What is the maximum height allowable?

The maximum height allowable for a detached garage or storage shed is 4.0m (13ft.) and is determined in accordance to roof styles. This measurement is taken at the mid-point between the peak and the eave. Contact the office for additional information.

Driveway

We need to know where the existing access to the garage is or if a new access is proposed. If a new access is proposed, a driveway access permit will be required. If you are accessing from a paved street or lane, the driveway also has to be hard surfaced.

There are various other requirements concerning framing, sheathing materials, sheathing paper, flashing, siding, shingling, and stucco applications, etc. Detailed information can be obtained through your builder or a building inspector may be able to assist.

If you have questions, please contact our office.

Attached Garage

This is considered part of the house and therefore the information provided within this pamphlet does not necessarily apply. However, if you are considering building an attached garage please be aware of the following:

A carbon monoxide alarm must be installed on each sleeping level in a house with an attached garage.

The door between an attached garage and the dwelling unit shall be tight fitting and weather stripped to provide an effective barrier against the passage of gas and exhaust fumes and shall be fitted with a self-closing device.

The attached garage must have a heat sensor interconnected with the carbon monoxide / smoke alarms inside the dwelling. There are separation requirements between the dwelling and the garage.

Development Services

638 Princess Ave

Brandon MB R7A 0P3

Phone: (204) 729-2110

Email: planning@brandon.ca

Office Hours Monday to Friday 8:30 am to 5:00 pm

Building Inspectors

lan Murray 204-729-2196 i.murray@brandon.ca

Peter Garbutt 204-729-2175 p.garbutt@brandon.ca

Rachel Andrews 204-729-2119 r.andrews@brandon.ca



Development Services

Building a Detached Garage



Is a building permit required to build a detached garage or storage shed? A building permit is required to build an attached garage, detached garage or storage shed (temporary and permanent). Storage sheds 10sq.m (108sq.ft.) or less in area do not require a permit.

What information do I have to bring with me when applying for a building permit?

- A well-drawn site plan (see "What is a site plan) which can be drawn on a copy of a surveyor's Building Location Certificate:
- Approximate dollar value of construction costs
- Construction details. See the attached pages indicating construction details. Completion of this form will provide our office with the information to review prior to permit issuance. If you are purchasing a garage package, package specifications may be submitted.

What is a site plan?

A site plan is a drawing, no larger than 11 x 17, showing where you plan your project in relation to lot lines and other structures on site.

Refer to the "Site Plan Requirements Accessory Uses for Residential Properties Only" information sheet for site plan requirements.

What type of foundation is required for a one storey wood frame detached garage or shed?

Detached buildings with an area greater than 70sq.m (753sq.ft.) require foundations to be designed by a Professional Engineer registered in the Province of Manitoba.

For buildings between 50-70sg.m (538-753sq.ft.) you are required to have a minimum 100mm (4in.) slab with a 300mm x 300mm (12"x12") thickened edge. Rebar or wire mesh shall be installed in the concrete slab as shown on the detached garage construction details page with this handout.

Buildings under 50sg.m (538sg.ft.) may be supported on a wooden mud sill. Ground anchors shall be installed to resist wind uplift.

How close can I build to the property lines?

The following is for a garage on an interior lot (an interior lot has lots on both sides) in a detached dwelling area in the City of Brandon. If the property has more than one dwelling or is on a corner lot, contact Planning staff. Note: Fire rating requirements supersede the following setback requirements.

Detached garage - behind house

- Interior side yard: 0.3m (1ft.) clear of all projections including eaves & gutters
- Distance between house and garage: 1.2m (4ft.)
- Rear yard: 1.5m (5ft.) (may be reduced to 0.6m (2ft.) in some cases)

Detached Garage - Beside house

- Interior side yard: 1.2m (4ft.)
- Distance between house and garage: 1.2m (4ft.)
- Front yard: 7.6m (25ft.)
- Rear yard: 1.5m (5ft.) (may be reduced to 0.6m (2ft.) in some cases)

Attached garage – this is considered part of the house

- Interior side yard: 1.2m (4ft.) ٠
- Front yard: 6.0m (20ft.)
- Rear vard: 7.6m (25ft.) .

Can I have windows in the walls? Windows, doors, etc., are permitted in a wall if the wall is more than 1.2m (4ft.) from the property line of an adjoining property. If less than 1.2m (4ft.) from the property line of an adjoining property, no windows, doors, etc. are permitted.

What types of framing methods are

what types of framing methods are acceptable? Framing methods must be in accordance with good construction practices and conform to the Building Code and manufacturer specifications. Refer to the "Wall Opening and Framing Details" and "Detached Garage Construction Details" pages for more information. Complete the "Detached Garage Construction Details" page to provide our office with the plan for page to provide our office with the plan for your detached garage.

What type of lintel is required for the overhead door/windows, etc.?

The type of lintel required depends entirely upon the load that it must support. Lintel size and span must conform to the Manitoba Building Code (see typical design on the "Wall Opening and Framing Details" page).

Do I have to fire rate the exterior walls?

A detached garage - behind or beside a house must have a 45 minutes fire rating along an interior side yard if it is less than 600mm (24in.) from the property line.

March 2025

Wall Opening and Framing Details



NOTES

1) DOUBLE TOP PLATE: Joints must be staggered at least one stud spacing. Joints are to be lapped or suitably tied at corners or intersecting walls.

2) LINTEL: Determine size of lintel required for the opening width you select.

3) THROUGH STUD: Determine the maximum spacing and maximum unsupported height of studs.

4) TRIMMER STUD: The building code requires these studs to be a single full length piece of lumber extending from the underside of the lintel to the bottom plate. Two trimmers are required on both sides of opening when opening is greater than 3m (9'-10").

5) SINGLE BOTTOM PLATE: To prevent uplift, this bottom plate should be firmly anchored down at each side of door openings, at each wall, and at intervals not exceeding 2.4m (7'-10").

Wood Lintels Supporting Roof Loads		Supported Length			
Width of Opening	2.44m (8')	3.05m (10′)	3.66m (12′)	4.27m (14′)	4.88m (16′)
(Lintel Span)					
2.44m (8')	3 ply 38 x184 (2 x 8)	3 ply 38 x 235 (2 x 10)			
2.74m (9′)	3 ply 38 x184 (2 x 8)	3 ply 38 x184 (2 x 8)	3 ply 38 x184 (2 x 8)	3 ply 38 x 235 (2 x 10)	3 ply 38 x 235 (2 x 10)
3.05m (10')	3 ply 38 x184 (2 x 8)	3 ply 38 x 235 (2 x 10)	3 ply 38 x 235 (2 x 10)	3 ply 38 x 235 (2 x 10)	3 ply 38 x 286 (2 x 12)
3.66m (12')	3 ply 38 x 235 (2 x 10)	3 ply 38 x 235 (2 x 10)	3 ply 38 x 286 (2 x 12)	4 ply 38 x 286 (2 x 12)	4 ply 38 x 286 (2 x 12)
4.27m (14′)	3 ply 38 x 286 (2 x 12)	3 ply 38 x 286 (2 x 12)	4 ply 38 x 286 (2 x 12)	Engineer's design	Engineer's design
				required	required
4.88m (16')	3 ply 38 x 286 (2 x 12)	4 ply 38 x 286 (2 x 12)	Engineer's design	Engineer's design	Engineer's design
			required	required	required

Mood Lintels Supporting Roof Loads

Wood Lintel Substitution

From Table above	3 ply 38 x184 (2 x 8)	3 ply 38 x 235 (2 x 10)	3 ply 38 x 286 (2 x 12)	4 ply 38 x 286 (2 x 12)
Structural Composite	2 ply 1 ¾″ x 7 ¼″	2 ply 1 ¾″ x 9 ½″	3 ply 1 ¾″ x 9 ½″	2 ply 1 ¾″ x 11 ‰″
Lumber				

