

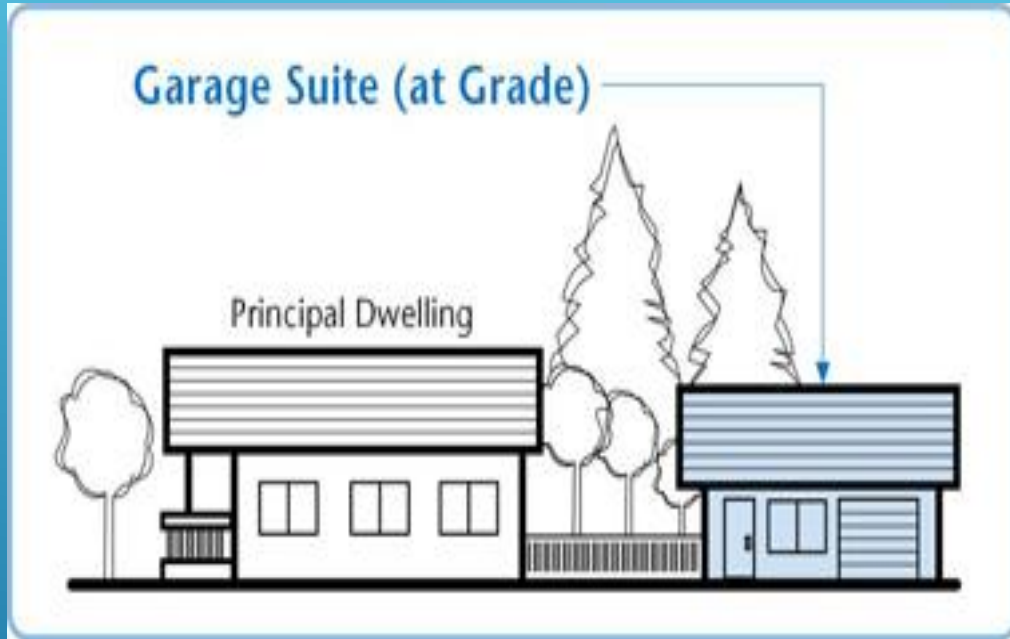
DETACHED SECONDARY SUITES

Design and Construction Process Overview

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Suite at Grade



Suite above Garage



DETACHED OPTIONS

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



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

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

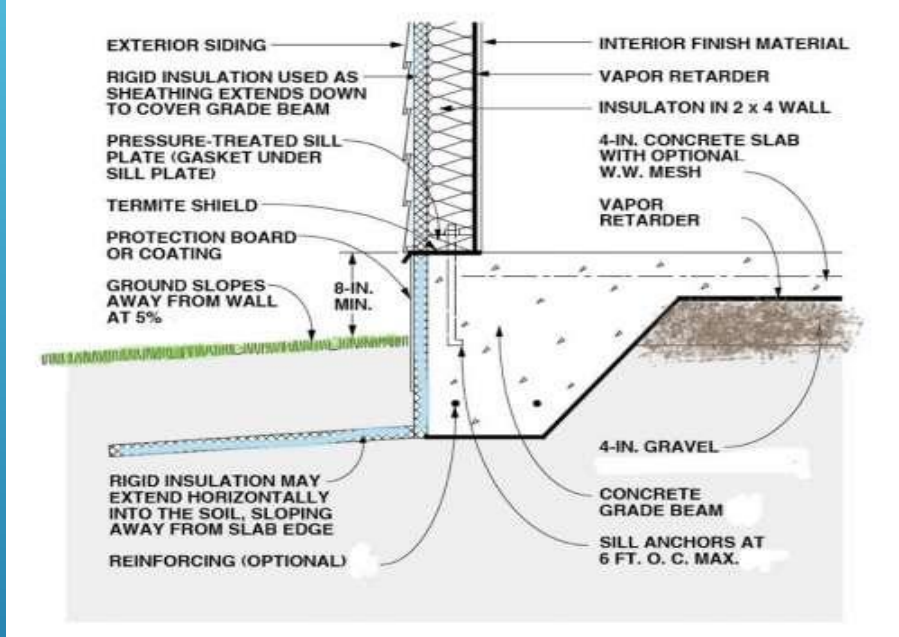
- ▶ City permit and inspection required
- ▶ Proper grade for drainage required
- ▶ Sewer/Water service must be below frost line
- ▶ May require cutting house foundation

CONNECTING UTILITIES (SEWER\WATER)

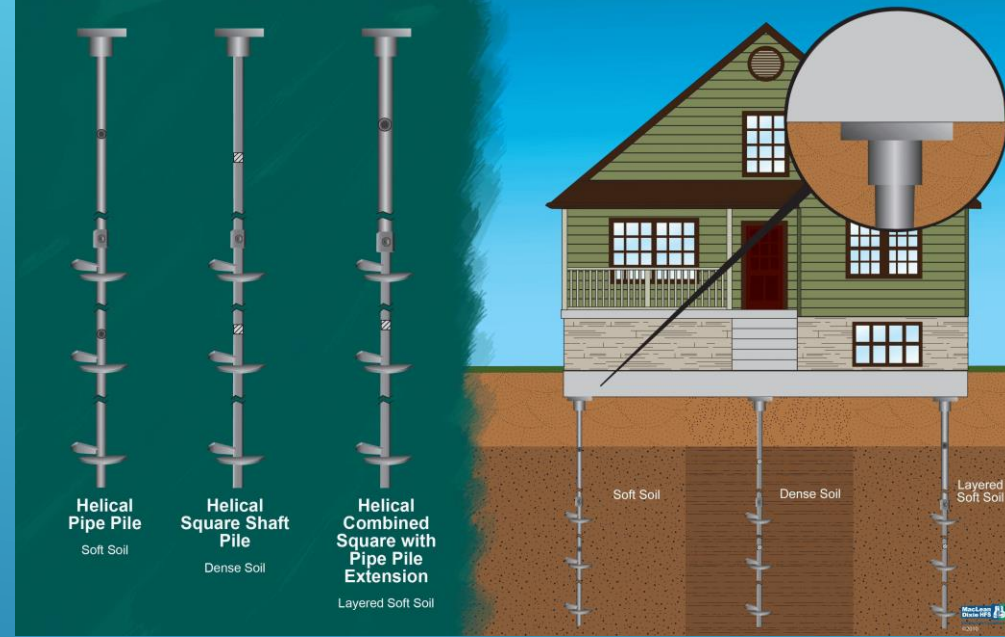
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Slab on Grade



Slab on Piles Design



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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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

ELECTRICAL SERVICE

- ▶ 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

INSULATION

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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.

INTERIOR FINISHING

- ▶ 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?

RENOVATE AN EXISTING GARAGE

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