

Driveway Access

We need to know where the existing access to the garage is or if a new access is proposed. If a new access is proposed, a Driveway Access permit will be required. If you are accessing from a paved street or lane, the driveway also has to be hard surfaced (paved).

There are various other requirements concerning framing, sheathing materials, sheathing paper, flashing, siding, shingling, and stucco applications, etc. Detailed information can be obtained through your builder or a building inspector may be able to assist.

If you have questions, please contact our office.



Attached Garage

This is considered part of the house and therefore the information provided within this pamphlet does not necessarily apply. However, if you are considering building an attached garage please be aware of the following:

- A CO detector must be installed in a house with an attached garage.
- The door between an attached garage and the dwelling unit shall be tight fitting and weather stripped to provide an effective barrier against the passage of gas and exhaust fumes and shall be fitted with self closing device.
- The MBC is adding new requirements effective October 1, 2008, for fire ratings and early warning between an attached garage and a single family dwelling.



Contact Us

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Office Hours

Monday to Friday 8:30 am to 4:30 pm

Please call between 8:30 am and
9:30 am to book inspections.

Building Inspectors

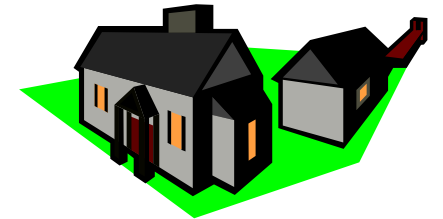
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**Brandon
& Area
Planning
District**

Building a Detached Garage



Is a building permit required to build a detached garage or storage shed?

A building permit is required when building an attached garage, detached garage, or when building a storage shed (temporary and permanent). Storage sheds that are 10sq.m, (108sq.ft) or less do not require a permit.

What information do I have to bring with me when applying for a building permit?

You must present:

- a well drawn site plan (see "What is a Site Plan) which can be drawn on a copy of a surveyor's Building Location Certificate;
- the approximate dollar value of construction costs is needed; and
- construction details. We have a form in our office which shows all the construction details that are required. Completion of this form will provide our office with the required information. If you are purchasing a garage package, package specifications may be submitted.

What is a Site Plan?

A site plan is a drawing, no larger than 11x17, showing where you plan your project in relation to lot lines and other structures on site. The site plan should be drawn to scale and should include the following:

- Property lines and lot dimensions
- Distance to existing buildings
- Placement of proposed structure
- Length, width, and height of new structure
- Distance from property lines for existing building
- Distance from property lines for proposed structure, including eaves, if applicable
- All adjacent streets and lanes
- Proposed access and its dimensions
- Location of utilities (overhead lines, shut-offs)
- North arrow
- Address and/or legal description

What type of foundation is required for a one storey wood frame detached garage or shed?

Detached buildings with an area greater than 70sq.m (753sq.ft) require foundations to be designed by a Professional Engineer registered in the Province of Manitoba.

For buildings between 50-70sq.m (538-753sq.ft) you are required to have a 150mm (6in) slab with a 305mmx305mm (12"x12") thickened edge. Rebar or wire mesh shall be installed in the concrete slab as shown on the Garage Plan Detail available from our office.

Buildings under 50sq.m (538sq.ft) may be supported on a wooden mud sill. Ground anchors shall be installed to resist wind uplift.

How close can I build to the property lines?

The following is for a garage on an interior lot (an interior lot has lots on both sides) in a single-family area in the City of Brandon. If the property is multi-family dwelling or is on a corner lot please contact Planning Staff. **Note:** Fire rating requirements supersede the following setback requirements.

Detached Garage - Behind house

- Interior side yard: 0.3m (1ft) clear of all projections including eaves & gutters
- Distance between house and garage: 1.2m (4ft)
- Rear yard: 1.5m (5ft) (may be reduced to 0.6m (2ft) in some cases)

Detached Garage - Beside house

- Interior side yard: 1.2m (4ft)
- Distance between house and garage: 1.2m (4ft)
- Front yard: 7.6m (25ft)
- Rear yard: 1.5m (5ft) (may be reduced to 0.6m (2ft) in some cases)

Attached garage - this is considered part of the house (single storey)

- Interior side yard: 1.2m (4ft)
- Front yard: 6m (20ft)
- Rear yard: 7.6m (25ft)

Can I have windows in the walls?

Windows, doors, etc., are permitted in a wall if the wall is more than 1.2m (4ft) from the property line of an adjoining property. If less than 1.2m (4ft) from the property line of an adjoining property then no windows, doors, etc. are permitted.

What types of framing methods are acceptable?

Framing methods must be in accordance with good construction practice and conform to the Building Code, and manufacturer specifications. We have a form in our office which shows all the construction details that are required. Completion of this form will provide our office with the required information.

What type of lintel is required for the overhead door/windows, etc.?

The type of lintel required depends entirely upon the load which it must support. Lintel size and span must conform to Manitoba Building Code (see typical design on handout).

Do I have to fire rate the exterior walls?

Detached Garage - Behind or beside house, interior side yard: 45 minutes fire rating if less than 600mm (24in)

What is the maximum height allowable?

The maximum height allowable for a detached garage or storage shed is 4.0m (13ft) and is determined in accordance to roof styles. This measurement is taken at the mid-point between the peak and the eave. Contact the office for additional information.