

Rural Municipality of Roland

Municipality Codes and Standards

1. Construction

- 1.1 All construction shall conform to the Manitoba Building Code (M.B.C. 1995) and the plans submitted.

Minimum Code Standards:

Foundation: 1st Option - Piers, walls, concrete floor w/#10 rebar @ 16" OC BW

Foundation: 2nd Option - 10 x 30 footing w/3 #10 rebar with #10 across @ 24" OC, L rebar connected to concrete wall w/rebar to specs or engineered specs, concrete floor w/#10 rebar @ 16" OC BW

Piers @ minimum of 16" x 20' with 1 #20 or 2 #15 rebar; piers below teleposts; wall rebar L tied to footing rebar

Garage Foundation; 1st Option - Piers, @ 8 - 10' ocbw - 24" Beam, structured floor w/void form, rebar specs - 1 #20 rebar in pier, 4 #15 horizontal with stirrups @ 16" OC tied to #10 floor rebar @ 16" OC BW

Garage Foundation; 2nd Option - Piers 8 - 10' ocbw, thickened edge floor - rebar specs same as above. Styrofoam (2") on perimeter - 2' vertical and 2' horizontal.

NOTE: Concrete shall not be place on frozen Ground. All ice, snow and frost shall be removed from formwork, the temperatures of all contact surfaces shall be raised above 10 C prior to placing

- 1.2 All plumbing shall conform to the Manitoba Plumbing Code (M.P.C. 1995)
- 1.3 All vapor barriers shall conform to the CAN/CGSB - 51.34 M 6 mil.
- 1.4 Building shall be sited on the site according to municipal zoning requirements.
- 1.5 Teleposts to be sized to accommodate structural loads.
- 1.6 Building Permit placard shall be posted in a visible area for the duration of construction.
- 1.7 All construction debris shall be kept in a site container.
- 1.8 If pile depths cannot be achieved and/or adverse soil conditions are present during excavation the sealed Engineer shall be consulted and the Building Inspector shall be advised before proceeding.
- 1.9 Squash blocks are required at all point loads supporting girder/beam loads above.
- 1.10 Exterior posts supporting loads shall be pressure treated lumber and anchored.

2. Steel and Building Beams

- 2.1 Steel beams shall be shop primed.
- 2.2 Beams shall have even and level bearing and shall have not less than 3½ (89 mm) length of bearing at the end of supports. Built up beams shall conform to 9.23.8.3 of the Manitoba Building Code.

3. Basement concrete floor:

- 3.1 CGSB 6 mil poly is to be installed under the teleposts.
- 3.2 The drainage gravel shall be covered with a CGSB 6 mil poly lapped not less than 4" and have all joists sealed.
- 3.3 All solid weeping tiles leads are to have continuous slope towards the sump pit.
- 3.4 Posts, plumbing pipes, sump pits, etc.,) thru floor must be sealed with approval sealant after concrete is cured.

4. Rigid Insulated Forms:

- 4.1 When rigid insulated forms are used for foundation walls, the complete interior walls must be covered with a non-combustible material (i.e. drywall or plywood with a 125 flame spread rating) be occupancy.

- 4.2 A minimum of R-20 is required on the interior of foundation walls or a minimum of R-12 on the interior with a minimum of R-5 on the outside.
5. Garage to House Door (effective October 1, 2008):
 - 5.1 Wall between house and garage to have a 45 minute fire resistance rating assembly constructed to the underside of the roof (as to eliminate the chance of any fumes from the garage entering the dwelling. See 9.10.9.16
 - 5.2 Door to be installed between house and garage must be fitted with a self-closing device and be weather stripped to provide a tight seal.
 - 5.3 In the attached garage a fixed temperature heat sensor shall be installed on the ceiling and shall be hardwired and interconnected with the smoke alarm within the dwelling.
6. Stairs and Railings:
 - 6.1 The stairs, railings and guards shall conform to section 9.8 of the Manitoba Building Code (M.B.C. 1995).
 - 6.2 Height of a handrail shall be at least 800 mm (31") and not more than 965 mm (37") measured vertically from a line drawn through the outside edges at the stair nosing to the top of the handrail (9.8.7.5).
 - 6.3 Handrails installed on walls shall be attached to wood studs, wood blocking, steel studs or masonry at points spaced not more than 1.2 m (4') apart (9.8.7.10.).
 - 6.4 Stairs exceeding 43" in width shall have a handrail installed on each side.
7. Guards required:
 - 7.1 Every surface to which access is provided for, other than maintenance purposes, including but not limited to exterior landings, porches, balconies, mezzanines, galleries, egress doors and raised walkways, shall be protected by a guard on each side which is not protected by a wall and where there is a difference in elevation to adjacent surfaces of more than 24" (600 mm).
 - 7.2 Every exterior stair with more than 6 risers and every ramp shall be protected with guards on all open sides where the difference in elevation between the adjacent ground level and stairs exceeds 24" (600 mm).
 - 7.3 When an interior stair has more than 2 risers, the sides of the stair and the landing or floor level around the stairwell shall be enclosed by walls, or protected by guards.
8. Height of Guards:
 - 8.1 Guards for egress doors, porches, decks, landings and balconies are permitted to be a minimum of 36" (900 mm) high where
 - 8.2 The walking surface of the egress doors, porch, deck, landing or balcony served by the guard is not more than 70" (1800 mm) above the finished ground level.
 - 8.3 9.8.8.5 Openings in guards shall be of a size that will prevent the passage of a spherical object having a diameter of 100 mm (4").
9. Bedroom Windows:
 - 9.1 Bedrooms shall have not less than one outside window operable from the inside without the use of tools or special knowledge. The windows shall provide an unobstructed opening of not less than 880 mm (15") in height and width and 0.35m sq. (3.76' sq.) in area. (9.7.1.3(1) & (2) MBC).
 - 9.2 If a basement bedroom window opens into a window well there must be 22" clearance from the opening glass to the outside edge of window well.
10. Floor (Pre-manufactured Joists):
 - 10.1 Installed as per floor prefabricator's installation instructions, with all hangers/fasteners as required for floor layout.
 - 10.2 Supply this office a certified copy of the floor prefabricator's truss drawings).
11. Roof:
 - 11.1 Supply this office with a certified copy of the roof prefabricator's truss drawing(s).
 - 11.2 Required eave protection shall conform to 9.26.5.1.

12. Attic Hatch:

- 12.1 Every attic or roof space shall be provided with an access hatch where the attic or roof space measures:
 - 12.1.1 not less than 32 sq. ft. (3sq m) in area.
 - 12.1.2 Not less than 39" (1 m) in length or width, and
 - 12.1.3 Not less than 24" (600mm) in height over at least the area described above.
- 12.2 The hatch required shall be not less than 20" x 28" (500 mm x 700 mm).
- 12.3 Hatchways to attic or roof spaces shall be fitted with doors or covers.

13. Ventilation:

- 13.1 All dwellings are required to have mechanical ventilation installed in accordance with section 9.32 of the Manitoba Building Code (MBC 1995).

14. Smoke Alarms:

- 14.1 Smoke alarms shall be installed in each dwelling unit. The smoke alarms shall be located so that:
 - 14.2 There is at least one smoke alarm on each floor level including the basement.
 - 14.3 Each bedroom shall be protected either inside or outside within 5m (16.4 ft.) of the bedroom door measured following corridors and doorways.
 - 14.4 The distance, measured following corridors and doorways from any point on the same level does not exceed 15 m (49.2 ft.).
 - 14.5 Smoke alarms shall be installed on or near the ceiling.
 - 14.6 Smoke alarms shall be hard wired and interconnected.
 - 14.7 The smoke alarm shall conform to CAN/ULC-S531.

15. Final Occupancy:

- 15.1 Sump pit hose must be discharged to natural lot grades, away from the building and neighbors. Sump pit water should not be discharged onto public property. (Sump pit to be wired on a separate breaker).
- 15.2 A final building and plumbing inspection must be made before possession or moving date so as to close.

Note: This office shall approve any changes from the submitted information before the change is constructed.

It is the responsibility of the owner/contractor to ensure that the final lot grading does not adversely affect adjacent landowners and that the building is located at sufficient height for connection of utilities.

Note: The bottom sill of any basement window below the finish ground elevation will require a window well. Window wells shall conform to 9.7.1.3 (egress) and 9.14.6.3 (well drainage)

Note: Minimum lot grading in rural areas is as follows:

Lowest exit from the home, including windows or doors, should be at a minimum of 6" above the nearest road or curb height to a maximum of 12".

Note: Code requirements on garage height are maximum rise of 8% grade.