Detached garages & accessory structures

Construction information

Permit requirements

All detached garages and accessory structures larger than 10 m² (108 sq. ft.) need a building permit.

Detached garages and accessory structures larger than 14 m² (150 sq. ft.) accessory to any use other than a single or two-family dwelling need a development permit.

Detached garages and other accessory structures accessory to single and two-family dwellings do not require a development permit, but still require a building permit. For a complete list of development permit requirements and exemptions, visit winnipeg.ca/developmentpermits.

A development permit establishes land use and confirms the structure lines up with the zoning bylaw and other City requirements.

A building permit confirms the structure meets code requirements. It must match prior development permit approvals or applications.

Where development and/or building permits are not required, the structure must be situated on a property in accordance with the zoning bylaw and constructed according to building code.

If the proposed detached garage or accessory structure will be built next to a waterway, a waterway permit and/or approval for development and construction in a flood prone area may be needed as part of the permit process. For more information, visit winnipeg.ca/BuildingNearRiverbank or contact the Riverbank Management Branch at 204-986-5098.

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Note

The Winnipeg Building By-law is an administrative document that adopts the Manitoba Building Code and related standards to provide construction requirements.

Throughout this publication, the Manitoba Building Code will be referred to as the building code.

Detached garages and accessory structures vary in size, area and construction, and it is beyond the scope of this publication to identify each possible situation. The requirements and construction guidelines that follow are provided to assist with designing and constructing a detached garage or accessory structure that will comply with the regulations. If you are not familiar with the regulations that may be applicable to your project, it is recommended that you hire a qualified person in the construction industry.

General information

Carports

Development and building permits are required to build a carport. Whether the carport stands alone or is attached to another structure, all zoning and building code regulations apply.

Construction plans are required for all carports and need to include detailed information regarding roof framing, posting and the posting foundations as well as the size and construction of the beams over the top of the posts.

Where the carport is attached to the house it must comply with all regulations for house additions. The zoning and building code regulations for house additions are different from those contained in this publication. Contact Permits Direct Line at 204-986-5140 for more information.

Property lines

You cannot rely on sidewalks, laneways or fences to determine where your property line is located. The only accurate way to determine your property line is with a Manitoba Land Surveyor's Staking Certificate. If you do not have this certificate, you may need to retain the services of a Manitoba Land Surveyor. This is the best way to avoid property boundary disputes with neighbours.

Zoning

Clearance requirements (setbacks)

The zoning bylaw has side yard regulations which, together with the proposed width of the roof eaves, will affect the location of the structure relative to property lines.

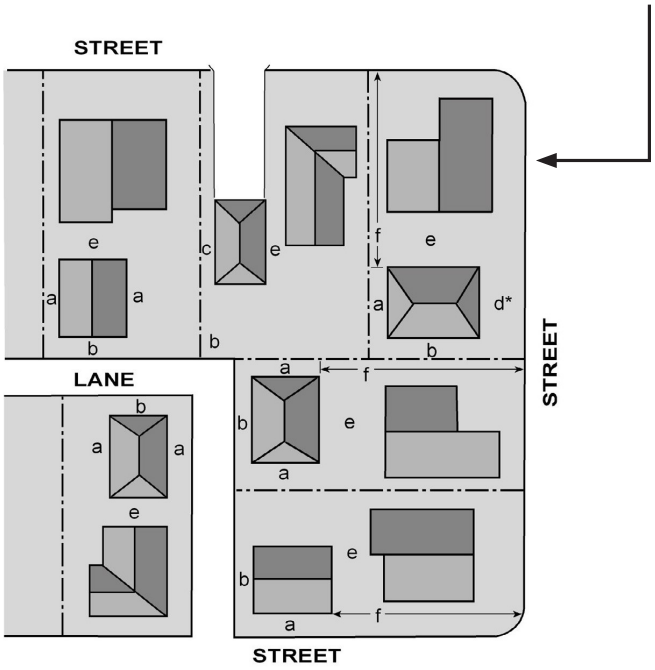
In most cases, when a garage or storage shed is built to the rear of the dwelling, it can come as close as 600 mm (2'-0") to the side and rear property lines.

A garage or accessory structure located beside the dwelling or on a reverse corner lot* require different setbacks. See Figure 1.

Figure 1 - Property line setbacks

a. 600 mm (2'-0")
b. 600 mm (2'-0")
c. Same as dwelling (usually 1.2 m (4'-0")
d. Same as dwelling (usually 2.7 m (9'-0")
e. 1 m (3'-0") clear of all projections
f. 18 m (60'-0") to front property and behind rear wall of dwelling

* A reverse corner lot is a corner lot where its rear property line abuts the side lot line of an adjoining property.



A 300 mm (1'-0") overhang is permitted within the required setbacks from the property lines to the wall of the garage, shed or carport posts. Eavestroughing may be added to the permitted 300 mm (1'-0") overhang.

If a wider overhang is desired, the garage or accessory structure wall must be set back further from the property line to maintain a clear separation of 300 mm (1'-0") from the property line to the eave.

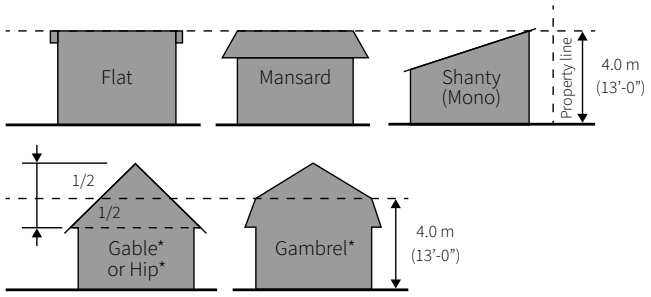
Note: The building code does not allow overhangs to project to less than 450 mm (1'-6") from the property line.

Maximum permissible height

The maximum height allowable for a garage or accessory structure is 4.0 m (13'-0") determined according to roof style as shown in **Figure 2**.

Figure 2 - Allowable roof heights

Maximum allowable height



Note: Where the slope of a gable, gambrel, or hip roof, or any portion of such roof, is less than 1:3 (rise:run), the building height shall be measured as though the roof were flat.

Size limitations

Garages and accessory structures combined cannot exceed 12.5 per cent of the total area of the lot to a maximum of 81.75 m² (880 sq. ft).

Example: On a 40 ft. X 100 ft. (4,000 sq. ft.) lot, up to 500 sq. ft (12.5 per cent of 4,000) of accessory buildings may be constructed.

Up to 45 m² (484 sq. ft) of accessory structures are permitted regardless of lot area.

If these maximums are not adequate, you must apply for a zoning variance.

Foundations

Foundation requirements – one-storey only

1. For a detached garage with a building area of less than 50 m² (538 sq. ft.), it is recommended that a concrete slab with a thickness of not less than 100 mm (4 in.) be used as shown in **Figure 3a**.
2. For a building area of 50 to 70 m² (538 to 753 sq. ft.) inclusive, it is recommended that a thickened edge concrete slab be used as shown in **Figure 3b**.
3. For foundations other than those shown in **Figures 3a** and **3b**, or if the building area is greater than 70 m² (753 sq. ft.), or if the garage supports an upper floor or a roof with other than limited attic storage* floor area, the foundation must be designed by an engineer.

*Attic storage shall be limited to 1,066 mm (3'-6") in height, 2,590 mm (8'-6") in width and a 1.0 kPa (20 psf.) storage live load. Storage can run the length of the building.

Figure 3 - Foundation for one-storey detached garages

Figure 3a

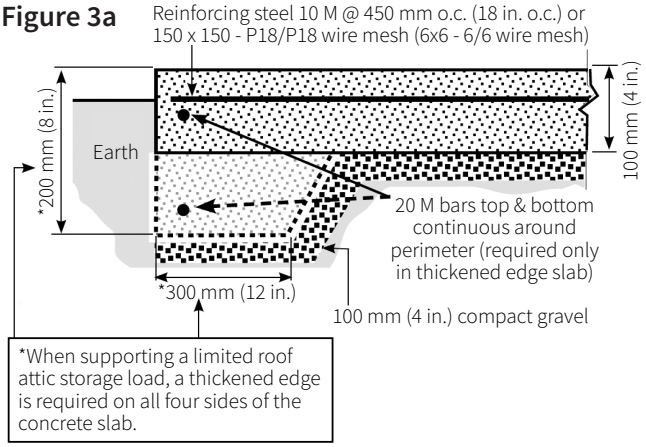
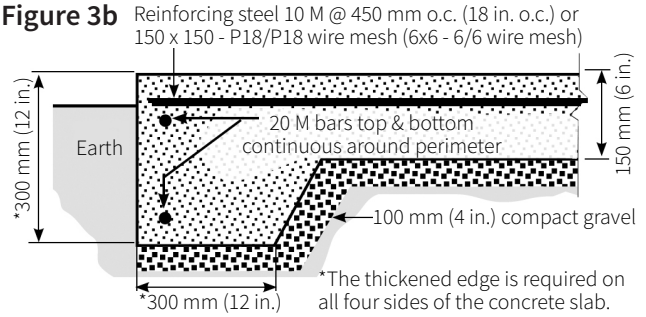


Figure 3b



Additions to existing detached structures

For a garage, shed or carport addition to an existing structure, the entire foundation, both the existing and the addition, must comply with the foundation requirements shown in **Figures 3a** and **3b** or alternatively, the foundation must be designed by an engineer.

The details and standards in the publication are considered non-engineered details and are based on past good construction practice. Variations from these design standards are only permitted where the design is by an engineer. Some variations that will require an engineer include:

1. Wood mudsill foundation and anchorage details to prevent uplift due to wind.
2. Foundation slab that includes a curb of more than 150 mm (6 in.) of retaining wall to hold back the earth where the lot is not level.
3. Foundation slab that is greater than 70 m² (753 sq. ft.)
4. Foundation slab that supports a second floor or roof attic storage with a height of more than 1,066 (3'-6") and/or supports a load more than 1.0 kPa (20 psf.).

Concrete specification

Concrete used for all detached garage or accessory structure foundation slabs must have a minimum compressive strength of 32 MPa (4600 psi) after 28 days and must have air entrainment of 5 to 8 per cent.

Fire protection & framing

Fire ratings

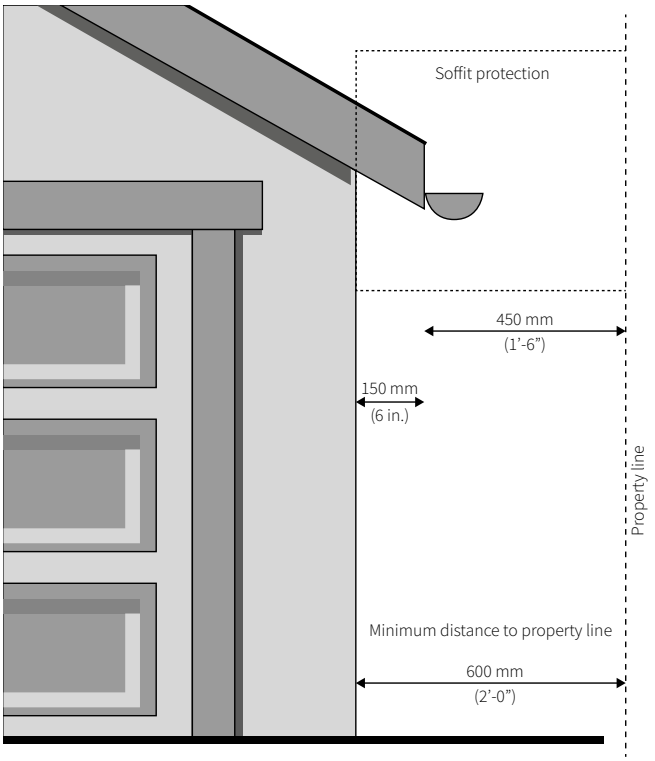
You must fire-rate only those walls that are closer than 600 mm (2'-0") to any property line that faces an adjoining property other than the street or public lane.

Note: The zoning bylaw may not allow a wall closer than 600 mm (2'-0") to a property line.

Required fire-ratings can be achieved by applying a layer of 15.9 mm (5/8 in.) standard non-rated drywall or 12.7 mm (1/2 in.) fire-rated (Type X) drywall or equivalent to the inside face of the wall.

Where roof soffits project to less than 1.2 m (4'-0") from the property line, they shall be protected by approved materials as shown in **Figure 4**. Overhangs shall not project to less than 450 mm (1'-6") to the property line.

Figure 4 - Soffit protection & overhangs



Openings in walls

Windows and other openings, including doors, are only permitted in a wall if the wall is 1.2 m (4'-0") or more from the property line of an adjoining property other than the street or public lane.

There are no distance restrictions between wall openings in a detached structure and a single-family dwelling on the same lot.

Framing methods

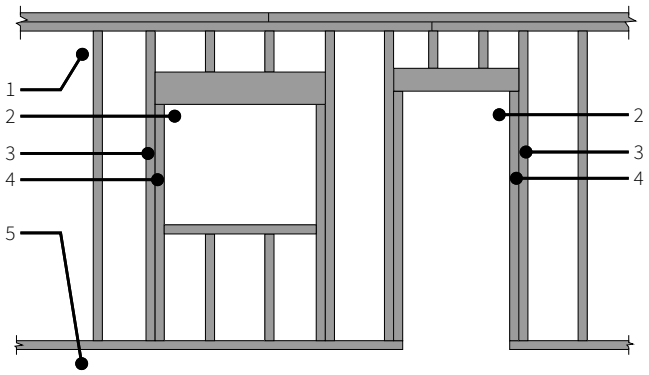
The framing details described in this publication are based on a one-storey wood-framed structure that do not include any additional superimposed loads and further design consideration may be required to address these loads.

Framing methods must be in accordance with good building practice. A detailed discussion of this aspect of construction is beyond the scope of this publication. However, some common framing details are indicated on the following pages. Refer to **Figures 5**, **6** and **7**.

For more detailed information, refer to Canada Mortgage and Housing Corporation's (CMHC) publications Canadian Wood Frame House Construction and Glossary of Housing Terms.

Where the structure will not be a standard wood frame structure, such as post and beam, concrete block, brick (including brick veneer), metal framing or where the framing members exceeds what is prescribed in this publication, the design must be engineered and drawings must be submitted under the seal of an engineer.

Figure 5 - Wall framing and lintel detail



Notes to Figure 5:

1. Double top plate: Joints must be staggered at least one stud spacing and lapped or suitably tied at corners or intersecting walls.
2. Lintel: Refer to Tables 9.23.4.2.-L and 9.23.12.3.-C in the building code to determine the size and spans of lintels required.
3. Through stud: Refer to Table 1 to determine the maximum spacing and maximum unsupported height of studs.
4. Trimmer stud: The building code requires these studs to be a single full-length piece of lumber extending from the underside of the lintel to the bottom plate. Two trimmers are required on both sides of opening when opening is greater than 3 m (9'-10").
5. Single bottom plate: To prevent uplift, this plate must be firmly anchored down using a minimum 12.7 mm (1/2 in.) diameter anchor bolts at each side of door openings, at each end of each wall, and at intervals not exceeding 2.4 m (7'-10").

Figure 6 - Exterior corner detail

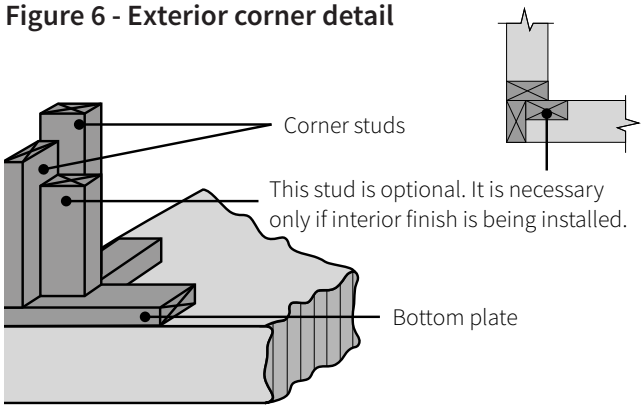


Figure 7 - Exterior wall framing at gable end detail

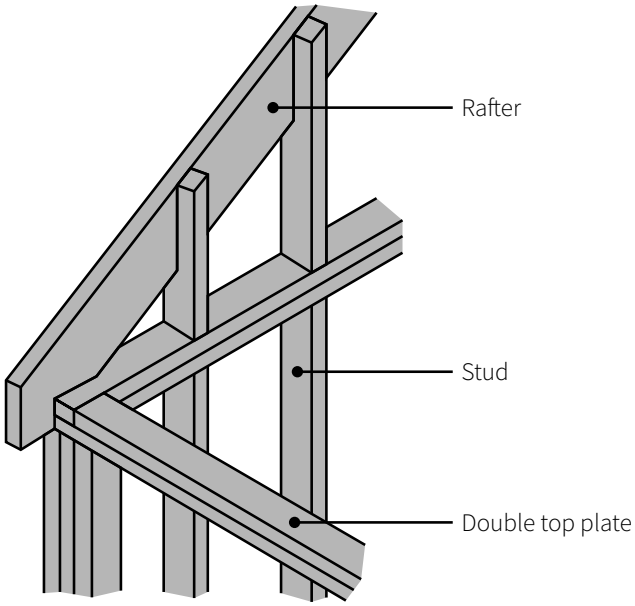


Table 1 - Size and spacing of studs

Type of wall	Supported loads (including dead loads)	Minimum stud size	Maximum stud spacing	Maximum unsupported height
Exterior	Roof with or without attic storage	38 x 64 mm (2 x 3) 38 x 89 mm (2 x 4)	400 mm (16 in.) 600 mm (24 in.)	2.4 m (7'-10") 3.0 m (9'-10")

Note to Table 1:

This table is for use with all species of lumber and minimum grades of standard, stud, and No. 2.

Overhead door lintels

The size of lintel required depends on the load it must support which is determined by the style of roof. This will depend on whether the roof framing is bearing on the overhead door lintel or is parallel to it. Refer to roof style examples in **Figures 8** and **9**.

An appropriately sized dimensional lumber lintel will not require engineering. However, an engineered wood lintel will require engineering. Built up lintels must be constructed of full-length members. No splicing of members is permitted between supports. Refer to Tables 9.23.4.2-L and 9.23.12.3-C in the building code.

Figure 8 - Roof style with lintel not supporting roof framing

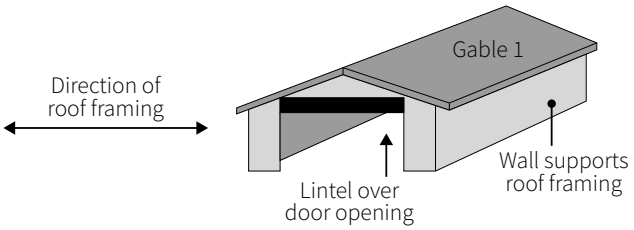
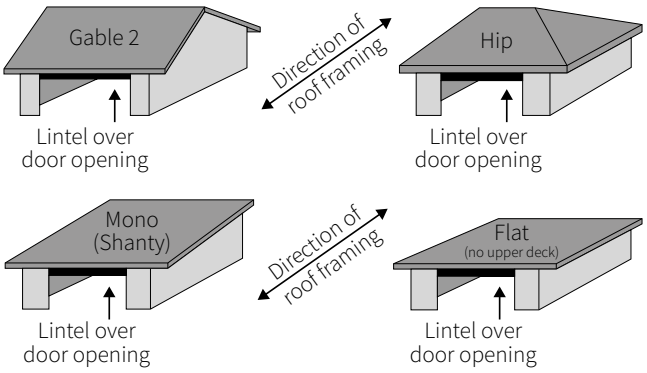


Figure 9 - Roof styles with lintel supporting roof framing



Rafters & trusses

Roof framing methods

In wood framing, there are three methods for framing a roof. They are:

1. Framing with pre-manufactured trusses

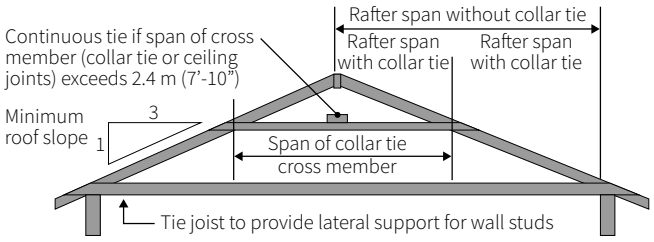
   Truss manufacturers and suppliers will provide a truss framing plan (with layout and bracing details) that must be followed when installing the truss system. These cannot be cut, notched or altered unless approved by the manufacturer.

2. Conventional framing

   This is also known as stick framing. **Figure 10** shows a typical cross section of a gable roof. Refer to Table 9.23.4.2.-F in the building code to determine roof rafter spans.

Refer to the publications available from CMHC for more information on roof framing.

Figure 10 - Roof rafter and collar ties for gable roof



3. Framing with homemade trusses

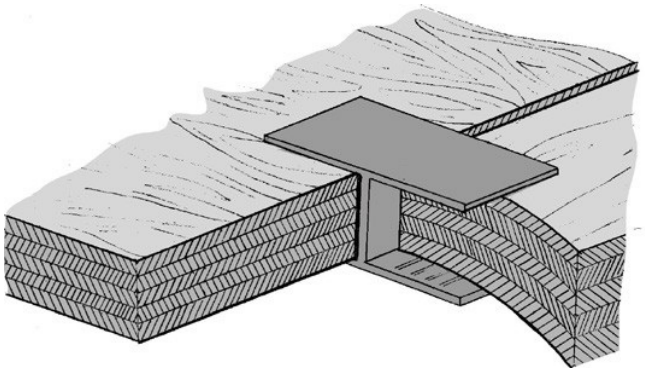
   This is not recommended for complicated roofs having complex angles or roofs having hips and/or valley rafters. For simple gable roofs, wood trusses must be constructed in accordance with an accepted truss design.

   This type of design must be engineered, and drawings must be submitted under the seal of an engineer.

Edge support for roof sheathing

When using trusses or rafters at 600 mm (24 in.) spacings with panel-type roof sheathing of less than 12.7 mm (1/2 in.) thickness, support must be provided to all edges of each roof sheathing panel including those that meet at the ridge. This can be accomplished with the use of 'H' clips as shown in **Figure 11** and/or solid blocking.

Figure 11 - 'H' clip detail



There are a variety of requirements related to framing, sheathing materials, sheathing paper, flashing, siding, shingling, stucco application, etc. For more information, refer to publications available from CMHC or the current edition of the building code.

Electrical requirements

All detached garages and carports require an electrical permit. Refer to winnipeg.ca/electricalinstallations for more information.

Inspections

The Housing Inspections Branch regulates construction for compliance with applicable codes, standards and bylaws. This monitoring is carried out through the permit approval process and periodic site inspections. For more information, visit: winnipeg.ca/housinginspections

The responsibility for compliance rests with the property owner. Before covering any new work, you must schedule an inspection by submitting the housing inspection request form at winnipeg.ca/housinginspectionrequest

Appendix A

Permit applications requiring additional information

Listed below are instances where additional information, including plans, may be required for a permit application to build a detached accessory structure.

An asterisk (*) indicates situations where a design (plans or letter) under seal of an engineer will also be required.

Additional information for the construction of an accessory structure will be required when:

1. The area of the new accessory structure's foundation will be greater than 70 m^2 (753 ft.). *

   Note: Refer to the foundation section for more information on foundation requirements for accessory structures, including those for an addition to an existing accessory structure.
2. The accessory structure will be supported on wood mud-sills (e.g. no concrete floor). The method of anchorage of the accessory structure to the ground to prevent wind uplift must be indicated. *
3. The foundation will include retaining walls (wood or concrete) to hold back earth because the lot where the accessory structure will be located is not level. Or other instances where concrete walls higher than 6 in. will be constructed on top of a slab. *
4. If the accessory structure will have an irregular shape (i.e. not square or rectangular), beam and foundation details may be required. Engineering design may also be necessary.
5. The accessory structure will not be standard wood frame construction. Any of several alternative construction methods including:
   post and beam, concrete block, brick (including brick veneer) or metal frame construction (including steel studs), must be designed by an engineer. *
6. The wall height of the accessory structure will be greater than 3.0 m (9'-10"). *
7. A steel lintel or engineered wood lintel will be used instead of a dimensional wood lintel for the overhead door of the accessory structure.*
8. The roof of the accessory structure will be framed with "homemade" trusses. *In this case, the design must be sealed by an engineer.
9. The accessory structure will have a gambrel or a mansard roof type. *Plans will also be required for a roof that has an octagonal or similar circular shape.
10. The accessory structure will have attic storage space. Plans will be required. *
11. A dormer will be constructed on the roof of a new or existing accessory structure. Plans will be required.
12. A beam will be located in the interior of an accessory structure to support a roof with slope of less than 1 in 3 or for support of hoist. * Or similarly, where an interior wall or interior posts will provide support for the structure. *
13. A deck will be located on the roof of a new or existing accessory structure, such as a detached garage. All building code requirements for decks must be met. Zoning requirements for building height and location must also comply. Plans for the entire structure, including the foundation, will be required. The foundation design must be determined to be adequate. *
14. The accessory structure will be two-storey. In this case, plans for the entire structure, including the foundation, will be required. Additionally, the foundation design must be engineered. *Zoning requirements for height must also comply.
15. A detached accessory gazebo or similarly occupied structure will be located on top of an existing deck. The plans must indicate the design of the new gazebo. It must show how the existing deck joists, beams and foundation will provide proper support under the new gazebo walls and will also anchor down the new structure to prevent wind uplift.
16. Plans will be required for all detached carports. Detailed information must be provided on the roof framing, the number of posts, the post foundation and the size of the beams over top of the posts. *Engineering may be required.

17. An accessory structure will be constructed adjacent to an “up and down” duplex. Limiting distance calculations will be required to limit the spread of fire between an accessory structure and dwellings on the same property. The limiting distance calculations will determine how close the accessory structure can be to the dwelling units and what materials can be used in the construction of the accessory structure.

    Plans will be required for these elevation drawings. The elevation drawings must show window locations, type of cladding (e.g. stucco, siding, etc.) and dimensions of the wall facing the dwelling. Information will also be required for the wall of the dwelling that faces the accessory structure. This includes an elevation drawing showing: wall height, wall width and area, type of wall construction (e.g. wood frame), size of all windows in the wall and type of wall cladding.

Notes:

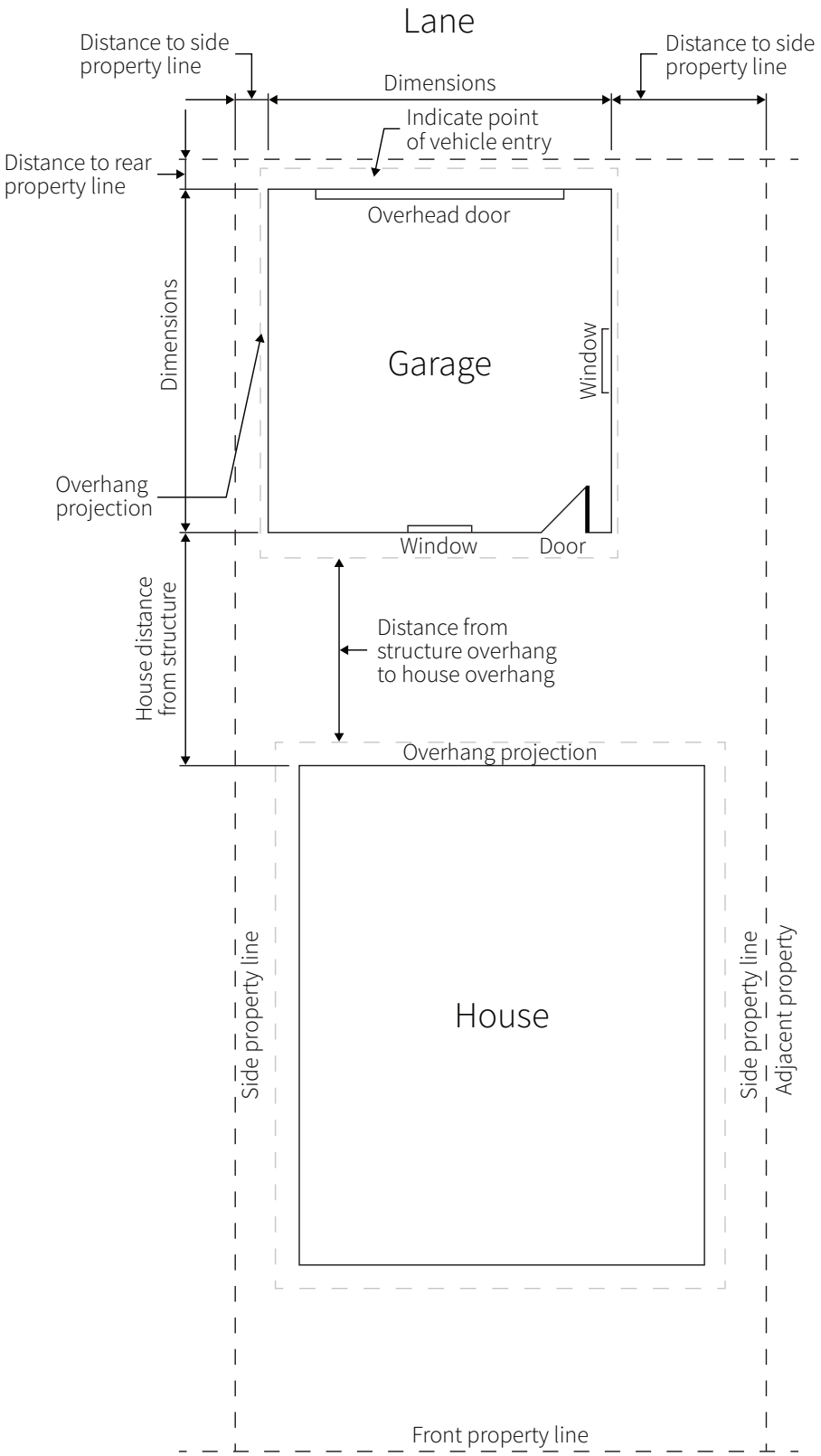
To determine the necessary limiting distance requirements for the project and provide the required plans, applicants are advised to retain the services of an engineer, architect, or other qualified person.

Other accessory structure construction designs that are not specifically identified above may also require additional information, including engineering. For more information, contact plan examination at ppd-hpx@winnipeg.ca.

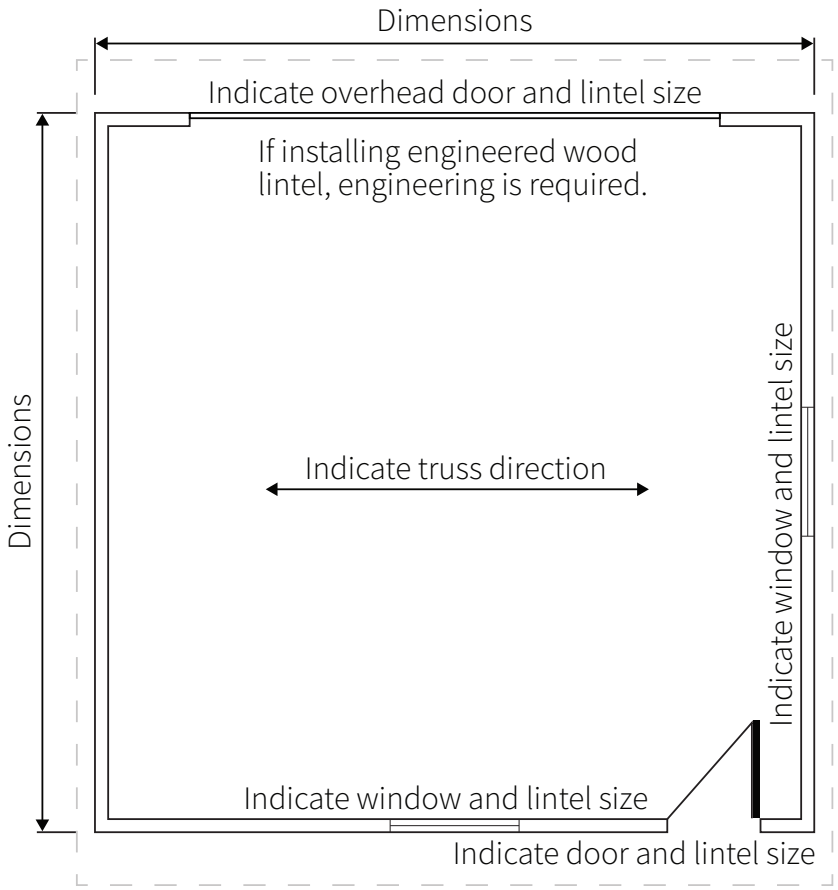
Sample drawings

Sample drawings apply to detached garages and other accessory structures.

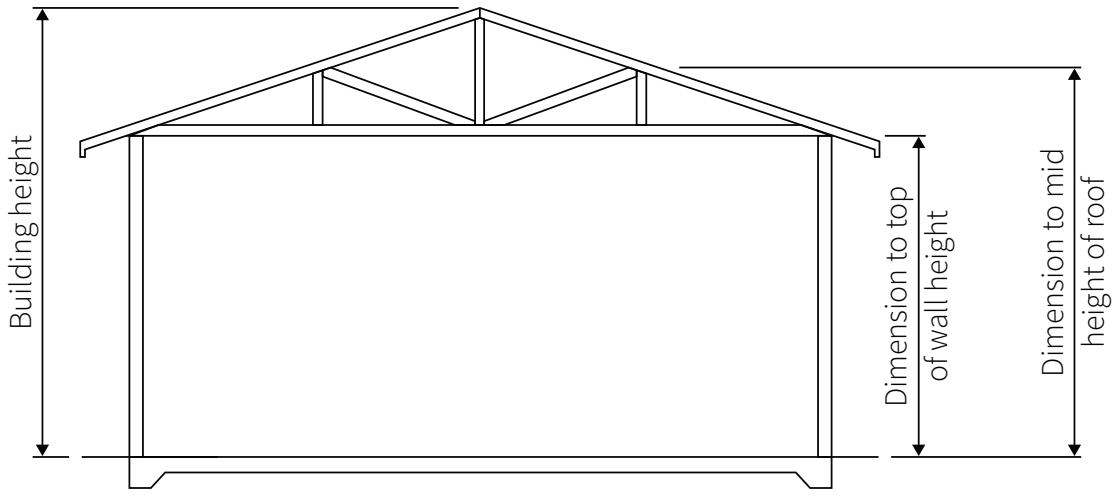
Site plan



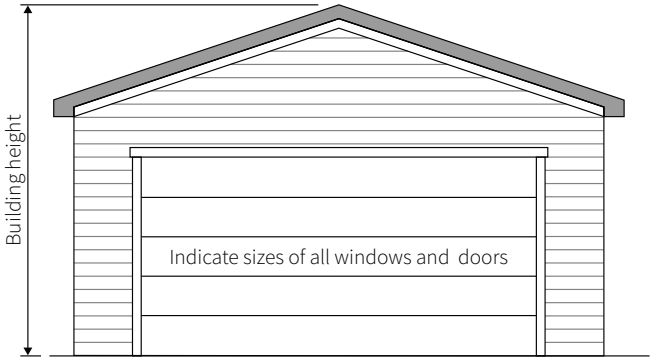
Floor plan



Cross section



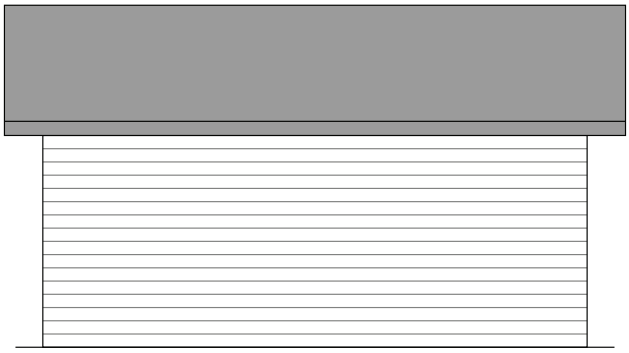
Elevations



Front elevation

Rear elevation

Side elevation



Side elevation

Winnipeg

Zoning & Permits
Unit 31 - 30 Fort Street, Winnipeg, Manitoba R3C 4X7 | winnipeg.ca/buildingdevelopment

Permits Direct Line
204-986-5140 | ppd-permit@winnipeg.ca

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