

JANUARY
2026

ISSUE 17

RRPD BUILDERS BULLETIN

CLARIFICATION ON MEASUREMENT OF LIMITING DISTANCE TO EXPOSING BUILDING FACES

This bulletin clarifies the correct method for measuring limiting distance under the Manitoba Building Code, as it relates to exposing building faces and compliance with spatial separation and fire protection requirements.

Permit submissions frequently show a setback of 4'-0" from the property line to the face of the exterior wall framing. However, this may not account for exterior wall sheathing, cladding or other exterior finishes. Typical wall assemblies include:

- ▶ 7/16" (11 mm) exterior sheathing
- ▶ 15 mm (5/8") stucco or siding systems
- ▶ Additional insulation or air/weather barriers

These materials add to the wall thickness beyond the stud, reducing the actual limiting distance to the property line. When the measured distance to the finished face of wall is less than 1.2 m, the wall may no longer qualify for unprotected openings or be exempt from a fire-resistance rating (See Figure 1 & 2).

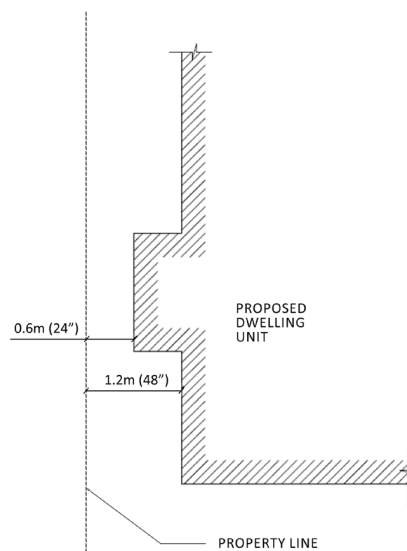


Figure 1 - Typical partial site plan

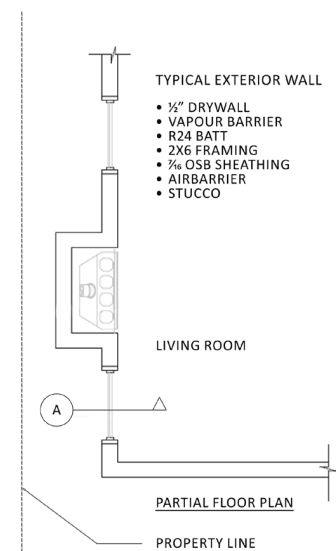


Figure 2 - Typical partial floor plan

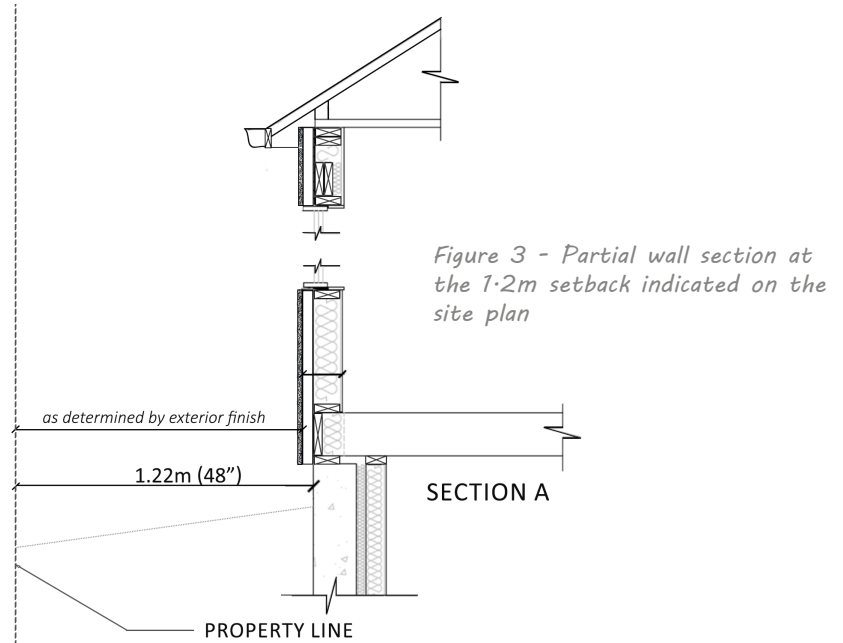
In such cases, designers must ensure that:

- ▶ Limiting distance is measured to the outermost face of the wall, including cladding or stucco.
- ▶ If the limiting distance is less than 1.2 m, the wall complies with:
 - NBC 9.10.15.4. for fire-resistance rating (minimum 45 minutes) and no unprotected openings (which may be restricted or prohibited).



RED RIVER
PLANNING DISTRICT

It is also important to note that the zoning by-law may require additional setbacks beyond those required by the Building Code. The required yard setback for zoning purposes may be greater than 1.2 m and is typically measured to the nearest part of the building. This may include projections unless otherwise exempted by the zoning bylaw. Designers must confirm both building code and zoning compliance when determining wall placement and overall site layout.



BUILDING CODE REFERENCE:

MBC 1.4.1.2 of Division A:

Limiting distance means the distance from an *exposing building face* to a property line, the centre line of a street, lane or public thoroughfare, or to an imaginary line between 2 *buildings* or *fire compartments* on the same property, measured at right angles to the *exposing building face*.

Exposing building face means that part of the exterior wall of a *building* that faces one direction and is located between ground level and the ceiling of its top *storey* or, where a *building* is divided into *fire compartments*, the exterior wall of a *fire compartment* that faces one direction.

PLAN REVIEW TIMELINES

To avoid delays in review or construction conflicts, applicants should:

- ▶ Clearly indicate wall assembly build-up in wall sections or details
- ▶ Show the distance from property line to finished face of exterior wall
- ▶ Adjust wall location or design if needed to maintain compliance

When exterior walls fall within 600 mm of the required setback, the site plan must include all projections and measurements from the property line to the outside face of the exterior wall finish. This includes all exterior layers and accurate dimensions confirming spatial separation, roof overhangs, cantilevers, columns, etc.

Should you have any inquiries, we encourage you to contact Jaskaran Singh, Supervisor of Plan Reviews, at 204-669-8880 or jaskaran@rrpd.ca

