



# BUILDING PERMIT GUIDE



Updated: March 22<sup>nd</sup>, 2022

All building permit applications are to be obtained from the RM of Piney office or downloaded from our website:

<https://rmofpiney.mb.ca/our-services/building-inspections/>

## When is a Building Permit required?

- CONSTRUCTION OF ANY NEW BUILDING
- Any new building (house, mobile home, etc.) being moved into the RM
- Attached and/or detached garages and/or carports
- Any structure over 108 sq. ft., including attached porches/covered entries to dwelling
- Decks 24 inches above grade level or located in the front yard
- Temporary buildings (incl. temporarily (re)located buildings)
- Demolitions of whole or part of a building
- Renovation projects that affect the structural integrity of a building and proper venting of plumbing

## Do buildings outside Municipal boundaries require special approval?

Yes. All buildings proposed to be moved into the Municipality may require a pre-inspection prior to the building permit being issued.



## Building Inspector

Gary Hora  
204-380-9624

Email: [supervisor@psweedbuilding.ca](mailto:supervisor@psweedbuilding.ca)



## What should my Site Plan include?

You can find the Site Plan Policy along with a sample Site Plan, on our website:

<https://rmofpiney.mb.ca/our-services/building-inspections/>

Engineered stamped drawings are required for:

- Wood foundations, Truss drawings
- Foundations with a wall over 40 ft. long
- Post, Beam & Plank Construction
- Log Construction

## Whose responsibility is it to call for Inspections?

The responsibility lies with the applicant. (Make sure truss drawings are left onsite for framing inspections)

## Where does one call for Inspections?

For Building and Plumbing Inspections, you must call the Building Inspector at:  
204-380-9624

## Is an Electrical Permit required?

Yes. A permit must be obtained from the local Manitoba Hydro Office.  
204-480-5900

## Is a Permit required for a well and septic field or tank?

Yes. This can be obtained by contacting the Manitoba Conservation Office in Steinbach at: 204-346-6060.



### When is a Building Permit not required?

- Replacement of stucco, siding, shingles, eaves troughs and down spouts
- Replacement of doors & windows, when the size of the opening is not altered
- Construction of fences (must be inside the property line.)
- Painting, patching, & decorating
- Installation/Replacement of cabinets, shelves or flooring
- Installation and replacement of sidewalks
- Accessory buildings and sheds less than 108 sq. ft; provided it does not create a hazard.
- Taking down and re-installing poly shelters in spring and fall

#### NOTE:

ALTHOUGH A BUILDING PERMIT MAY NOT BE REQUIRED, IT IS STILL NECESSARY FOR ALL PROJECTS TO COMPLY WITH THE MB BUILDING CODE & RESPECTIVE MUNICIPAL BY-LAWS & POLICIES.

A \$35 DEVELOPMENT PERMIT MAY STILL APPLY.

### THE RURAL MUNICIPALITY OF PINEY LOT GRADE BY-LAW NO. 114/2016:

Any person who is constructing a new building must obtain a lot grade permit and must comply with all the requirements of the by-law. The lot grade permit shall be applied for at the time of issuance of a "Building Permit" and/or "Development Permit".

The lot grade deposit fee will be \$250 that is **fully refundable** upon successful completion of the final lot grade.

## ARE OCCUPANCY PERMITS REQUIRED?

### YES!

Every owner shall obtain one from the building inspector after final inspection prior to any occupancy of a building or part thereof after construction, partial demolition, or alteration of that building or change in the major occupancy of any building or part thereof.

### Is a driveway Permit required?

An application for an approach permit for properties adjacent to municipal roads and streets must be obtained through the municipal office at the time of Building Permit application. Applications can also be found on our website:

<https://rmofpiney.mb.ca/our-services/roads-infrastructure>

- Public Works will review each request
- The fee for a crossing permit is subject to the Private Approach Policy which is available on our website:

<https://rmofpiney.mb.ca/wp-content/uploads/2020/12/Private-Approach-Policy-2019.pdf>

An application for an approach permit for properties adjacent to any Provincial Road must be obtained by contacting Manitoba Highways & Transportation:  
204-326-6266

<https://forms.gov.mb.ca/highway-permits-application/index.html>

### Fees:

For permit fees and zoning requirements, please call the municipal office.  
204-437-2284 / 204-437-2060

### Where can you apply for a building Permit?

You can download a building permit off our website:

<https://rmofpiney.mb.ca/our-services/building-inspections/>

Or in person at the Rural Municipality of Piney office located at:

6092 Boundary Street  
PO Box 48  
Vassar, MB R0A 2J0

Between 8:30 A.M. to 12:00 P.M.  
And 12:45 P.M. to 4:30 P.M.  
Monday to Friday

For more information please call:  
204-437-2284 / 204-437-2060  
Fax : 204-437-2556

Email: [office@rmofpiney.mb.ca](mailto:office@rmofpiney.mb.ca)  
Website: [rmofpiney.mb.ca](http://rmofpiney.mb.ca)



**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 and Policies, the applicable By-Law & Policies will take precedence. Copies Available Upon Request**

New – Fillable PDF  
Building Permit Application Schedule A  
Development Permit Application Schedule B  
Revised: March 22<sup>nd</sup>, 2022