

Detached Accessory Buildings

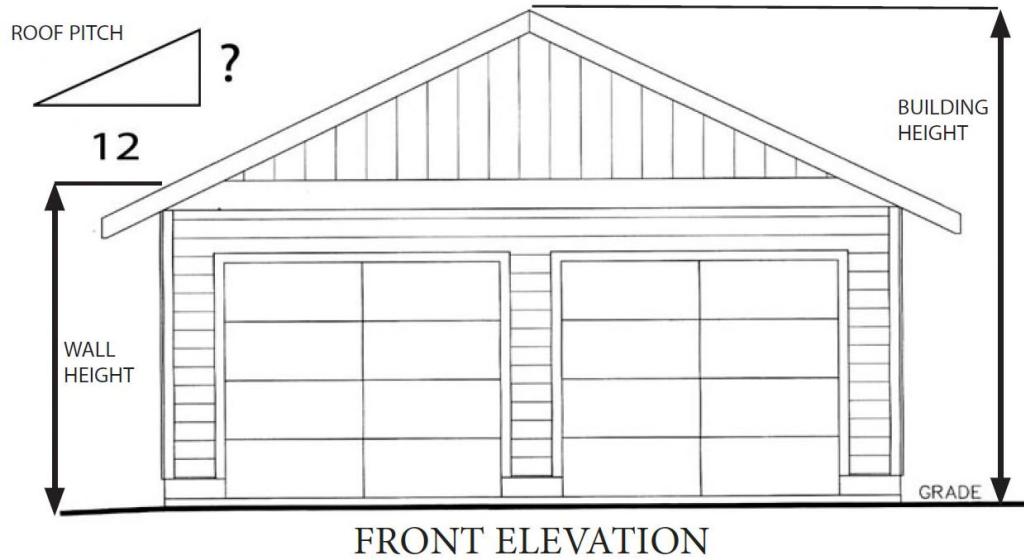
Requirements for 55-84 sq.m. (593-900 sq.ft.)

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ITS BC Guide - 08

Note: This is a sample of what is required for detached accessory building permit applications. Please ensure to submit plans that are applicable to your proposed construction project, as this document is for reference purpose only.

Information to include with building permit application:

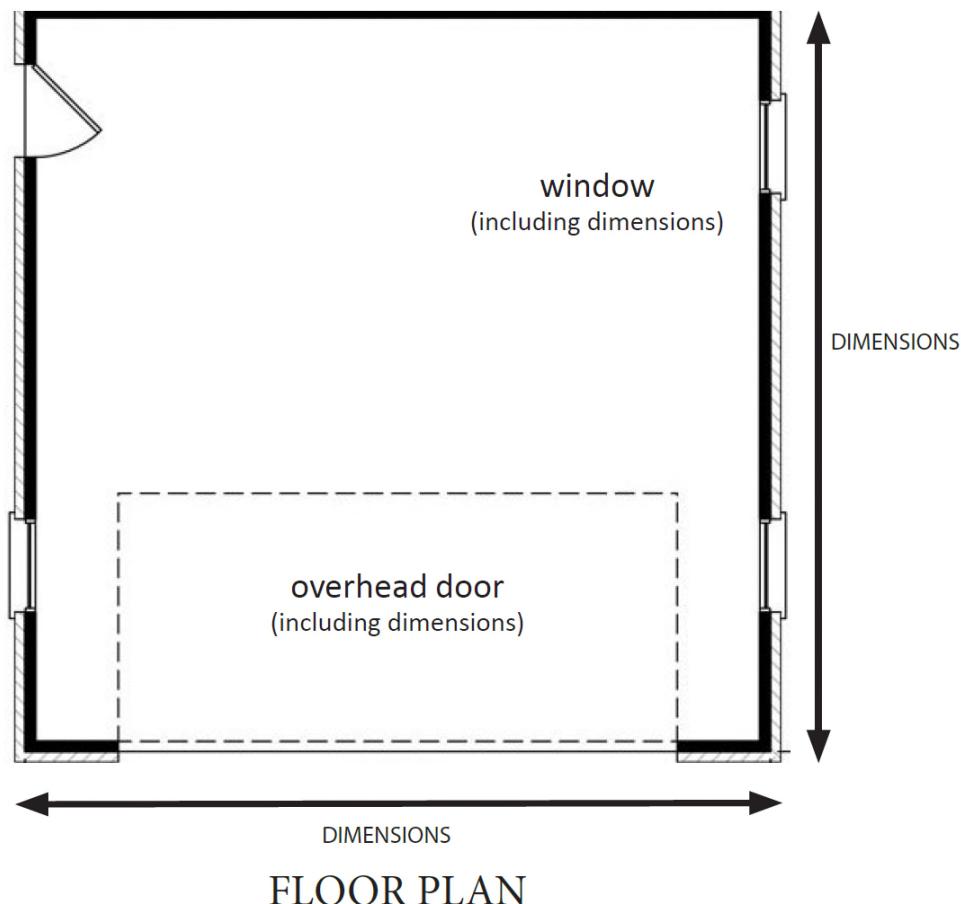
- Completed Application Form
- Building Plans (front elevation, type of roof construction, floor plan, wall construction and foundation - as shown and detailed within this handout)
- Site Plan
- Building Permit Fee
- Other approvals may be required (MIT approval, geotechnical report, etc.)



Note: If attic storage or any type of second floor or mezzanine is to be constructed, it must be shown on the drawings and be stamped by a professional engineer. A letter of intent is also required for any attic space. Information on type of foundation is required, minimum 12 inch thickened edge up to 700 square feet and 16 inch thickened edge for 701 - 900 square feet as per the diagram detailed within this handout.

Building plans should include:

- Front Elevation Drawing (roof pitch, wall height, building height)
- Type of Roof Construction (i.e. stick frame or engineered trusses)
- Wall Construction (i.e. size / spacing of framing members, framing around openings, etc.)
- Floor Plan (dimensions, door and window location including dimensions)
- Foundation Type, including drawings

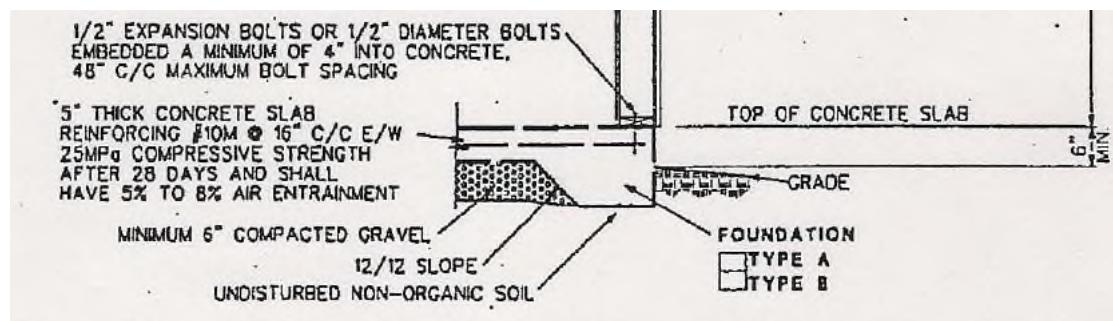


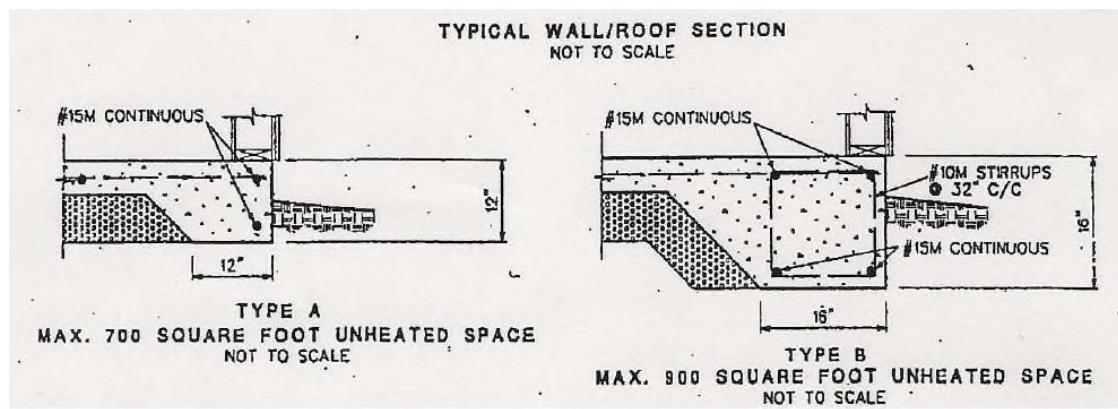
Foundation information:

Single Storey with no Attic Space - Residential Use Only (Over 900 square feet requires engineer's seal for foundation)

- All organic material to be removed from within the building footprint and extended 1 foot past the perimeter of the building. All required granular fill to be a maximum of 6 inch per lift and all lifts to be compacted separately.
- If placing in-floor heat, R-5 insulation shall be placed under slab.
- Insulation may not be placed under thickened edge.
- Minimum 6 millimetre CGSB polyethylene is required under the entire slab regardless if it is heated or not.

Foundation requirement for reinforced concrete slab:





When placing reinforcing steel, all laps in steel shall be 30 times the diameter of the steel used; i.e., 10 metre bars (1/2 inch) = 15 inches lap; 20 metre bars (3/4 inch) = 22 1/2 inches lap.

Concrete for the reinforced concrete slab to be a minimum 32 megapascals with an average air entrainment of 4% - 7%.

Floor drains:

Option 1 - Evaporation Pit

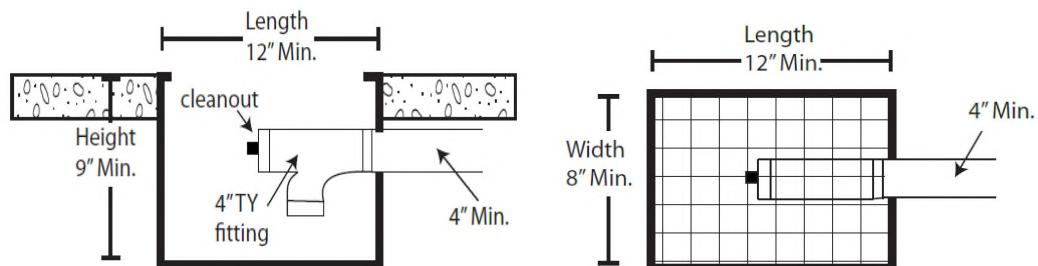
An evaporation pit that is sized to the loads applied is permitted (i.e., an evaporation pit is watertight and does not have a drain leading from it to another source with a grate on top that is removable to allow access for cleaning and pumping water out if necessary).

Option 2 - Floor Drain into Dry Well

If the floor drain is designed to drain into a dry well on the exterior of the building, an interceptor is required. The required interceptor shall be water tight, constructed of impervious materials capable of withstanding abrupt and extreme changes in temperature.

In most cases a floor drain and interceptor can be the same device and must be a minimum of 12 inch L x 8 inch W x 9 inch H with a minimum 4 inch outlet to accept a 4 inch A.B.S. pipe. Please see illustration below.

The interceptor must be protected with a Ptrap that has cleanouts both for upstream and downstream of the trap or have a sanitary T fitting inside the interceptor with a cleanout on the end and the inlet facing down.

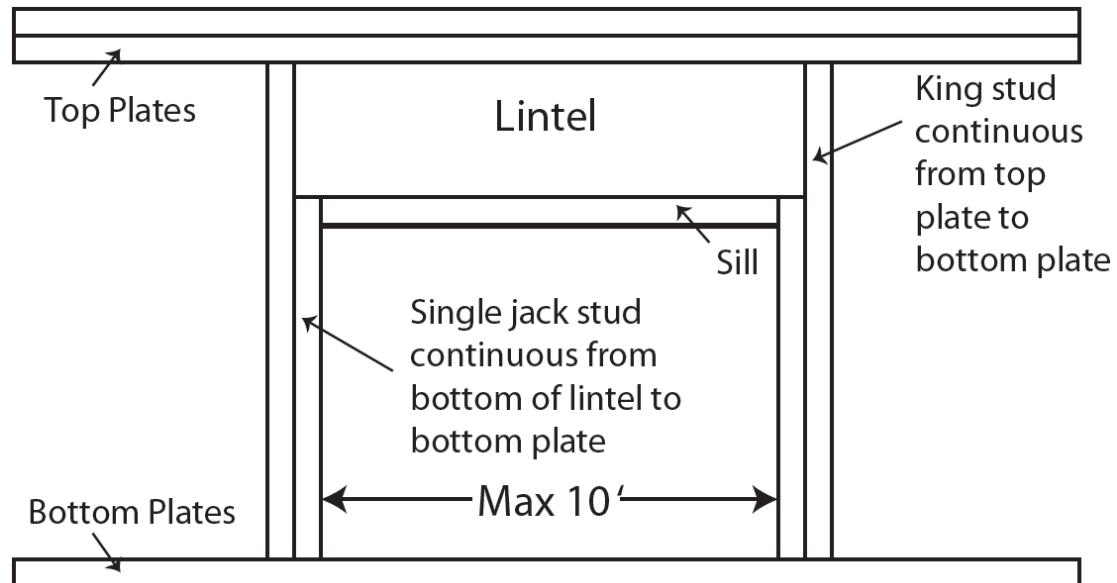


Option 3 - Connection to Private or Public Sewer System

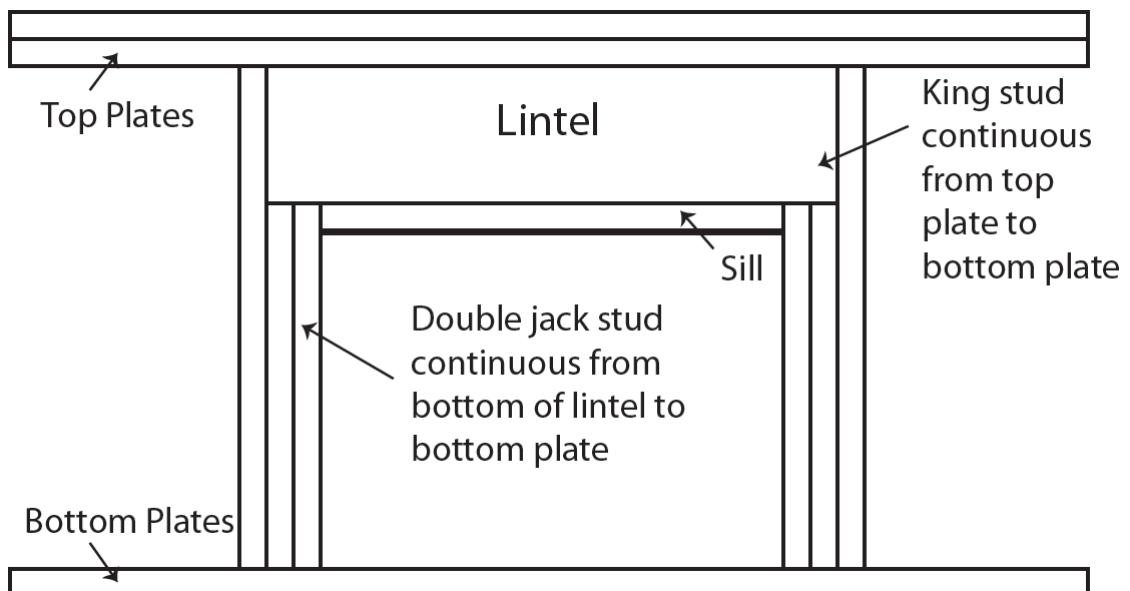
If the floor drain is to be connected to a sanitary sewer system a CSA approved interceptor must be installed with a 4 inch floor drain and comply with the current Manitoba Plumbing and Building Codes. Check with your local Municipal or City By-Laws to see if discharging a garage floor drain into the sanitary drainage system is permitted.

Openings in walls:

Openings less than 10 feet in width, minimum 1 Jack Stud



Openings greater than 10 feet in width, minimum 2 Jack Studs



WOOD LINTELS / HEADERS – supporting roof and ceiling loads with a max. truss length of 32'

Door Width	Wood Lintel / Header Size
4 ft.	2-2"x 8"
6 ft.	2-2"x 10" or 3 ply 2"x 8"
8 ft.	2-2"x 12" or 3 ply 2"x 10"
9 ft.	3-2"x 12"
10 ft.	3-2" x 12"
Larger openings require an engineer designed Lintel / Header	

WOOD LINTELS – in gable end walls supporting a max 0.6m/ 2 ft. of roof load	
Door Width Opening	Opening in Gable End
8 ft.	2-2"x 8"
9 ft.	2-2" x 8"
10 ft.	2-2" x 8"
12 ft.	2-2" x 8"
14 ft.	2-2" x 10"
16 ft.	2-2" x 10"

Further information:

Please contact the Inspection and Technical Services at 204-945-3373 or at TechnicalServices@gov.mb.ca with any questions or for clarifications.