Winnipeg | Planning, Property & Development
Urbanisme, biens et aménagement

Winnipeg Building By-Law No. 4555/87 Amendment – Snow Loading

WHY PROPOSED UPDATES?

- Reorganization of existing content and layout.
- Clarifications and updates to existing content to reflect current practices.
- New wording making clear by-law requirements related to the responsibility of the Permit Holder. Changes harmonize current enforcement practice and current application of fees for non-compliance.
- Additional definitions related to reorganized, new, and updated content.
- Deletion of wording that is duplicated within more specifically related by-laws or codes.
- Assorted legal/ administrative updates and corrections.
- Assorted spelling and grammatical corrections.

Commercial Proposed By-Law Updates

Provide a Procedure to Address New Construction Creating Unsafe Conditions on an Adjacent Building or Property.

- Ex. New tall building construction causing increased / altered snow load conditions on an adjacent lower existing building.

Examples







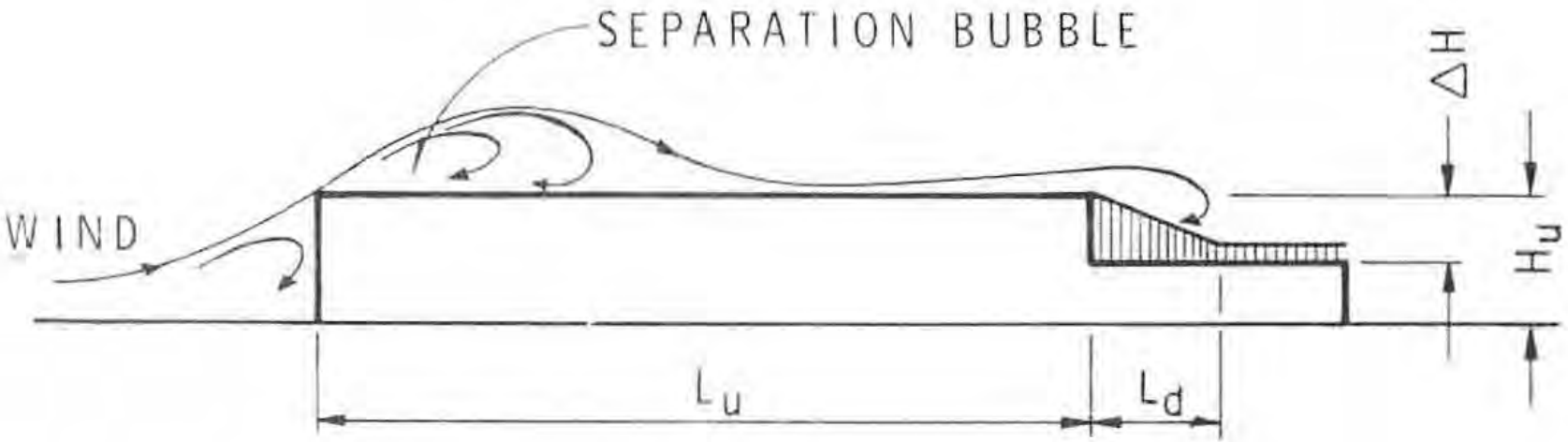


Examples





Built up Snow Loading



Commercial Proposed By-Law Updates

Unsafe Conditions on Adjacent Buildings

Current Requirements - City of Winnipeg Building Bylaw No. 4555/87:

1. Sentence 4.5, under “Prohibitions” section states, “No Person Having responsibility for the construction, reconstruction, demolition, alteration, removal, relocation or occupancy of a structure shall cause, allow or maintain any unsafe condition.

2. Sentence 14.1.8 under “Permits and Certificates” states, “Information Satisfactory to the designated employee shall be submitted with each application for a permit to enable the designated employee to determine whether or not the proposed work will conform to the by-law and the Code and whether or not it may affect adjacent property.

Commercial Proposed By-Law Updates

Unsafe Conditions on Adjacent Buildings

Current Requirements - City of Winnipeg Building Bylaw No. 4555/87:

3. Sentence 9.2.1 (b) (i) (ii) under “Powers of the Designated Employee” The designated employee is empowered to order work to stop on the structure or any part thereof, if such work is proceeding in contravention of the code of this bylaw or any other condition which the permit was issued, or, if there is deemed to be an unsafe condition.

4. Sentence 9.2.1 (g), under “Powers of the Designated Employee” The designated employee is empowered to order correction of any unsafe condition.

Commercial Proposed By-Law Updates

Unsafe Conditions on Adjacent Buildings

Current Requirements - City of Winnipeg Building Bylaw No. 4555/87:

5. Sentence 9.7 (f), under “Powers of the Designated Employee” The designated employee may refuse to issue a permit where, in his opinion, the results of the tests referred to in section 13 herein, are not satisfactory. Sentence 13.2 Tests and inspections shall be conducted as required by the designated employee and all costs thereto shall be borne by the owner or constructor.

Commercial Proposed By-Law Updates

Unsafe Conditions on Adjacent Buildings

Current Requirements – Manitoba Building Code, Division C, Part 2, Administrative Provisions

“Information Required for Proposed Work, 2.2.2.1.(1) Sufficient Information shall be provided to show that the proposed work will conform to this Code and whether or not it may affect adjacent property.”

Commercial Proposed By-Law Updates

Unsafe Conditions on Adjacent Buildings

Proposed:

Responsibilities of the Owners

- Assessment of the structural impact on the existing building
    - If upgrading is required, issue a staged building permit for the proposed construction
- Assessment of the existing building indicates that upgrading is required
    - Proposed construction owner/representative/engineer must contact the existing building owner and make them aware of the effect of the proposed construction. They must make every effort to discuss impacts, determine and resolve any potential structural implications on the existing building

- Once confirmation of completion of remedial work is complete – including certification of the engineer of record, another Structural Framing permit – or Final permit if all reviews are completed – may be granted for the remainder of the new construction.

Commercial Proposed By-Law Updates

Unsafe Conditions on Adjacent Buildings

Proposed:

Responsibilities of the Authority Having Jurisdiction

- The City of Winnipeg is obligated to not permit the new construction to exceed the height most similar to the adjacent building until a structural assessment and if necessary, any required remedial work is performed on the adjacent building.
- Consequently, the City of Winnipeg, where it has been determined that the person responsible for the new construction has made all reasonable attempts to approach and deal with the adjacent building owner, would be obligated to issue an Order to the existing building owner advising them that new construction on the adjacent property may impact their properties, and that they must retain a structural engineer to assess their building with respect to the additional loads that may be imposed upon it by the new construction. This may include enforcement procedures if the existing building owner is reluctant to cooperate.


THANK
YOU!