



Guiding Development • Building Community

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# SAMPLE OF DETACHED ACCESSORY PLANS

## REQUIREMENTS FOR 593 SQ. FT. TO 900 SQ. FT.

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, AS THIS IS FOR REFERENCE ONLY.



## **INFORMATION TO INCLUDE WITHIN 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 BOOKLET*)

☐ SITE PLAN

(SAMPLE ON BACK EXPLAINING WHAT IS REQUIRED)

☐ STATUS OF TITLE

(TO BE DATED WITHIN 30 DAYS OF APPLICATION)

☐ PLAN REVIEW FEE

**\* OTHER APPROVALS MAY BE REQUIRED  
(LOT GRADE / MIT APPROVAL / GEOTECHNICAL  
REPORT / ETC...)**

## **INFORMATION TO INCLUDE WITHIN BUILDING PLANS:**

### ☐ FRONT ELEVATION DRAWING

(ROOF PITCH, WALL HEIGHT, BUILDING HEIGHT)

### ☐ TYPE OF ROOF CONSTRUCTION

(I.E. STICK FRAME OR ENG. TRUSSES)

### ☐ WALL CONSTRUCTION

(I.E. SIZE / SPACING OF FRAMING MEMBERS, FRAMING AROUND OPENINGS, LINTEL/HEADER SIZES, ETC...)

### ☐ FLOOR PLAN

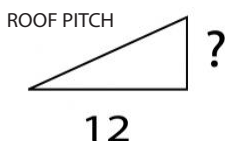
(DIMENSIONS, DOOR AND WINDOW LOCATION INCLUDING DIMENSIONS)

### ☐ FOUNDATION TYPE, INCLUDING DRAWINGS

(DRAWINGS TO BE ENGINEERED UNLESS YOU ARE USING RRPD RECOMMENDED FOUNDATION PLAN.)

**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" THICKENED EDGE REQUIRED AS PER THE DIAGRAM DETAILED WITHIN THIS HANDOUT.**



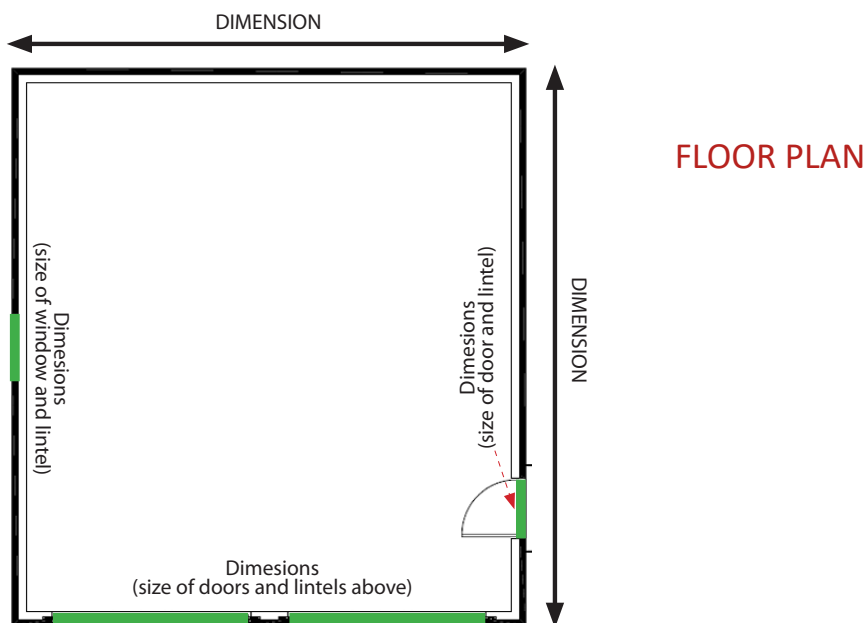
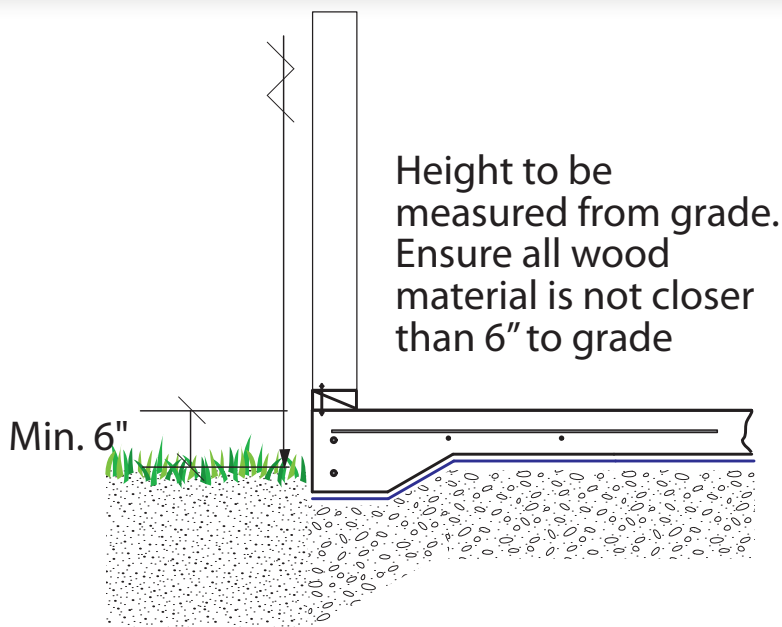
**FRONT ELEVATION**



Building height determination varies. There are many contributing factors such as district, style of roof and foundation.

Some requirements are based on the mean height and some areas are total overall height. The information provided will assist RRPD with making said calculations to determine your permitted height.

**Additional information may be required.**



## FOUNDATION INFORMATION

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

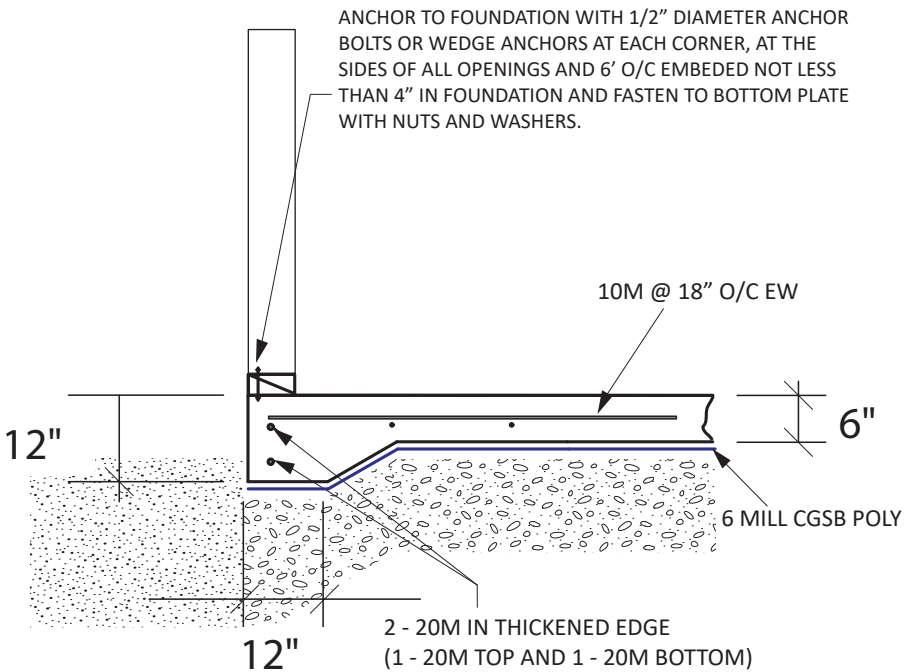
- All organic material to be removed from within the building footprint and extended 1 ft. past the perimeter of the building.
- As per MBC 9.27.2.3., all exterior walls require the installation of 2 planes of protection. Acceptable materials for first plane of protection include Cladding, Hardie Board, Vinyl Siding, Wood Siding and Acrylic Stucco. Conventional stucco is not approved as a plane of protection and will require to layers of building paper to be installed.
- All required granular fill to be a maximum of 6" 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 mill CGSB poly is required under the entire slab regardless if it is heated or not.

When placing reinforcing steel, all laps in steel shall be 30 times the diameter of the steel used.

IE: 10m bars (1/2 inch) = 15 inches lap; 20 m bars (3/4 inch) = 22 1/2 inches lap.

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

## STANDARD FOUNDATION



**IF ANY STRUCTURE OR FOUNDATION DIFFERS FROM WHAT HAS BEEN OUTLINED WITHIN THIS BOOKLET, FURTHER INFORMATION, INCLUDING ENGINEERING, MAY BE REQUIRED.**

## FLOOR DRAIN INFORMATION

### OPTION 1 - EVAPORATION PIT

- An evaporation pit that is sized to the loads applied is permitted. I.E. An evaporation pit is water tight and does not have a drain leading from it to another source. It has 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

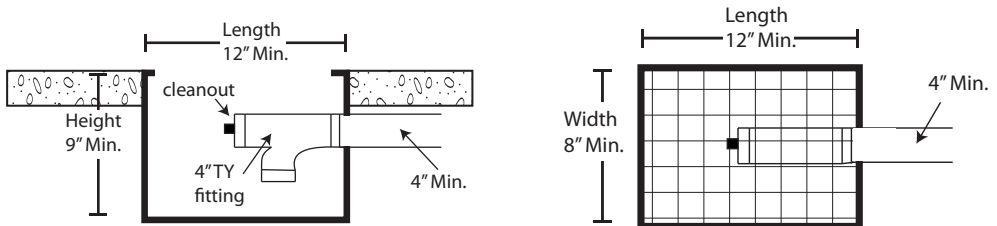
- If the floor drain is designed to drain into a dry well on the exterior of the building, an interceptor is required. The required interceptor shall be water tight, constructed of impervious materials capable of withstanding abrupt and extreme changes in temperature.

In most cases a floor drain and interceptor can be the same device and must be a minimum of 12"L x 8"W x 9"H with a minimum 4" outlet to accept a 4" 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 C.S.A. approved interceptor must be installed with a 4" floor drain and comply with the current Manitoba Plumbing & 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.





## SEPARATION SPACE INFORMATION

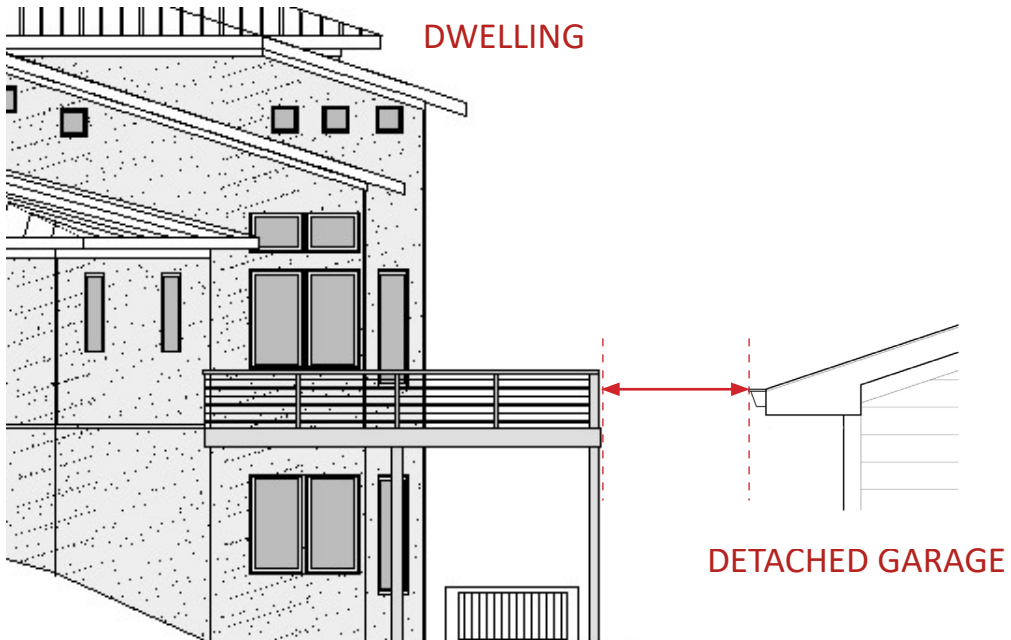
Detached accessory buildings are typically required to be located a minimum distance away from other structures on the property. This requirement may differ based on the municipality and zone in which your property is located.

Typically a detached accessory building (storage garage) is required to be a minimum of 10 ft. clear of all projections from the main building.

This would be measured from the **closest point to closest point** between the principle building and the detached accessory and would include decks, steps, overhangs, etc...

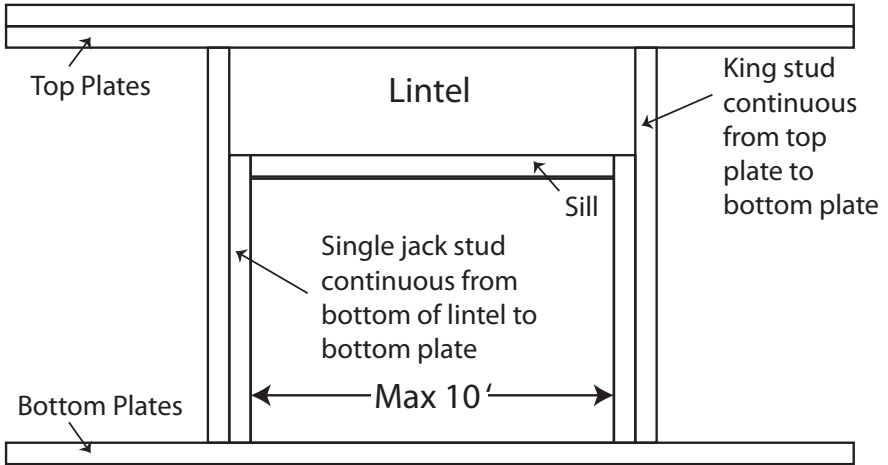
Some areas also require a separation space between detached accessory buildings of 3 ft. and this would be measured wall to wall.

**Please contact the office for you specific requirements.**

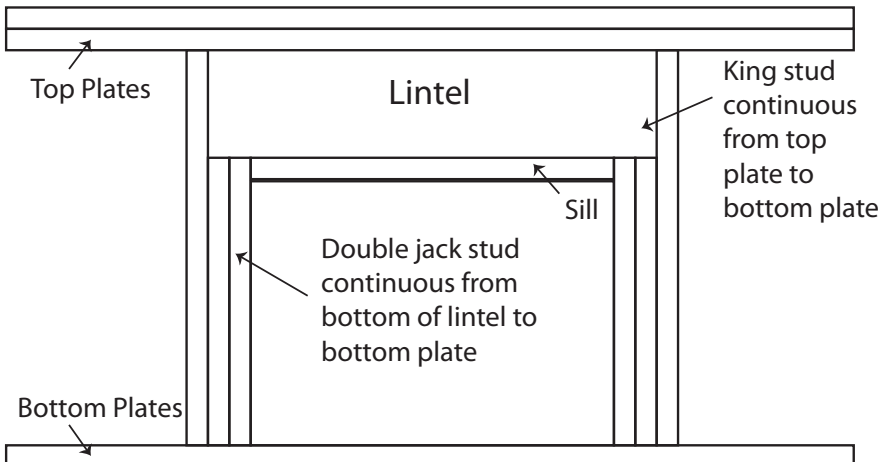


## OPENINGS IN WALLS

### Openings Less than 10' in Width Minimum 1 Jack Stud



### Openings Greater than 10' in Width Minimum 2 Jack Studs



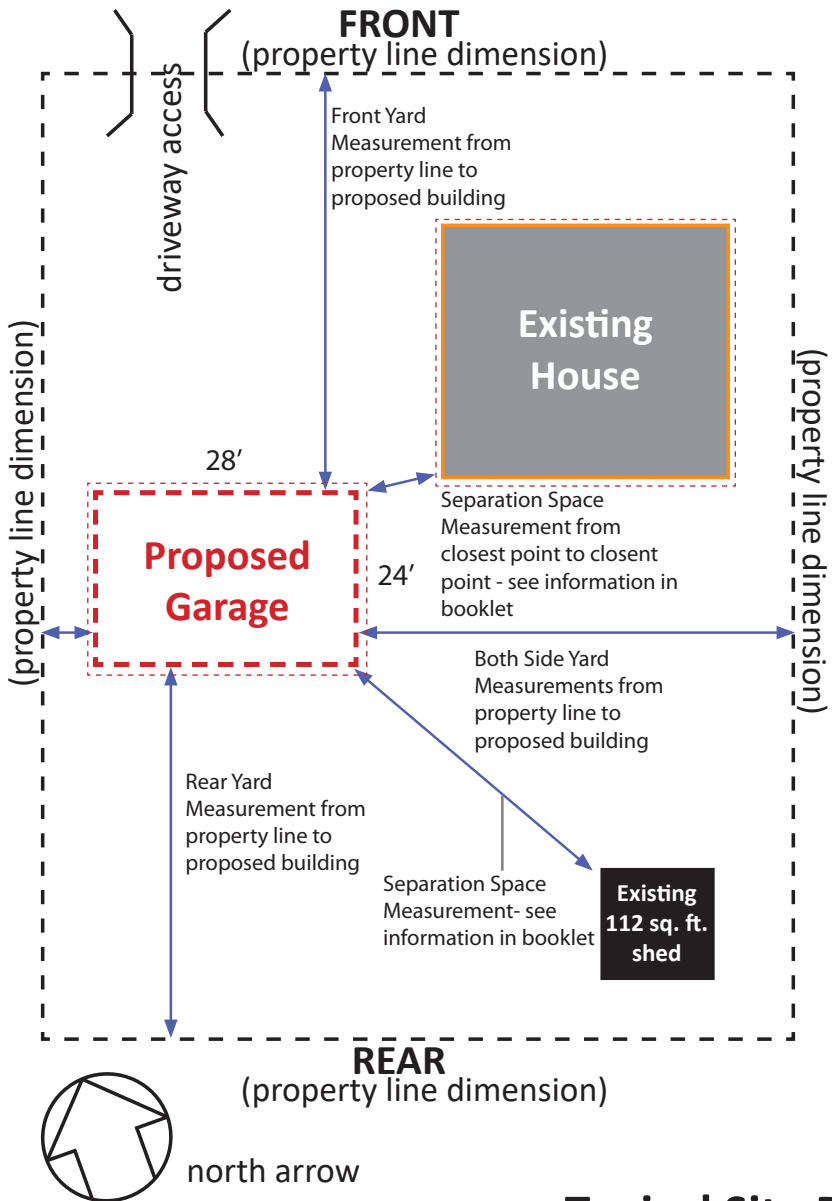
These spans are generated using Manitoba Building Code span Tables and cwc 2004 span tables forming part of MBC 9.23, with an assumed snow load of 2.0 kpa and 4/12 roof slope. The lintel tables below indicate size of openings and acceptable lintel spans. For additional sizes and spans, please refer to the Manitoba Building Code span tables.

| Wood lintels supporting roof and ceiling loads with<br>a max. truss length of 32 ft. |                           |
|--|---------------------------|
| Max. Opening Width   | Wood Lintel / Header Size |
| 3 ft.  | 2-2"x4"                   |
| 4 ft.  | 2-2"x6"                   |
| 5 ft.  | 2-2"x8"                   |
| 6 ft.  | 2-2"x10"                  |
| 7 ft.  | 2-2"x10" or 3-2"x8"       |
| 8 ft.  | 2-2"x12" or 3-2"x10"      |
| 9 ft.  | 3-2"x12"                  |
| 10 ft.   | 3-2"x12"                  |
| Larger openings require an engineer designed Lintel / Header                         |                           |

| Wood lintels supporting roof and ceiling loads with<br>a max. truss length of 20 ft. |                           |
|--|---------------------------|
| Max. Opening Width   | Wood Lintel / Header Size |
| 3 ft.  | 2-2"x4"                   |
| 4 ft.  | 2-2"x6"                   |
| 6 ft.  | 2-2"x6"                   |
| 7 ft.  | 2-2"x8"                   |
| 8 ft.  | 2-2"x10" or 3-2"x8"       |
| 10 ft.   | 2-2"x12" or 3-2"x10"      |
| 12 ft.   | 3-2"x12"                  |

| Wood lintels on gable end walls with truss spacing<br>at 24" o.c. and max. 16" overhang |                           |
|---|---------------------------|
| Max. Opening Width  | Wood Lintel / Header Size |
| 4 ft.   | 2-2"x4"                   |
| 6 ft.   | 2-2"x6"                   |
| 7 ft.   | 2-2"x6"                   |
| 8 ft.   | 2-2"x6"                   |
| 9 ft.   | 2-2"x6"                   |
| 10 ft.  | 2-2"x8"                   |
| 12 ft.  | 2-2"x10"                  |
| 14 ft.  | 2-2"x10"                  |
| 16 ft.  | 2-2"x12"                  |

# Civic Address



## Typical Site Plan

EVERY EFFORT HAS BEEN MADE TO ENSURE THE ACCURACY OF INFORMATION CONTAINED IN THIS BOOKLET. HOWEVER IN THE EVENT OF A DISCREPANCY BETWEEN THIS BOOKLET AND THE GOVERNING MUNICIPAL OR BUILDING BY-LAW AND THE MANITOBA BUILDING CODE, THE GOVERNING BY-LAW OR THE MANITOBA BUILDING CODE WILL TAKE PRECEDENCE.

DATE REVISED: NOVEMBER 1, 2022