Planning, Property & Development

Development & Inspections

2021 Building Permit Amnesty

Standing Policy Committee

April 19, 2021

Winnipeg

2021 Building Permit Amnesty

Motion:

1. That the Winnipeg Public Service be directed to report back in 90 days on the implementation of an amnesty program for undocumented work requiring permits to include, but not limited to, the following criteria:

   A. The construction must comply with all zoning and code requirements and Charter regulations in effect at the time of the original construction/work being undertaken.

   B. Only primary owners of single-family residential dwellings in which they reside, are eligible for the amnesty program. The program will not apply to secondary residences, commercial/industrial properties or properties owned by financial institutions.

   C. The program will not be available to homeowners in situations where the City has already commenced corrective action prior to the program approval.

   D. All homeowners participating in the program must ensure any violations and code deficiencies are brought into compliance within a specified timeline, as determined by the public service.

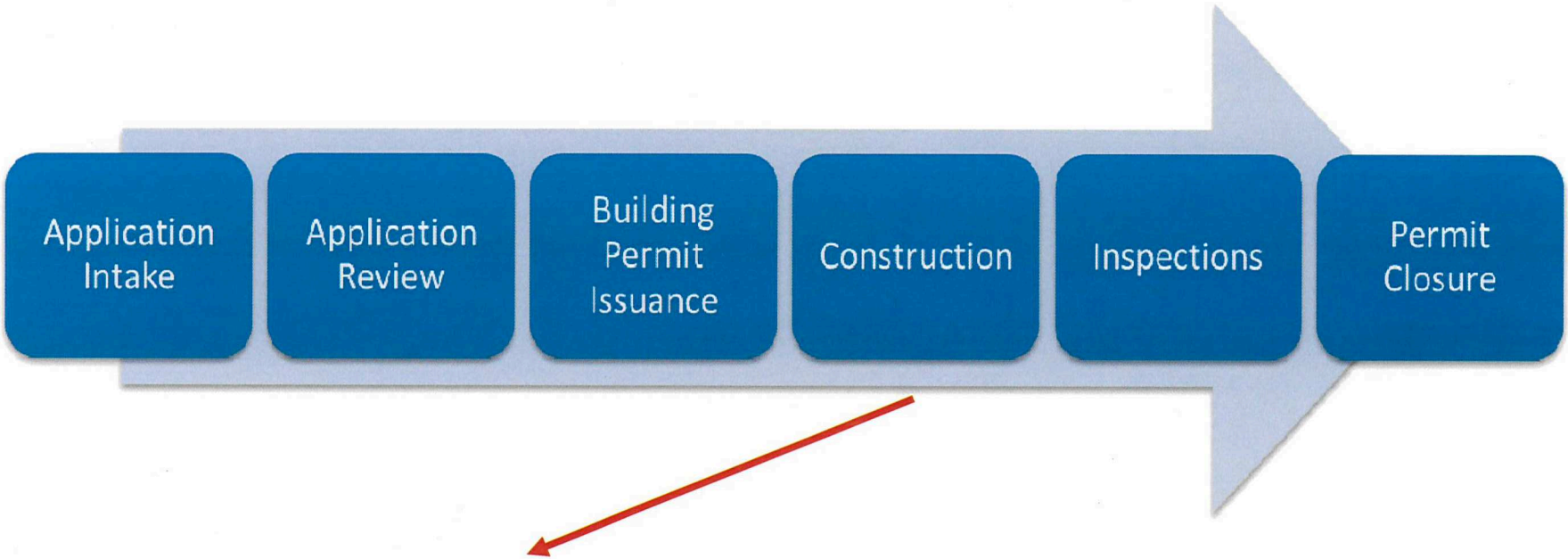
   E. That all homeowners participating in the program must apply and incur the costs for the necessary permits required, as contained within the established City of Winnipeg permit application process.



What is the purpose of the permit system?

- Compliance with MB Building Code & Building By-laws
- Compliance with Zoning & Land Use By-laws
- Permits provide a mechanism for the City to engage in a review of plans and audits of construction through inspections

Residential Permit Process



If permit is applied for after construction has started –
non-compliance fee of **$383** is added for work done without a permit.

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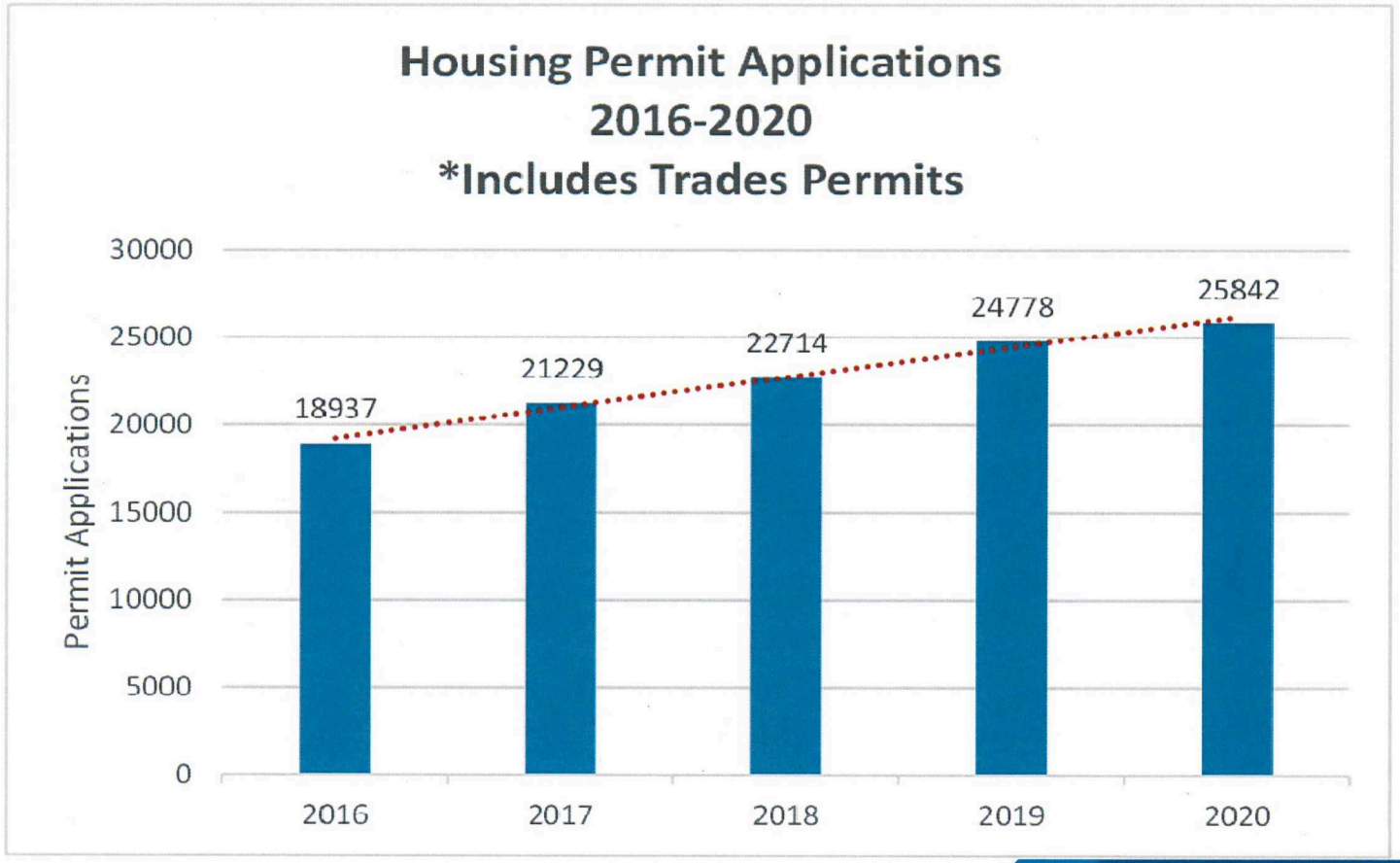
Residential projects that require a permit:

- New construction, additions, most renovations
- Basement development (any development of previously undeveloped space)
- Decks over 0.6 metres (2 feet) from ground level
- Hot tubs, spas, swimming pools
- Garages & carports
- Accessory buildings (sheds, gazebos, etc.) larger than 10 square metres (108 sq ft)
- Electrical and plumbing projects (including air conditioners and hot water tanks)

2021 Building Permit Amnesty

Residential Permit Trends:

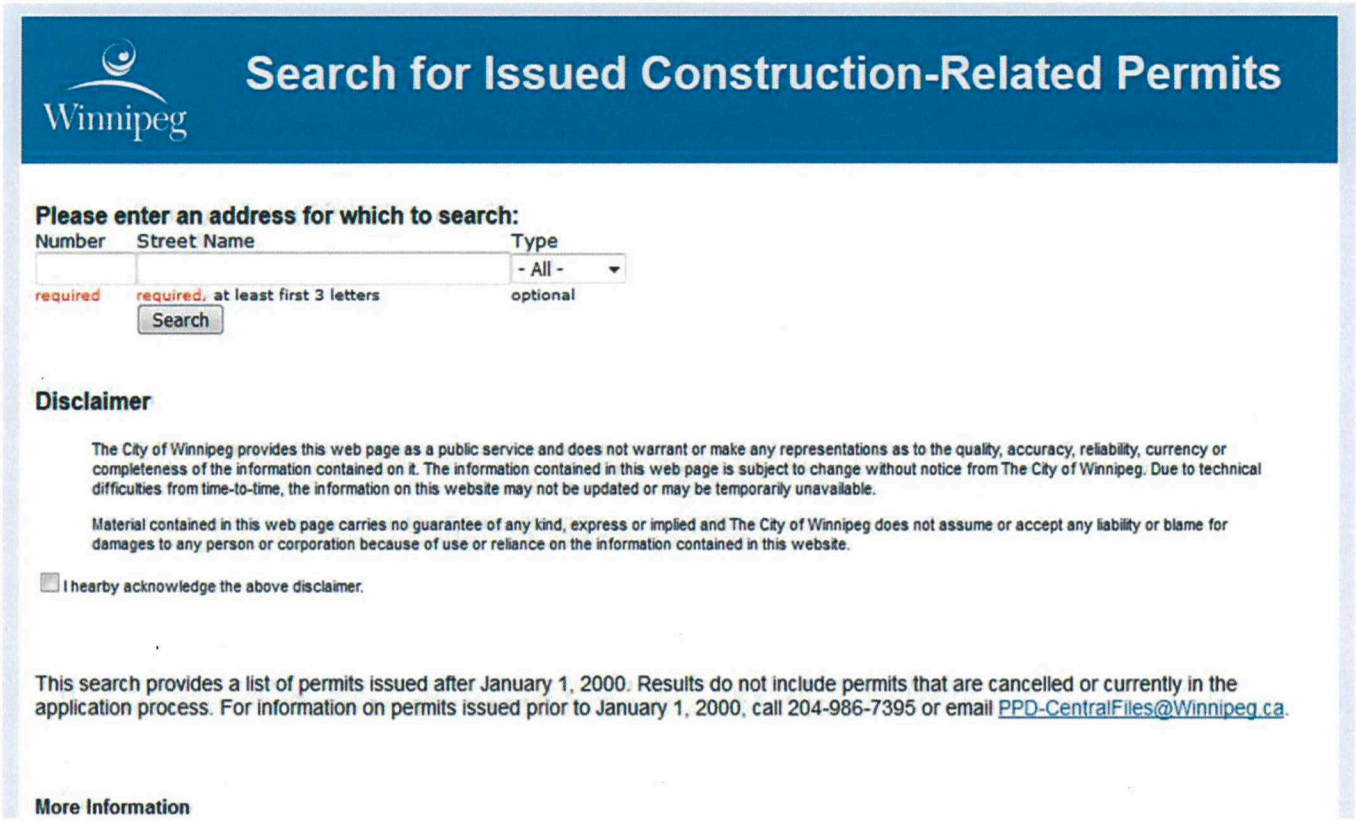


Responsibilities

- Homeowners are legally responsible for obtaining appropriate building, plumbing, and electrical permits, whether done by a professional contractor or the homeowners themselves.
- Homeowners are also responsible for unpermitted work done by previous owners of the home, to ensure home improvements meet standards.

2021 Building Permit Amnesty

Permit search tool for homeowners and homebuyers:



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Search for Issued Construction-Related Permits

Please enter an address for which to search:

Number	Street Name	Type
		- All -
required	required, at least first 3 letters	optional

Search

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The City of Winnipeg provides this web page as a public service and does not warrant or make any representations as to the quality, accuracy, reliability, currency or completeness of the information contained on it. The information contained in this web page is subject to change without notice from The City of Winnipeg. Due to technical difficulties from time-to-time, the information on this website may not be updated or may be temporarily unavailable.

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This search provides a list of permits issued after January 1, 2000. Results do not include permits that are cancelled or currently in the application process. For information on permits issued prior to January 1, 2000, call 204-986-7395 or email PPD-CentralFiles@Winnipeg.ca.

More Information

Building Permit Amnesty Program will:

- Align with current permit and inspections procedures.
- Waive the post-construction permit fee of $383, upon application and payment for required permits.
- Require post-construction “as-built” plans and drawings to be submitted with permit applications, in some cases a design professional or engineer will be necessary.
- Require that work be inspected for compliance with applicable Codes and By-laws.
- Require that all work associated with the permit be completed within 3 years from date of permit issuance.

Limitations to Amnesty Program

- City Inspectors will not conduct inspections to determine if any prior work was done without permits. Homeowners will be responsible for determining this, through consultation with contractors and/or design professionals.
- Homeowners who receive a notice or order for work done without permits as a result of an investigation by City employees will not be eligible for the amnesty program.
- Rental properties and multi-tenant residential buildings will not be eligible.

Clarification of City's role:

- City staff cannot revise permit applications or provide design consultation, but provide a number of online resources to homeowners to effectively plan and manage home improvement projects.

Recommendations:

1. Approve a one-year permit amnesty program, beginning June 1, 2021, and waive the post-construction permit fee of $383 for the duration of the amnesty period.

2. Approve one additional Residential Plan Examiner and one additional Housing Inspector, needed to respond to additional permit and inspections services, as a result of the permit amnesty program.

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Thank you

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