



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.



**Note:**

Throughout this booklet the Manitoba Building Code will be referred to as the Building Code.

**Zoning regulations for setbacks vary by Municipality, type of zoning, and type of structure being constructed. To find out more about Zoning setbacks, please contact the RRPD office or visit the website at [www.redriverplanning.com](http://www.redriverplanning.com).**

Detached Accessory Structures vary in size and area and it is beyond the scope of this publication to deal with each possible situation. The requirements and construction guidelines that follow are provided to assist you in designing and constructing a building.

The Municipal Building By-Laws are primarily an administrative document that adopts the Manitoba Building Code and related standards to provide construction requirements.

Every effort has been made to ensure the accuracy of information contained in this publication. However, in the event of a discrepancy between this booklet and the governing By-Law or Building Code, the By-Law or Building Code will take precedence.

General Information**Q. Is a building permit required to build a garage or utility shed?**

Yes! A building permit must be obtained for any garage or shed structure over 120 square feet in size. This is measured from the outside walls.

Any detached structure 120 square feet or less does not require a building permit, but **MUST** comply with the requirements of the regulating Municipal By-Law.

These may include:

- Location
- Site coverage
- Combined area
- Number of structures
- Height

**Q. Where can I build on my property?**


The placement of the detached structure is determined by the relevant zoning regulations, existing structures and relevant utilities.

A site plan will aid in determining placement.

**Q. What types of garage can I build?**

This booklet and the associated reference guide pertain exclusively to wood frame construction that adheres to Part 9 of the Building Code.

For pole buildings, steel structures, or tent structures requiring permits, professional engineer sealed drawings would be required for the structure and foundation.



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**Manitoba Hydro** 1-888-624-9376  
**Shaw** 1-866-344-7429  
**BellMTS** 1-800-940-3447

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

# GENERAL INFORMATION

## Q. Are there size limits for detached accessory buildings?

The allowable size of detached accessory buildings is determined by both the relevant zoning regulations and the existing structures on the property.

Most zones have a maximum site coverage, which means that the combined area of all the buildings or structures on a lot cannot exceed a percentage of the total site area.

In addition, some zones may set a limit on the maximum area of an accessory building. This may be a combined total for all accessory buildings and/or structures or it may be based on the individual unit proposed.

The more restrictive limit is what our office will apply to your application. Additionally, dependant on the property's zoning, a maximum height restriction may apply.

## Q. Is there a maximum number of detached accessory buildings allowed?

In some areas, there may be a limit on the maximum number of detached accessory buildings allowed per property. Please call the RRPD office to inquire.

## Q. What do I do if I wish to build a detached accessory building that does not comply?

If you intend to build a detached accessory building that does not comply with zoning regulations, you would typically apply for a Zoning Variance, which can be obtained from the RRPD Office.

## Q. What types of uses are allowed within my garage?

The types of uses permitted within your garage can vary depending on local zoning regulations and building codes. Typically, garages are intended for personal use, including vehicle parking and storage, accessory to the dwelling.

Before establishing any specific use, it's recommended to check with the RRPD office to ensure compliance. Any other use other than personal may require additional approvals and/or engineering.

# PERMIT APPLICATION INFORMATION

## Information to include within permit application:

- ☐ Completed Application Form (available on our website)
- ☐ Construction Plans (as shown and detailed within this handout)
  - front elevation
  - type of roof construction
  - floor plan
  - wall construction
  - foundation
- ☐ Letter of Assurance for Part 4 Design
- ☐ Site Plan (sample on back explaining what is required)
- ☐ Status of Title (current - dated within 30 days of application)
- ☐ Plan Review Fee

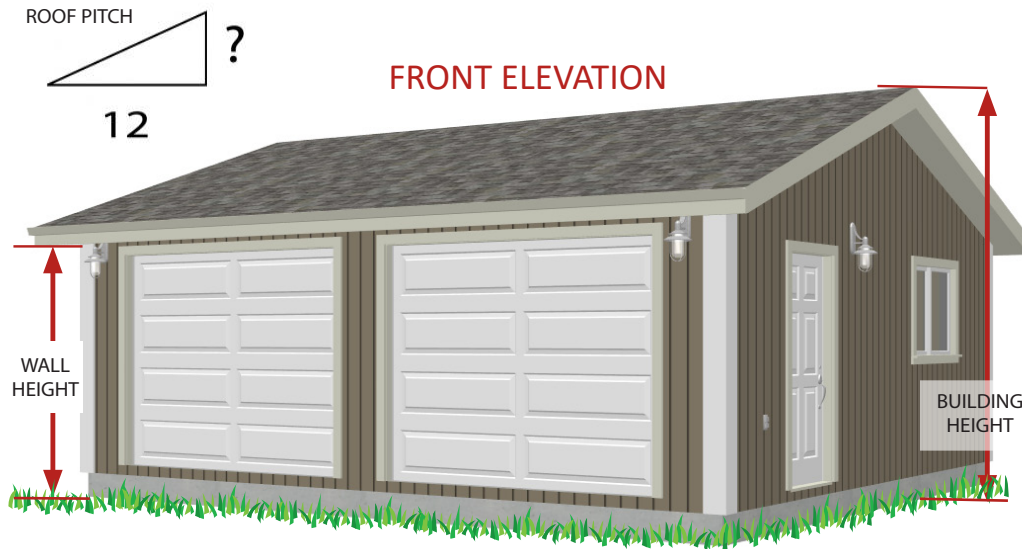
***\* other approvals may be required (Lot Grade / MIT Approval / Geotechnical Report / etc...)***

## Information to include within building plans:

- ☐ Front Elevation Drawing
  - roof pitch
  - wall height
  - building height
- ☐ Type of Roof Construction
  - stick frame
  - engineered trusses
- ☐ Wall Construction
  - size and spacing of framing member
  - framing around openings
  - lintel/header sizes
- ☐ Floor Plan
  - dimensions
  - door and window location including dimensions
- ☐ Foundation type, including drawings

# BUILDING PLAN INFORMATION

**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.**

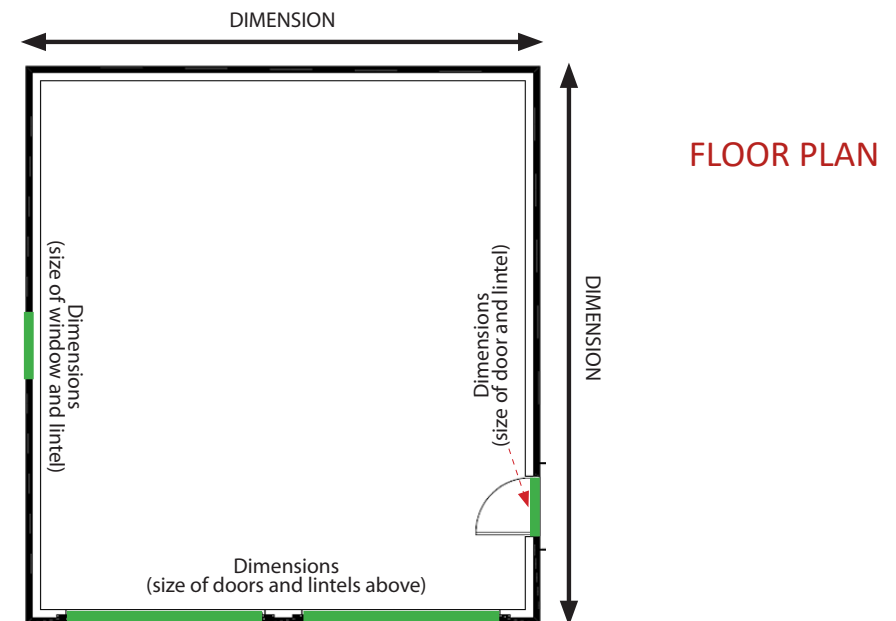
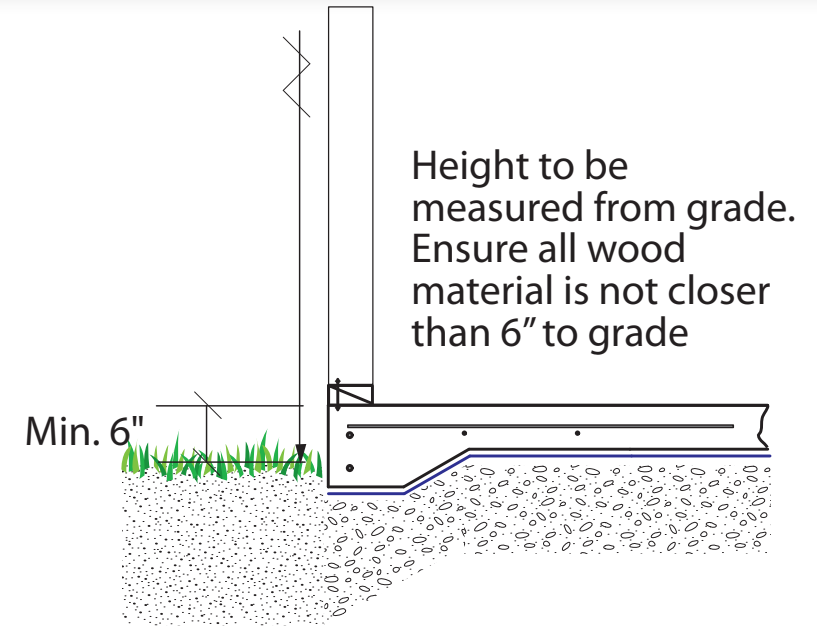


Building height determination varies. There are many contributing factors such as district, style of roof and foundation.

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.**

# BUILDING PLAN INFORMATION



# FOUNDATION REQUIREMENTS

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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 two 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.

Insulation may NOT be placed under thickened edge.

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

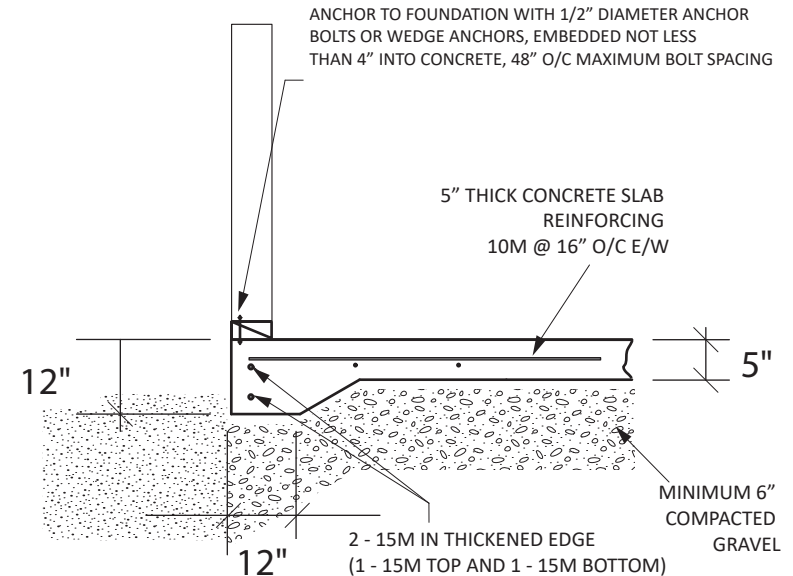
IE: 10m bars (1/2 inch) = 15 inches lap; 20 m bars (3/4 inch) = 22 1/2 inches lap.

Concrete for the reinforced concrete slab to be a minimum 25 mpa with an average air entrainment of 5% - 8%.

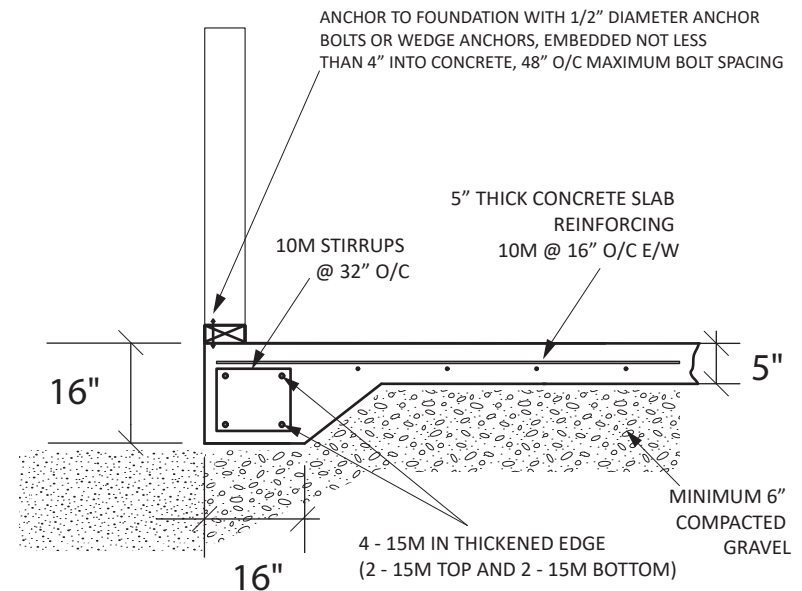
**IF ANY STRUCTURE OR FOUNDATION DIFFERS FROM WHAT HAS BEEN OUTLINED WITHIN THIS BOOKLET, FURTHER INFORMATION, INCLUDING ENGINEERING, MAY BE REQUIRED.**

# FOUNDATION REQUIREMENTS

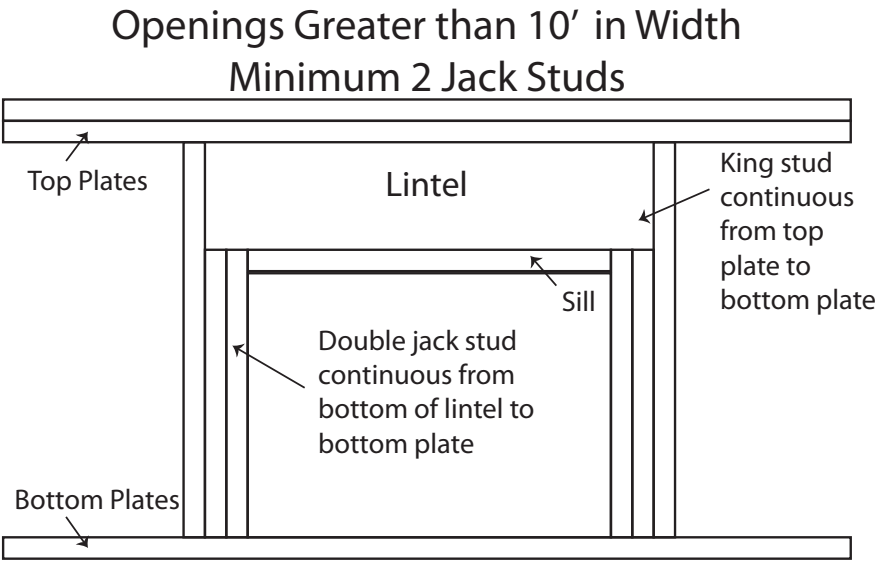
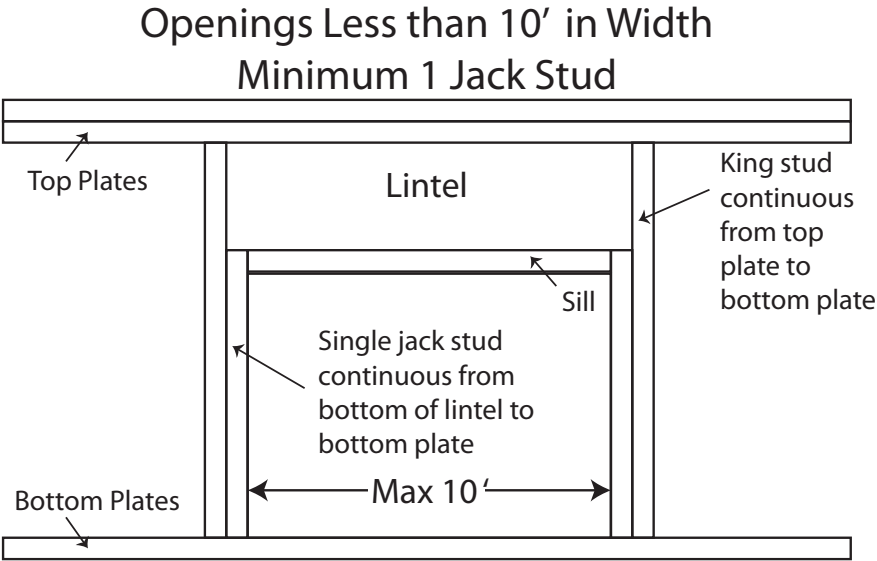
## MAXIMUM 700 SQUARE FOOT



## MAXIMUM 900 SQUARE FOOT



OPENINGS IN WALLS



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 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 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 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"



# FLOOR DRAIN INFORMATION

## FLOOR DRAIN INFORMATION

### OPTION 1 - EVAPORATION PIT

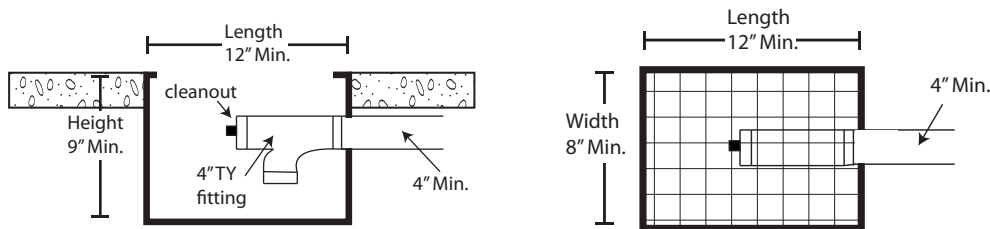
- An evaporation pit that is sized to the loads applied is permitted. I.E. An evaporation pit is water tight and does not have a drain leading from it to another source. It has a grate on top that is removable to allow access for cleaning and pumping water out if necessary.

### 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.

# PLACEMENT INFORMATION

## SEPARATION SPACE INFORMATION

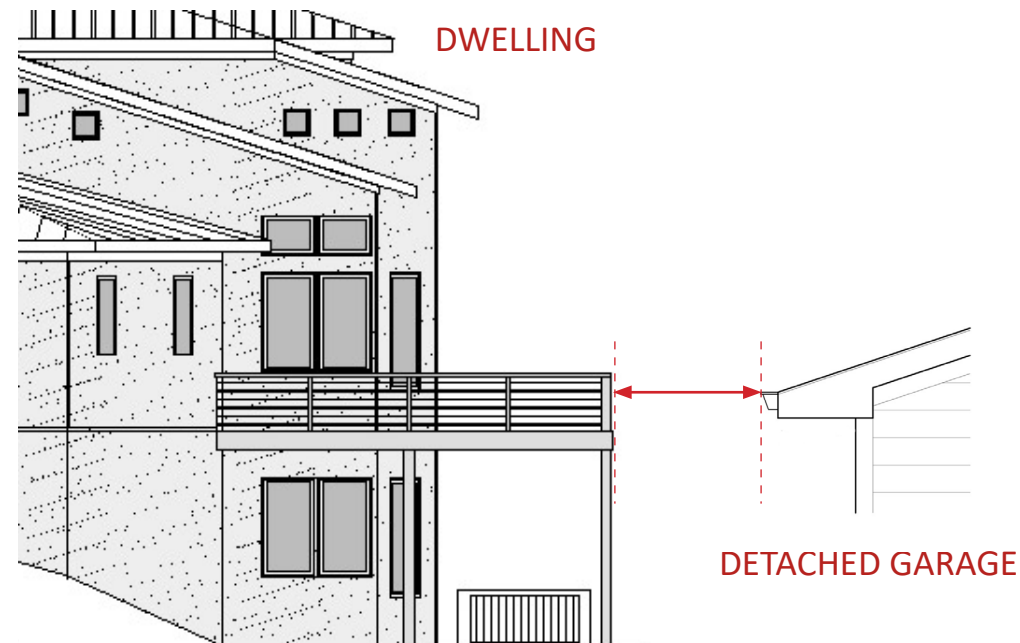
Detached accessory buildings are typically required to be located a minimum distance away from other structures on the property. This requirement may differ based on the municipality and zone in which your property is located.

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.**



**Q. Can I have tall walls, piles or engineered beams?**

Professional engineered sealed drawings will need to be provided should a tall wall or engineered beam be included within the plans.

**Q. Can I pour a slab and place the structure on top later?**

Yes, you can pour a concrete slab and place a structure on top of it later, provided that the slab is designed and constructed to bear the weight and dimensions of the intended structure.

Engineering may be required at a later date to confirm the structural stability of the slab prior to permit approval for the structure to be placed on the foundation.

A permit is not required for the placement of a concrete slab, it is advisable to verify compliance with local zoning by-laws, including setback requirements to ensure compliance for structure placement.

**Q. Can I convert my detached garage or shed into a living space?**

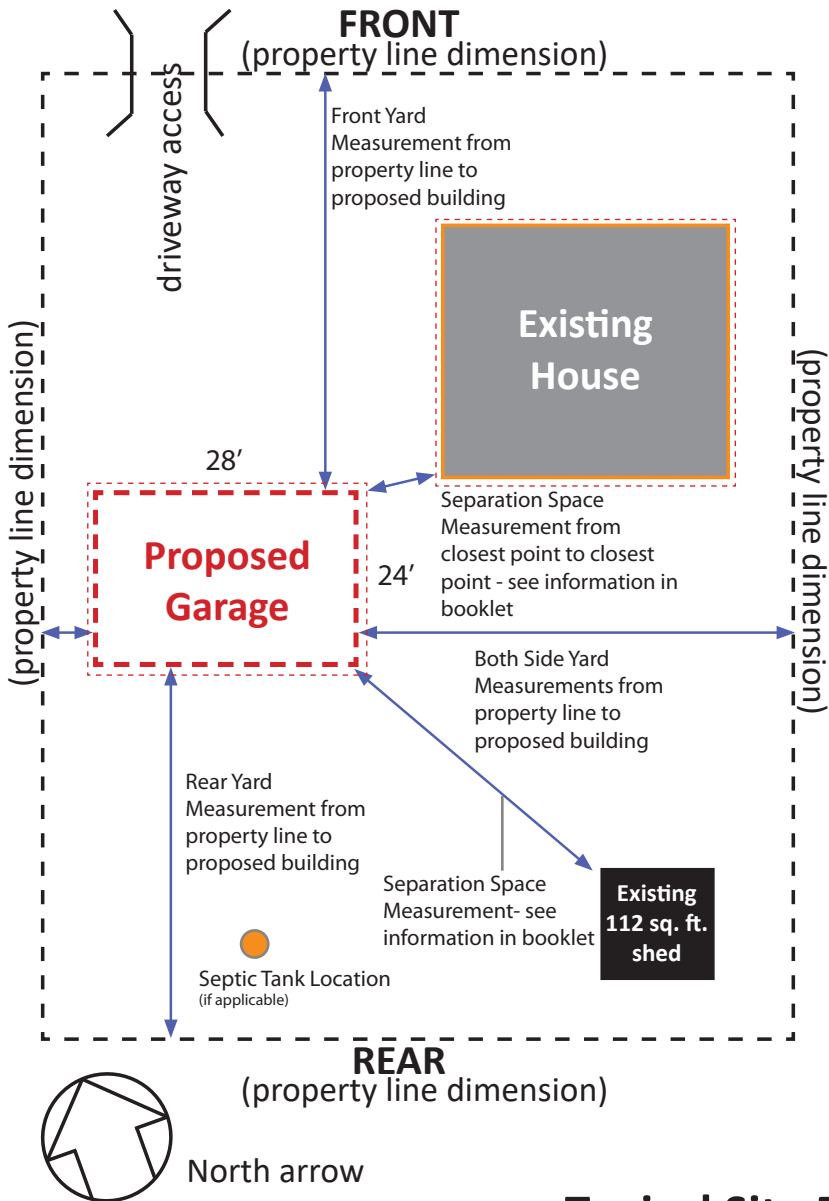
Converting a detached accessory structure into a habitable space typically requires compliance with additional building codes and may necessitate a change in zoning, a special permit or Municipal Council approval.

**Q. Can the location of the structure or windows and doors change after the development permit is issued?**

No, unless a plans resubmission has been applied for.



# 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: JUNE 1, 2025