

WHAT IS A BUILDING PERMIT?

A Building Permit is a document which grants legal permission to begin construction of a building project. In the Town of Carman or Rural Municipality of Dufferin, a Building Permit is issued by the Carman-Dufferin 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 Carman-Dufferin 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 REQUIRE A BUILDING PERMIT:

- Replacement of doors and windows, when the size of the opening is not altered
- Construction of fences (as long as constructed on or inside the property line). Contact us for height requirements.
- Painting, patching and decorating
- Installation of cabinets and shelves
- Replacement of steps, when conforming to Zoning By-Law
- Installation and replacement of sidewalks and driveways
- Construction of accessory buildings and sheds less than 120 square feet.

EXAMPLES OF PROJECTS WHICH DO REQUIRE A BUILDING PERMIT:

- Attached and/or detached garages and/or carports
- Accessory buildings 107 square feet or more
- Temporary buildings
- Decks that are above ground level
- Repair and underpinning of foundations
- Pools or any other device capable of holding 24 inches or more of water
- Demolitions of whole or part of a building
- Any structural modification
- Renovations which total more than \$20,000
- CONSTRUCTION OF A NEW BUILDING OF ANY KIND (OVER 120 SQUARE FEET)

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

WHAT IF I FAIL TO TAKE OUT A PERMIT?

- If the work does not comply with 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

NOTE:

ALTHOUGH A BUILDING PERMIT MAY NOT BE REQUIRED, IT IS STILL NECESSARY FOR ALL PROJECTS TO COMPLY WITH THE MANITOBA BUILDING CODE AND ALL APPLICABLE BY-LAWS.

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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Carman Dufferin Planning District

Do I need a Building Permit?

