensure compliance with Building Codes and Zoning By-Law regulations. After the permit has been issued, a City of Winnipeg Inspector visits the site to ensure the construction meets the minimum standards of the Manitoba Building Code and the City of Winnipeg Building By-law. A Zoning Development Permit is required for any change in land use or for site development.

### ***What construction projects require building permits?***

A building permit is required for new construction, additions, alterations, renovations, relocations, and repairs or rehabilitation of a building or structure. Some minor repairs do not require a permit. Listed are some typical projects and whether or not they require a permit. If the proposed building or structure is to be built adjacent to or in the vicinity of a river or stream, a Waterway Permit is required by the City's Parks, Riverbanks and Community Initiatives Branch to ensure that the new construction has minimal impact on riverbank stability. An approval to construct in a Flood Fringe Area may also be required.

### **Typical Projects That REQUIRE a Permit:**

- Constructing a new building
- Any addition to an existing building
- A detached building (garage, storage sheds, gazebos, etc.) over 108 sq.ft/10 sq.m.
- Decks over 2 ft./600 mm from ground level
- Finishing previously unfinished spaces in a home such as basement developments, attics, etc.
- Plumbing, electrical or air-conditioning systems
- Foundation Repairs
- Swimming pools or any device capable of holding over 2 ft./600 mm of water
- Installing a wood stove / fireplace
- Wheelchair Ramps
- Temporary structures larger than 900 sq. ft.
- Demolish or remove all or a portion of a building
- Projects receiving assistance from the Home Renovations Tax Assistance (HRTA) program

### ***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 and variance, "after the fact" will be doubled. Legal action may be initiated to ensure compliance.

### **Projects That Normally\* DO NOT Need a Permit:**

**Although a building permit may not be required, it is still necessary for these projects to comply with the Building Code and applicable zoning requirements.**

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

\* If you are applying for a credit under the Home Renovation Tax Assistance Program, these project will need a permit, but a permit fee will not be charged.

### ***Why permits protect you, your family and your neighbours.***

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 the electrical, plumbing and/or mechanical system for your residence, ensure that a permit has been obtained prior to starting the work/installation. Permits ensure that the work is in compliance with all codes and safety standards and will be inspected by a City of Winnipeg Inspector to ensure professional standards are met.

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***In many cases your designer or contractor will get permits on your behalf. Remember, as the homeowner, you are ultimately responsible for obtaining the necessary permits and complying with the applicable building code and zoning requirements.***

**If in doubt, please contact 986-5140**

- If you are not sure if the proposed work requires a permit.
- To confirm that the electrical or plumbing contractor you have hired is licensed by The City of Winnipeg to perform the required work.
- If you are unsure if the proposed work requires the expertise of a professional architect or engineer.

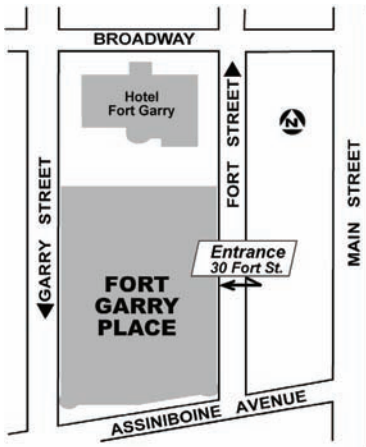
[www.winnipeg.ca/homeowner](http://www.winnipeg.ca/homeowner)

# DO I NEED A BUILDING PERMIT?

**In-Person Customer Service Hours are:**

Tuesday to Friday 8:30 am to 4:30 pm - All Zoning, Permits and Plan Examination services are available at Unit 31 – 30 Fort Street.

Mondays 8:30 am to 4:30 pm are reserved for telephone inquiries and completed application drop-offs. This enables Zoning and Permits staff to process building and development applications received throughout the week.



City of Winnipeg  
Planning, Property and Development  
Department  
Unit 31 - 30 Fort Street  
Winnipeg, Manitoba  
R3C 4X7

For more information please contact:  
Zoning and Permits Branch  
204-986-5140

or



**Winnipeg**  
*at your service.*



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