

What You Need to Know About the City of Winnipeg's 2023 Building Permit Approval Process

A Guide to Building a Safe and Code-Compliant Backyard Space



DECKCITY

If you are thinking about building a deck, especially inside the city of Winnipeg, this is the document you need to read.

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Important Updates on Permits for 2023

The permit process has undergone some changes recently. A new step has been added which requires an additional application. This adds time and costs to permitting for all residential construction. As well, homeowners are being required to sign two (2) additional forms in the authorization of obtaining permits. We are navigating the new process and trying to gather all paperwork that requires your signature at one time, but please be aware that additional forms, information, and fees may be requested along the way. The permit office does not have all the information listed in a way for applicants to know what is needed up front. Permitting will take additional time as the Winnipeg Planning and Property Development Office works to understand and improve their own processes.

If you are planning on building your project in 2023, please contact us to get started today to avoid disappointment.

Jennifer Thiessen

Owner, Deck City



Jennifer and Jason (left) are pictured with City of Winnipeg Mayor Brian Bowman. Jennifer was proud to be asked to be a part of a business committee to help our officials streamline processes and reduce the amount of red tape at our city's permit office. Most of the clients of Deck City require building permits for their projects.

What you need to know about backyard building permits

Most people don't realize they need a permit to build their deck project or how to acquire it. Almost every modern deck project will require a permit, especially if it is over 2', has a roof structure, or a hot tub. We've compiled a list of what you need to know about getting a permit in Winnipeg.

When do you need a permit?

A common question we get is – how do I know if I need a permit? If you are unfamiliar with the permit process, it can be overwhelming to figure out whether your backyard requires a permit. Here are the six typical backyard projects that require a permit from your municipality.

1

The deck (2' and above) has a total surface area greater than 3.4m² (36 sq. ft.)

2

The deck surface is higher than 600mm (2')

3

All sunrooms and enclosed areas

4

Hot tubs* and pools
**requires both an electrical and building permit*

5

Enclosing an existing deck

6

Solid fuel-burning appliances (wood stove, fireplace, etc.)

What deck requirements must you follow?

A few requirements must be met when building a deck, no matter the size of the project. The first is that the deck must be 25 feet from the back property line if it is over 2' high.

Secondly, overhead power supply conductors need to be a minimum of 3.5 meters (11 ft 6 in) above the deck surface. Hydrometers on the house must maintain a certain height above the deck and may need to be relocated to follow the guidelines set by Manitoba Hydro.* "Hydrometers must not be enclosed by the addition of a sunroom and must remain accessible.

**For more information concerning your hydrometer placement, please contact Manitoba Hydro directly.*

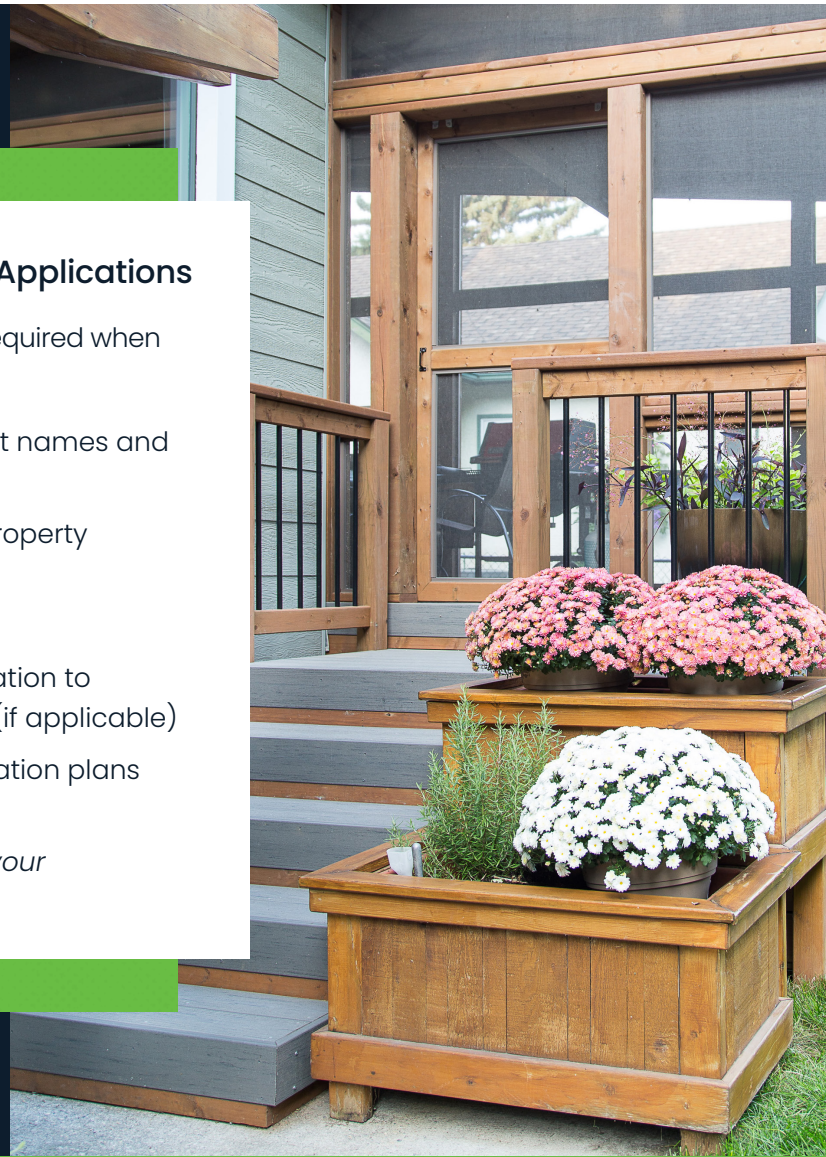


Typical Information Needed for Permit Applications

Here is a list of the paperwork and information required when applying for a permit in Manitoba:

- ✓ Two copies of a site plan that includes street names and lot dimensions
- ✓ Location of all buildings/structures on the property
- ✓ Dimensions of the proposed structure (length, width, height, or depth)
- ✓ Dimensions of the proposed structure in relation to property lines and other existing structures (if applicable)
- ✓ Two (2) copies of the construction and elevation plans detailing how the deck will be constructed

For specific details on applying for permits in your municipality, please contact them directly.



Permit Application Process

There are many factors involved in determining when you will receive your permit. Timing is a significant factor when applying for a permit. If it is during the warmer months of summer and spring, the application can take anywhere from 8-12 weeks. However, applying for the permit during the off-season and colder months can come as quickly as 6-8 weeks.

At Deck City, our design and build process ensures...

our clients get a luxurious and functional outdoor space! After the design is complete, our process begins to make their dream backyard a reality! What does this all entail? We have compiled a list of our design and building processes to help people understand our timeline for creating a luxurious backyard.

1 Working with the client to create a design for their backyard transformation.

We work closely with the client to create a luxurious and functional outdoor space that fits the client's needs, wants, and budget! This design is all done digitally, so you get 3D plans of your new outdoor space. We even do a complete video walkthrough to show you what it will look like from all angles during daytime and nighttime. This allows us to examine different sightlines from within your space. The design is the most crucial part of the project; it must be completed and approved before moving on to the next stage. We have found that this is the only way that we can ensure that you will be 100% happy with your project and nothing gets missed in the planning stage.

2 Prepare and submit the application forms for permits.

Depending on the municipality and deck requirements, a building permit is usually or typically necessary to continue the project. It can often require an engineer to review and give input into the blueprints. After an engineer examines and approves the blueprints, they are ready to be sent to the permit office. During the busy season in the warmer months, a building permit can take anywhere from eight to twelve weeks for approval.

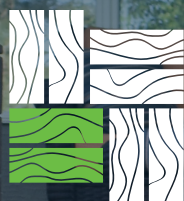
3 Transfer the plans into a software program to develop a complete set of construction plans.

Once you have approved the new design of your backyard, we draft a full set of construction plans. The plans include the foundation layout, framing layout, roof and wall framing (if applicable), material specifications, and connection details to the home. Any custom finishing details are also noted for the builders. These construction plans are used for building permit applications and to ensure the details discussed in the design/planning stage are correctly conveyed to our builders.

4 Build the deck!

After the permits are acquired, it's time to start building! We ensure all aspects of the client's design are brought to life when constructing their dream backyard and adhere to the building regulations of their municipality. Completing the construction of the final project can take approximately three to six weeks, depending on the size of the project and the season.

During the off-season and colder months, the permit process is much shorter, so we recommend starting a deck project in the winter.



DECKCITY

*Let us turn your **dream**
backyard into a reality!*

CONTACT US TODAY

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