

# BUILDING PERMIT

## Do I need one?

### **WHAT IF I FAIL TO TAKE OUT A PERMIT?**

- If the work does not comply with the Manitoba Building Code requirements, costly repairs may result to you
- Work started that cannot be made to comply, may likely require removal
- The cost of the permit will be doubled if work is started before obtaining a Building Permit
- Legal action may also be initiated to ensure compliance
- Insurance coverage may be denied
- Selling your home may be difficult

Every effort has been made to ensure the accuracy of the information contained in this brochure. However, in case of a discrepancy between this brochure and the respective By-laws, the applicable By-Law will take precedence.

**Please call for further information.**

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**Call utility companies  
before you dig**



### **NOTE**

**Although a building permit may not be required, it is still necessary for all projects to comply with the Manitoba Building Code & the respective Municipal By-laws**



**Portage la Prairie  
Planning District**



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### ***WHAT IS A BUILDING PERMIT?***

A Building Permit is a document which grants legal permission to begin construction of a building project. In the City or Rural Municipality of Portage la Prairie, a Building Permit is issued by the Portage la Prairie Planning District staff.

### ***WHY IS A BUILDING PERMIT REQUIRED?***

A Building Permit is required in order to protect the health, safety and welfare of you, your family and the public. It does so by providing the means for the Portage la Prairie Planning District officials to review the project design and to inspect the construction for minimum standards as required by the Manitoba Building Code and the respective municipal Building By-laws.

### ***WHAT CONSTRUCTION PROJECTS REQUIRE BUILDING PERMITS?***

A Building Permit is required for new construction, renovations, additions, alterations, relocations and repair or rehabilitation of a building or structure. Some minor repairs do not require a permit. Following are some examples that do and don't require permits.

### ***EXAMPLES OF PROJECTS WHICH WOULD NOT NORMALLY REQUIRE A BUILDING PERMIT:***

- Replacement of shingles with same material
- Replacement of doors & windows, when the size of the opening is not altered
- Replacement of siding or stucco
- Construction of fences (as long as constructed on or inside the property line). Refer to Fence Brochure
- Painting, patching & decorating
- Installation of cabinets and shelves
- Replacement of steps, when conforming to Zoning Bylaw, maximum size of 1.82m x 1.82m (6 ft x 6 ft)
- Installation and replacement of sidewalks
- Construction of accessory buildings and sheds less than 10 meters sq. (108 sq. ft.)

### ***EXAMPLES OF PROJECTS WHICH DO REQUIRE A BUILDING PERMIT:***

- Attached and/or detached garages and/or carports
- Accessory buildings 10 meters sq. (108 sq. ft.) or more
- Temporary Buildings
- Decks that are above ground level (in excess of 8" in height)
- Repair and underpinning of foundations
- Installation of solid fuel burning appliances such as wood stoves and fireplaces
- Pools or any other device capable of holding 600 mm (24 inches) or more of water
- Demolitions of whole or part of a building
- Replacement of shingles with different material
- Any structural modification
- CONSTRUCTION OF A NEW BUILDING OF ANY KIND

### **REMEMBER**

**As the property owner, you are ultimately responsible for obtaining the necessary permits and compliance with applicable building code and zoning requirements.**