Suite at Grade

Suite above Garage

DETACHED OPTIONS

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Suite at Grade

- Wheelchair accessible
- More cost effective than above garage
- Has potential for in-floor heating as a primary heat source
- Based on lot size, may not be able to provide indoor parking

Suite above Garage

- Can provide 2 indoor parking spots
- Chair lift/elevator for people with mobility issues
- Indoor stairs take up valuable floor space.
- Outdoor staircase to a second level deck with potential for secondary egress
- Second level deck could potentially double as a carport if the lot size allows

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BUILDING DESIGN

Designed by a professional architect
Permit ready plans
Stamped and sealed by an engineer
Design the exterior to match the principle dwelling

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SETTLE ON A FLOOR PLAN

1 or 2 Bedroom
Interior or Exterior stairs
Kitchen/Bathroom location in conjunction with location of utilities.
Accessible for people with mobility issues
CONNECTING UTILITIES
(SEWER\WATER)

Off the main line
- City permit and inspection required
- Geodetic Survey required for permit
- Sewer/Water service must be below frost line
- May require digging up/cutting the street or curb

Off the house/property
- City permit and inspection required
- Proper grade for drainage required
- Sewer/Water service must be below frost line
- May require cutting house foundation

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FOUNDATION OPTIONS

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Natural Gas
- Gas Furnace
- Gas boiler for in floor heat
- Gas hot water tank

Electric
- In floor heat (electric/boiler)
- Forced Air Furnace (requires ducting)
- Ductless Split AC unit with Heat pump-requires supplemental heat
- Electric hot water tank

HEATING AND COOLING

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ELECTRICAL SERVICE

Off of Principle Dwelling
- Panel in principle dwelling must be able to support a second panel
- Most often reverse service is more economical
- Cable is trenched between the two buildings

Direct off of pole\Hydro Box
- Requires permission from Manitoba Hydro
- A separate meter is installed on the secondary suite
- Overhead connection from suite to nearest hydro pole
- Buried line to hydro box
INSULATION

- Batt Style Insulation: Pink/Roxul (Walls and Ceiling)
- Spray Foam (Rim Joists/Walls)
- Damp Spray Cellulose (Walls)
- Blown in Cellulose (Attic)
- Insulate under and around concrete foundation

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INTERIOR FINISHING

Suite at Grade
- As long as no portion of the suite will be used to park a vehicle in, no special interior finishing is required.
- Should a portion of the building be for parking a 45 minute fire rating must be achieved between the suite and garage.
- Fire rating must be consistent from concrete to underside of roof decking.

Suite above Garage
- Main level walls and ceiling must provide a minimum of a 45 minute fire rating.
- Interior doors from garage to suite must have a minimum of 45 minute fire rating with self closing hinges and weather-stripping.
- Living area can be finished as desired.

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RENOVATE AN EXISTING GARAGE

- Property Setbacks- Can you meet them?
- Foundation design?
- Square footage? Do you require a variance?
- Can you meet the secondary suite requirements set out by the City of Winnipeg?