Permit requirements

All new homes require development and building permits.

A development permit establishes land use and confirms the structure is located on the property in accordance with the zoning bylaw and other City departments’ requirements.

A building permit confirms the structure meets code requirements. Building permits must align with prior development permit approvals.

Note: New homes in new subdivisions with prior development agreements on title do not require prerequisite development permit approval. Instead, the development permit will be processed as part of the building permit application.

Electrical and plumbing work require separate permits. Visit winnipeg.ca/electricalinstallations and winnipeg.ca/plumbinginstallations for more information.
# Table of contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permit requirements</td>
<td>1</td>
</tr>
<tr>
<td>Construction information</td>
<td>3</td>
</tr>
<tr>
<td>Material specifications</td>
<td>5</td>
</tr>
<tr>
<td>Inspections</td>
<td>8</td>
</tr>
<tr>
<td>Sample Drawings</td>
<td>9</td>
</tr>
</tbody>
</table>
Construction information

Windows

1. Windows are not permitted in walls that are located less than 1.2 m (4'-0") from the property line when facing a neighbouring property.

2. Each bedroom must have at least one outside window that provides an unobstructed opening of not less than 0.35 m² (3.77 sq. ft.) in area and no dimension less than 380 mm (15 in.).

3. Maximum window opening size is 1.2 m (4'-0") and openings not to exceed 25 per cent of the wall length.

Smoke/carbon monoxide alarms

1. At least one wired-in smoke/carbon monoxide alarm is required per floor level, in each bedroom, and at locations between the bedroom and the remainder of the floor level (i.e. hallways).

Foundations

An engineer is not required if the foundation meets the minimum code standards for wall length, wall thickness and reinforcement as shown in Figures 1 and 2. However, if a variation of the design is used, such as in Figures 1 and 2, or any of several other alternative designs, including for example piles, insulated concrete forms or a wood basement, an engineer must be retained to design and seal the plans. Additionally, a wood basement design will require that an engineer be retained to inspect and certify the installation.

Figure 1 - Laterally supported foundation walls
Notes to Figures 1 and 2:

1. Top of foundation shall be at least 150 mm (6 in.) above finished ground level.

2. Walls over 12 m (40'-0") in length shall be designed by an engineer.

3. Length of supported joists shall not exceed 4.9 m (16'-0").

4. Joists are to be anchored to the foundation by embedment or sill plate in conformance to 9.23.6.1.

**Interior footing sizes**

**One-storey** - 750 mm x 750 mm x 250 mm deep (30 in. x 30 in. x 10 in. deep)

**Two-storey** - 900 mm x 900 mm x 300 mm deep (36 in. x 36 in. x 12 in. deep)

**Ventilation**

It is important to have a properly designed heating, ventilating, and air conditioning (HVAC) system to control condensation and maintain proper indoor air quality (IAQ).

This system design should be designed by an HRAI certified designer, engineer or other designer with formal training in residential HVAC design.

Heat or energy recovery ventilators (HRV’S) shall be installed in all single and two family dwelling units.

Attic space shall be vented in conformance to 9.19.1.1.
### Material specifications

The material specification tables contained in this brochure are only a guide and do not cover all structural limitations available in the code. An engineer may be required for any variation from the minimum standards contained within these tables and in the Manitoba Building Code.

#### Minimum thickness of roof sheathing

<table>
<thead>
<tr>
<th>Maximum spacing of supports</th>
<th>Plywood</th>
<th>Waferboard and strandboard</th>
<th>Lumber</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Edges supported</td>
<td>Edges unsupported</td>
<td>Edges supported</td>
</tr>
<tr>
<td>mm</td>
<td>mm</td>
<td>mm</td>
<td>mm</td>
</tr>
<tr>
<td>300</td>
<td>7.5</td>
<td>7.5</td>
<td>9.5</td>
</tr>
<tr>
<td>400</td>
<td>7.5</td>
<td>9.5</td>
<td>9.5</td>
</tr>
<tr>
<td>600</td>
<td>9.5</td>
<td>12.5</td>
<td>11.1</td>
</tr>
</tbody>
</table>

#### Thickness of wall sheathing

<table>
<thead>
<tr>
<th>Type of sheathing</th>
<th>Supports @ 16 in. o.c.</th>
<th>Supports @ 24 in. o.c.</th>
<th>Supports @ 400 mm o.c.</th>
<th>Supports @ 600 mm o.c.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>in.</td>
<td>in.</td>
<td>mm</td>
<td>mm</td>
</tr>
<tr>
<td>Lumber</td>
<td>11/16</td>
<td>11/16</td>
<td>17.0</td>
<td>17.0</td>
</tr>
<tr>
<td>Fibreboard</td>
<td>3/8</td>
<td>7/16</td>
<td>9.5</td>
<td>11.1</td>
</tr>
<tr>
<td>Plywood</td>
<td>1/4</td>
<td>5/16</td>
<td>6.0</td>
<td>7.5</td>
</tr>
<tr>
<td>Waferboard/strandboard</td>
<td>1/4</td>
<td>5/16</td>
<td>6.35</td>
<td>7.9</td>
</tr>
<tr>
<td>Column 1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>5</td>
</tr>
</tbody>
</table>

#### Thickness of subflooring

<table>
<thead>
<tr>
<th>Maximum spacing of supports</th>
<th>Plywood</th>
<th>Waferboard and strandboard</th>
<th>Lumber</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>mm</td>
<td>mm</td>
<td>mm</td>
</tr>
<tr>
<td>400</td>
<td>15.5</td>
<td>15.9</td>
<td>17.0</td>
</tr>
<tr>
<td>500</td>
<td>15.5</td>
<td>15.9</td>
<td>19.0</td>
</tr>
<tr>
<td>600</td>
<td>18.5</td>
<td>19.0</td>
<td>19.0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>in.</th>
<th>in.</th>
<th>in.</th>
<th>in.</th>
</tr>
</thead>
<tbody>
<tr>
<td>16</td>
<td>5/8</td>
<td>5/8</td>
<td>11/16</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>5/8</td>
<td>5/8</td>
<td>3/4</td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>3/4</td>
<td>3/4</td>
<td>3/4</td>
<td></td>
</tr>
<tr>
<td>Column 1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td></td>
</tr>
</tbody>
</table>
### Ceiling joist spans

<table>
<thead>
<tr>
<th>Commercial designation</th>
<th>Grade</th>
<th>Member size (in)</th>
<th>Rafter spacing</th>
<th>Member size (mm)</th>
<th>Rafter spacing</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>12 in.</td>
<td>16 in.</td>
<td>24 in.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>ft.-in.</td>
<td>ft.-in.</td>
<td>ft.-in.</td>
</tr>
<tr>
<td>Douglas fir-larch</td>
<td>No.1 and No. 2</td>
<td>2 x 4</td>
<td>10 - 9</td>
<td>9 - 9</td>
<td>8 - 6</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 x 6</td>
<td>16 - 10</td>
<td>15 - 4</td>
<td>13 - 5</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 x 8</td>
<td>22 - 2</td>
<td>20 - 2</td>
<td>17 - 7</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 x 10</td>
<td>28 - 4</td>
<td>25 - 8</td>
<td>22 - 6</td>
</tr>
<tr>
<td>Spruce-pine-fir</td>
<td>No.1 and No. 2</td>
<td>2 x 4</td>
<td>10 - 3</td>
<td>9 - 3</td>
<td>8 - 1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 x 6</td>
<td>16 - 1</td>
<td>14 - 7</td>
<td>12 - 9</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 x 8</td>
<td>21 - 1</td>
<td>19 - 2</td>
<td>16 - 9</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 x 10</td>
<td>27 - 0</td>
<td>24 - 6</td>
<td>21 - 5</td>
</tr>
<tr>
<td>Col. 1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>5</td>
<td>6</td>
</tr>
</tbody>
</table>

### Roof rafter spans

(Rafter not supporting ceiling
(Design roof snow loads for 1.5 kPa (30 psf)

<table>
<thead>
<tr>
<th>Commercial designation</th>
<th>Grade</th>
<th>Member size (in)</th>
<th>Rafter spacing</th>
<th>Member size (mm)</th>
<th>Rafter spacing</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>12 in.</td>
<td>16 in.</td>
<td>24 in.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>ft.-in.</td>
<td>ft.-in.</td>
<td>ft.-in.</td>
</tr>
<tr>
<td>Douglas fir-larch</td>
<td>No.1 and No. 2</td>
<td>2 x 4</td>
<td>9 - 4</td>
<td>8 - 6</td>
<td>7 - 5</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 x 6</td>
<td>14 - 9</td>
<td>13 - 5</td>
<td>10 - 11</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 x 8</td>
<td>18 - 10</td>
<td>16 - 4</td>
<td>13 - 4</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 x 10</td>
<td>23 - 0</td>
<td>19 - 11</td>
<td>16 - 3</td>
</tr>
<tr>
<td>Spruce-pine-fir</td>
<td>No.1 and No. 2</td>
<td>2 x 4</td>
<td>8 - 11</td>
<td>8 - 1</td>
<td>7 - 1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 x 6</td>
<td>14 - 0</td>
<td>12 - 9</td>
<td>11 - 2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 x 8</td>
<td>18 - 5</td>
<td>16 - 9</td>
<td>14 - 6</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 x 10</td>
<td>23 - 7</td>
<td>21 - 5</td>
<td>17 - 8</td>
</tr>
<tr>
<td>Col. 1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>5</td>
<td>6</td>
</tr>
</tbody>
</table>

### Roof joist spans

(Design roof snow loads for 1.5 kPa (30 psf)

<table>
<thead>
<tr>
<th>Commercial designation</th>
<th>Grade</th>
<th>Member size (in)</th>
<th>Rafter spacing</th>
<th>Member size (mm)</th>
<th>Rafter spacing</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>12 in.</td>
<td>16 in.</td>
<td>24 in.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>ft.-in.</td>
<td>ft.-in.</td>
<td>ft.-in.</td>
</tr>
<tr>
<td>Douglas fir-larch</td>
<td>No.1 and No. 2</td>
<td>2 x 4</td>
<td>7 - 5</td>
<td>6 - 9</td>
<td>5 - 11</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 x 6</td>
<td>11 - 8</td>
<td>10 - 8</td>
<td>9 - 3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 x 8</td>
<td>15 - 4</td>
<td>14 - 0</td>
<td>12 - 2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 x 10</td>
<td>19 - 8</td>
<td>17 - 10</td>
<td>15 - 7</td>
</tr>
<tr>
<td>Spruce-pine-fir</td>
<td>No.1 and No. 2</td>
<td>2 x 4</td>
<td>7 - 1</td>
<td>6 - 5</td>
<td>5 - 7</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 x 6</td>
<td>11 - 2</td>
<td>10 - 1</td>
<td>8 - 10</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 x 8</td>
<td>14 - 8</td>
<td>13 - 4</td>
<td>11 - 7</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 x 10</td>
<td>18 - 8</td>
<td>17 - 0</td>
<td>14 - 10</td>
</tr>
<tr>
<td>Col.1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>5</td>
<td>6</td>
</tr>
</tbody>
</table>
### Built-up floor beam spans

**Supporting one floor in houses**

#### Douglas fir-larch Grade No. 1 & 2

<table>
<thead>
<tr>
<th>Size of beam</th>
<th>Supported joist length</th>
<th>Size of beam</th>
<th>Supported joist length</th>
</tr>
</thead>
<tbody>
<tr>
<td>ft.-in.</td>
<td>8 ft.</td>
<td>10 ft.</td>
<td>12 ft.</td>
</tr>
<tr>
<td>3 - 2 x 8</td>
<td>9 - 9</td>
<td>10 - 9</td>
<td>10 - 8</td>
</tr>
<tr>
<td>4 - 2 x 8</td>
<td>11 - 3</td>
<td>11 - 1</td>
<td>10 - 8</td>
</tr>
<tr>
<td>3 - 2 x 10</td>
<td>11 - 11</td>
<td>10 - 10</td>
<td>10 - 9</td>
</tr>
<tr>
<td>4 - 2 x 10</td>
<td>13 - 9</td>
<td>12 - 8</td>
<td>11 - 9</td>
</tr>
<tr>
<td>3 - 2 x 12</td>
<td>13 - 10</td>
<td>12 - 9</td>
<td>11 - 10</td>
</tr>
<tr>
<td>4 - 2 x 12</td>
<td>15 - 11</td>
<td>14 - 10</td>
<td>13 - 10</td>
</tr>
</tbody>
</table>

#### Spruce-pine-fir Grade No. 1 & 2

<table>
<thead>
<tr>
<th>Size of beam</th>
<th>Supported joist length</th>
<th>Size of beam</th>
<th>Supported joist length</th>
</tr>
</thead>
<tbody>
<tr>
<td>ft.-in.</td>
<td>8 ft.</td>
<td>10 ft.</td>
<td>12 ft.</td>
</tr>
<tr>
<td>3 - 2 x 8</td>
<td>10 - 7</td>
<td>9 - 6</td>
<td>8 - 5</td>
</tr>
<tr>
<td>4 - 2 x 8</td>
<td>12 - 2</td>
<td>11 - 1</td>
<td>10 - 0</td>
</tr>
<tr>
<td>3 - 2 x 10</td>
<td>12 - 11</td>
<td>11 - 10</td>
<td>10 - 9</td>
</tr>
<tr>
<td>4 - 2 x 10</td>
<td>14 - 11</td>
<td>13 - 10</td>
<td>12 - 9</td>
</tr>
<tr>
<td>3 - 2 x 12</td>
<td>15 - 0</td>
<td>14 - 9</td>
<td>13 - 8</td>
</tr>
<tr>
<td>4 - 2 x 12</td>
<td>17 - 4</td>
<td>16 - 3</td>
<td>15 - 2</td>
</tr>
</tbody>
</table>

### Built-up floor beam spans

**Supporting two floors in houses**

#### Douglas fir-larch Grade No. 1 & 2

<table>
<thead>
<tr>
<th>Size of beam</th>
<th>Supported joist length</th>
<th>Size of beam</th>
<th>Supported joist length</th>
</tr>
</thead>
<tbody>
<tr>
<td>ft.-in.</td>
<td>8 ft.</td>
<td>10 ft.</td>
<td>12 ft.</td>
</tr>
<tr>
<td>3 - 2 x 8</td>
<td>7 - 5</td>
<td>6 - 4</td>
<td>5 - 3</td>
</tr>
<tr>
<td>4 - 2 x 8</td>
<td>8 - 6</td>
<td>7 - 5</td>
<td>6 - 4</td>
</tr>
<tr>
<td>3 - 2 x 10</td>
<td>9 - 0</td>
<td>8 - 1</td>
<td>7 - 4</td>
</tr>
<tr>
<td>4 - 2 x 10</td>
<td>10 - 5</td>
<td>9 - 6</td>
<td>8 - 6</td>
</tr>
<tr>
<td>3 - 2 x 12</td>
<td>10 - 6</td>
<td>9 - 7</td>
<td>8 - 7</td>
</tr>
<tr>
<td>4 - 2 x 12</td>
<td>12 - 1</td>
<td>10 - 10</td>
<td>9 - 11</td>
</tr>
</tbody>
</table>

#### Spruce-pine-fir Grade No. 1 & 2

<table>
<thead>
<tr>
<th>Size of beam</th>
<th>Supported joist length</th>
<th>Size of beam</th>
<th>Supported joist length</th>
</tr>
</thead>
<tbody>
<tr>
<td>ft.-in.</td>
<td>8 ft.</td>
<td>10 ft.</td>
<td>12 ft.</td>
</tr>
<tr>
<td>3 - 2 x 8</td>
<td>8 - 0</td>
<td>7 - 2</td>
<td>6 - 0</td>
</tr>
<tr>
<td>4 - 2 x 8</td>
<td>9 - 3</td>
<td>8 - 3</td>
<td>7 - 0</td>
</tr>
<tr>
<td>3 - 2 x 10</td>
<td>9 - 10</td>
<td>8 - 9</td>
<td>7 - 5</td>
</tr>
<tr>
<td>4 - 2 x 10</td>
<td>11 - 4</td>
<td>10 - 2</td>
<td>9 - 5</td>
</tr>
<tr>
<td>3 - 2 x 12</td>
<td>11 - 5</td>
<td>10 - 2</td>
<td>9 - 4</td>
</tr>
<tr>
<td>4 - 2 x 12</td>
<td>13 - 2</td>
<td>11 - 9</td>
<td>10 - 9</td>
</tr>
<tr>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
</tr>
</tbody>
</table>
## Floor joist spans

<table>
<thead>
<tr>
<th>Commercial designation</th>
<th>Grade</th>
<th>Member size (in)</th>
<th>Joist spacing with strapping</th>
<th>Joist spacing with bridging</th>
<th>Joist spacing with strapping &amp; bridging</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>12 in. 16 in. 24 in.</td>
<td>12 in. 16 in. 24 in.</td>
<td>12 in. 16 in. 24 in.</td>
<td>12 in. 16 in. 24 in.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>ft.-in. ft.-in. ft.-in.</td>
<td>ft.-in. ft.-in. ft.-in.</td>
<td>ft.-in. ft.-in. ft.-in.</td>
<td>ft.-in. ft.-in. ft.-in.</td>
</tr>
<tr>
<td>Douglas fir-larch</td>
<td>No.1</td>
<td>2 x 4</td>
<td>6 - 7 6 - 0 5 - 5</td>
<td>6 - 10 6 - 3 5 - 5</td>
<td>6 - 10 6 - 3 5 - 5</td>
</tr>
<tr>
<td></td>
<td>No. 2</td>
<td>2 x 6</td>
<td>10 - 2 9 - 7 8 - 7</td>
<td>10 - 10 9 - 10 8 - 7</td>
<td>10 - 10 9 - 10 8 - 7</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 x 8</td>
<td>12 - 2 11 - 7 11 - 0</td>
<td>13 - 1 12 - 4 11 - 3</td>
<td>13 - 9 12 - 10 11 - 3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 x 10</td>
<td>14 - 4 13 - 8 13 - 0</td>
<td>15 - 3 14 - 4 13 - 6</td>
<td>15 - 10 14 - 1 13 - 10</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 x 12</td>
<td>16 - 5 15 - 7 14 - 10</td>
<td>17 - 2 16 - 2 15 - 3</td>
<td>17 - 10 16 - 7 15 - 6</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(mm)</td>
<td>300mm 400mm 600mm</td>
<td>300mm 400mm 600mm</td>
<td>300mm 400mm 600mm</td>
</tr>
<tr>
<td></td>
<td></td>
<td>m</td>
<td>m</td>
<td>m</td>
<td>m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>38 x 89</td>
<td>2.00 1.85 1.66</td>
<td>2.09 1.90 1.66</td>
<td>2.09 1.90 1.66</td>
</tr>
<tr>
<td></td>
<td></td>
<td>38 x 140</td>
<td>3.09 2.91 2.62</td>
<td>3.29 2.99 2.62</td>
<td>3.29 2.99 2.62</td>
</tr>
<tr>
<td></td>
<td></td>
<td>38 x 184</td>
<td>3.71 3.53 3.36</td>
<td>3.98 3.75 3.44</td>
<td>4.19 3.90 3.44</td>
</tr>
<tr>
<td></td>
<td></td>
<td>38 x 235</td>
<td>4.38 4.16 3.96</td>
<td>4.64 4.37 4.11</td>
<td>4.84 4.51 4.21</td>
</tr>
<tr>
<td></td>
<td></td>
<td>38 x 286</td>
<td>4.99 4.75 4.52</td>
<td>5.24 4.93 4.64</td>
<td>5.43 5.07 4.72</td>
</tr>
<tr>
<td>Spruce- pine- fir</td>
<td>No.1</td>
<td>(in.)</td>
<td>2 x 4</td>
<td>6 - 1 5 - 8 5 - 2</td>
<td>6 - 6 5 - 11 5 - 2</td>
</tr>
<tr>
<td></td>
<td>No. 2</td>
<td>2 x 6</td>
<td>9 - 7 8 - 11 8 - 2</td>
<td>10 - 4 9 - 4 8 - 2</td>
<td>10 - 4 9 - 4 8 - 2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 x 8</td>
<td>11 - 7 11 - 0 10 - 6</td>
<td>12 - 5 11 - 9 10 - 9</td>
<td>13 - 1 12 - 2 10 - 9</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 x 10</td>
<td>13 - 8 13 - 0 12 - 4</td>
<td>14 - 6 13 - 8 12 - 10</td>
<td>15 - 1 14 - 1 13 - 2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 x 12</td>
<td>15 - 7 14 - 10 14 - 1</td>
<td>16 - 4 15 - 5 14 - 6</td>
<td>17 - 0 15 - 10 14 - 9</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(mm)</td>
<td>300mm 400mm 600mm</td>
<td>300mm 400mm 600mm</td>
<td>300mm 400mm 600mm</td>
</tr>
<tr>
<td></td>
<td></td>
<td>m</td>
<td>m</td>
<td>m</td>
<td>m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>38 x 89</td>
<td>1.86 1.72 1.58</td>
<td>1.99 1.81 1.58</td>
<td>1.99 1.81 1.58</td>
</tr>
<tr>
<td></td>
<td></td>
<td>38 x 140</td>
<td>2.92 2.71 2.49</td>
<td>3.14 2.85 2.49</td>
<td>3.14 2.85 2.49</td>
</tr>
<tr>
<td></td>
<td></td>
<td>38 x 184</td>
<td>3.54 3.36 3.20</td>
<td>3.79 3.57 3.27</td>
<td>3.99 3.72 3.27</td>
</tr>
<tr>
<td></td>
<td></td>
<td>38 x 235</td>
<td>4.17 3.96 3.77</td>
<td>4.41 4.16 3.92</td>
<td>4.61 4.30 4.01</td>
</tr>
<tr>
<td></td>
<td></td>
<td>38 x 286</td>
<td>4.75 4.52 4.30</td>
<td>4.99 4.10 4.42</td>
<td>5.17 4.82 4.50</td>
</tr>
<tr>
<td>Col. 1</td>
<td></td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td></td>
<td>7</td>
<td>8</td>
<td>9</td>
<td>10</td>
</tr>
</tbody>
</table>

### Inspections

The Housing Inspections Branch regulates construction for compliance with applicable codes, standards and bylaws. This monitoring is carried out through the permit approval process and periodic site inspections.

The responsibility for compliance rests with the property owner. Prior to covering any new work, you must schedule an inspection by submitting the housing inspection request form at [winnipeg.ca/housinginspection](winnipeg.ca/housinginspection)
Sample drawings

Site plan

Foundation plan
Floor plan

Floor framing plan
Note:

1. Attic space shall be vented in conformance to 9.19.1.1.

2. Insulation required for dwellings where the foundation wall does not extend more than 1.2 m (4’-0”) above ground level and where natural gas is used as a heating source.

3. Joists are to be anchored to the foundation by embedment or sill plate in conformance to 9.23.6.1.
Elevations

Front elevation

Rear elevation

Side elevation

Side elevation
Every effort has been made to ensure the accuracy of information contained in this publication. However, in the event of a discrepancy between this publication and the governing City of Winnipeg By-law, the bylaw will take precedence.