

Site Plan Requirements

RRPD requires a clear site plan, that can be drawn to scale if possible, but that must show the following information:

- Setback measurements
- Property dimensions plus total area
- Location of all structures, existing and proposed
- Proposed location for services (water & sewer, telephone, gas, hydro)
- Exact location for access point (driveway, measured from a known boundary point)
- Lot address & municipality
- Signed and dated by applicant
- Please note that if your site plan is insufficient, our office may require the applicant to provide a land survey and/or building location certificate (BLC) drawn by a Land Surveyor, certified to work in the Province of Manitoba.

Conditions

- The application must comply with all land use by-laws and agreements.
- All subdivisions must have been registered in the Winnipeg Land Titles Office (WLTO).
- Plans must comply with all Building Code requirements.
- Submissions will be audited through a random selection of applications that will undergo a full plan examination following the issuance of the permit.
- When an audit reveals points of non-compliance with the Building Code, that RRPD considers being significant, will report actions and basis of non-compliance to Association of Professional Engineers & Geoscientists of Manitoba (APEGM)

All fees and information are subject to change without notice, and should be verified by the Red River Planning District Office.

RED RIVER PLANNING DISTRICT

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This Pamphlet provides general guidance only. For definitive requirements and procedures, please consult *The Planning Act*, the National Building Code, the Development Plan, the respective Secondary Plan, Zoning By-Law, Building By-Law and/or any other applicable By-Law, Agreement, or other piece of applicable legislation.

Please contact the Red River Planning District for further information or to make an application.

Date Revised: February 1, 2017

CERTIFIED PROFESSIONAL SUBMISSION PART 9 BUILDINGS



RED RIVER
PLANNING DISTRICT

PLANNING AND DEVELOPMENT SERVICES
SELKIRK • ST. CLEMENTS • ST. ANDREWS
EAST ST. PAUL • WEST ST. PAUL • DUNNOTTAR

What are Part 9 Buildings?

The National Building Code is the model building code that forms the basis for all of the provincial building codes. Part 9 of the National Building code is a set of primarily prescriptive requirements covering the design of residential, business, personal service, mercantile and some industrial buildings, 3 stories or less in building height and 600 m2 or less in building area. A large portion of buildings that fall under Part 9 are built primarily with wood construction and the foundation and framing can be selected directly out of Part 9 without the assistance of a structural engineer.

What is the Certified Professional Plan Submission for Part 9 Buildings?

It is a plan prepared by a professional engineer who has been retained to ensure code compliance of all structural aspects of Part 9 building design, addition, or renovation, including the review of all fabricators pre-engineered structural components. The Plan Submission would include a completed application form along with two copies of the Plans.

What type of reviews will be performed by the Red River Planning District (RRPD)?

All submissions will still require a full review for compliance with the municipal Zoning By-law. RRPD will only perform an audit review of the structural design.

How does a plan qualify as the Certified Professional Plan Submission for Part 9 Buildings Plan?

To qualify, the applicant must provide a set of plans that include the information listed below.

All plans submitted for a Part 9 Building construction and additions shall include the following structural information:

- Foundation plan: including steel reinforcing details, footing/pile sizes, large basement window opening details, basement brackets, etc;
- Floor layout: indicating window sizes and lintel beam details, etc.;
- Floor framing layout: indicating joist type, beam sizes, etc.;
- Section details such as tall-wall details, cantilever details, etc.;
- The allowable footing bearing pressure and/or pile skin friction values shall be noted on the drawings.

All plans submitted for renovations shall include the following structural information:

- Foundation plan: indicating existing beam sizes and telepost locations and capacities, etc.;
- Floor layout: indicating existing and proposed layout;
- Framing plans: indicating joist and roof configuration;
- Section details: indicating how loads are transferred to the foundation. Plus indicate the wall, roof and floor construction;
- Provide a scope of work.

All submitted plans shall indicate architectural information as well:

- Floor layout: indicating door and window sizes, room sizes, and usages, etc.;
- Elevation plans: indicating north, south, west and east elevations;
- Section drawing: indicating wall and roof construction.

The structural plans and details shall bear the seal and signature of a professional engineer registered in the Province of Manitoba.

The plans shall include the following letter, or statement on the plan submission, under the seal of the engineer :

"I have examined the full structural design of this building plan, including all load transfers from roof to foundation, and all supplier drawings of engineered products. I hereby certify that the structural components of this plan in respect of the materials and methods to be used, and the work to be done, as indicated on the building plans, meet all applicable codes and by-laws. Nothing herein indicates or implies that I have, or will be making, a field inspection."

NOTE: The following additional sentence, or an equivalent sentence, shall be provided where the above statement is contained in a letter or is placed on only one of the drawings: "This declaration applies to pages ___ to ___ inclusive in this set of plans."

Definitions

Materials to be used: refers to the type of materials used, whether concrete, wood or steel, including strength, properties and the appropriate material standards. For example, a particular plan might provide the following information concerning the materials to be used: Concrete: CSA A23.3, 20 MPa, type 50 for piles; Wood: CSA 086.1, floor joists & beams DF #2 or better, all other wood S-P-F #2, etc.;

Methods to be used: refers to the type of construction techniques, methods or practices required by the construction design, such as a stick-framed roof vs. pre-engineered roof trusses, platform stud framing vs. balloon stud framing, simple span beams vs. continuous span beams, concrete basement wall on pile foundation vs. concrete basement wall on strip footing, etc. For example, a particular plan might provide the following information concerning the methods to be used: concrete basement wall on concrete strip footings; garage with a concrete grade beam on end-bearing piles; dimensional lumber for floor joists and beams, platform stud framing and engineered truss roof framing;

Work to be done: refers to the construction of the building portrayed on the plans (e.g. one-storey single-family dwelling with attached garage).