THE CITY OF WINNIPEG

BY-LAW NO. 27/2026

A By-law of THE CITY OF WINNIPEG to amend the Winnipeg Building By-law No. 4555/87

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

Winnipeg Building By-law amended

1 The Winnipeg Building By-law No. 4555/87 is amended by this by-law.

Legislation references replaced

2 This by-law is amended by replacing “The Buildings and Mobile Homes Act” wherever it appears with “The Buildings Act” and by replacing “The Development Fees By-law” wherever it appears with “The Planning, Development and Building Fees By-law”.

Definitions added

3 Subsection 3.3 is amended by adding the following definition in alphabetical order:

“finished level” in regards to a level of a building, means a level that has been completed with drywall or other wall coverings, insulation, flooring, and other finishes, resulting in additional living space for occupants

Subsection 3.4 added

4 Section 3 is amended by adding the following immediately after 3.3:

3.4 All pronouns and any variation thereof shall be deemed to refer to any gender, singular or plural, as the context may require.

Subsection 5.5.3(iv) amended

5 Subsection 5.5.3(iv) is deleted in its entirety and replaced with:

(iv) within seven days, or such greater time as determined by the designated employee, following an inspection during which a defect in the construction of any structure other than a single family house or duplex was identified, that the defect has been corrected and is ready for reinspection;

Subsection 5.5.4 amended

6 Section 5.5.4 is amended by adding the following after (b):

(c) all construction materials, waste and demolition debris are properly stored and secured on site in accordance with the Code and all applicable City by-laws.

Section 7 amended

7 Section 7 is amended by the following after 7.1:

7.1.1 Every constructor, including building, mechanical and plumbing contractors, shall ensure that all construction materials, waste, and demolition debris are properly stored and secured on site in accordance with the Code and all applicable City by-laws.

Section 8 amended

8 Section 8 is amended by adding the following immediately after 8.9:

8.10.1 Despite 8.9, where a person to whom a notice, order, decision, or other document is required to be given or sent under this by-law has provided his or her email address to the designated employee, the notice, order, decision, or other document required to be given or sent under this by-law may be sent to that person at the email address so provided.

8.10.2 Where a notice, order, decision, or other document is sent by way of email under subsection 8.10.1, the designated employee must obtain and retain a copy of a delivery receipt in respect of the email.

8.10.3 Where a delivery receipt is not obtained under subsection 8.10.2, the notice, order, decision, or other document must be sent in accordance with 8.9.

Section 9 amended

9 Section 9 is amended by adding the following immediately after 9.2.3:

9.2.4 The designated employee is empowered to determine whether a defect identified during an inspection is minor in nature or whether a reinspection will be required before the work may proceed in accordance with sections 5.5.3(iii), 5.5.3(iv) and 5.5.4(b) herein. Where the defect is determined to be minor, the designated employee may close the permit without a reinspection.

Section 12 amended

10 Section 12 is amended by adding the following after 12.3

12.4 Premises may, at the discretion of the designated employee, be determined to be in an unsafe condition where there is an accumulation of construction waste and/or demolition debris.

12.5 The owner and occupant of the premises must, when requested, provide access to the designated employee for the purpose of assessing site conditions and safety.

12.6 The designated employee may, by written notice, require the owner of a structure to provide, at the owner’s sole cost and expense, a certified report form an architect or engineer as to the condition of the structure.

12.7 The City may take remedial action to remove the accumulation of construction waste and/or demolition debris where any order to correct the unsafe condition has not been complied with in the period of the time specified in the order and will apply all associated costs to the property owner

Subsection 12.1 amended

11 Subsection 12.1 is amended by adding the following after (d):

(e) all or part of the structure has been destroyed by fire.

Subsection 14.2.1(1) amended

12 Subsection 14.2.1(1) is amended by adding the following immediately after (j):

(k) the alteration of a building envelope, or a portion thereof;

(l) the finishing a previously undeveloped level or unfinished space, including a lower level, within an existing single-family dwelling, duplex, triplex, or row house;

(m) the creation of a new bedroom within an existing single-family dwelling, duplex, triplex, or row house; and

(n) the installation of a permanent pool structure capable of holding more than 600mm in height of water including pools, spas, swim spas, and hot tubs.

Subsection 14.2.1(2) amended

13 Subsection 14.2.1(2) is amended by adding the following immediately after (j):

(k) replacement of doors when the opening is not altered within an existing single-family dwelling, duplex, triplex or row house;

(l) replacement of windows with windows of the same size and when the opening is not altered within an existing single-family dwelling, duplex, triplex or row house;

(m) construction of unenclosed residential decks 600mm or less in height above finished ground;

(n) construction of unenclosed barrier-free ramps 600mm or less in height above finished ground;

(o) for the erection of seasonal pools;

(p) non-structural work other than:

(i) plumbing construction;

(ii) electrical construction; and

(q) any structure the designated employee determines does not require a building permit.

Subsection 14.2.1(2.1) repealed

14 Subsection 14.2.1(2.1) is repealed in its entirety.

Subsection 14.2.1(2.2) repealed
15 Subsection 14.2.1(2.2) is repealed in its entirety.

Subsection 14.2.1(2.3) amended
16 Subsection 14.2.1(2.3) is amended by replacing “subsection (2.2)” with “subsection (2)(o)”.

Subsection 14.6.4 repealed
17 Subsection 14.6.4 is repealed in its entirety.

Subsection 14.6.5 repealed
18 Subsection 14.6.5 is repealed in its entirety.

Subsections 14.8.3(3) repealed
19 Subsection 14.8.3(3) is repealed in its entirety.

Subsection 16.1.2(1) amended
20 Subsection 16.1.2(1) is deleted in its entirety and replaced with:

The relocation of a building or structure shall not be permitted unless all regulations of this By-law and the Code for new construction are complied with.

Section 17 subsection headings amended
21 The subsection headings are amended as follows:

(a) by adding “Plumbing Contractor’s” immediate before “Licence” in the headings above subsections 17.2.1, 17.3.1, 17.4.1, and 17.5.1;

(b) by adding “Mechanical Contractor’s” immediately before “Licence” in the headings above subsections 17.10.2, 17.10.3, 17.10.4, and 17.10.5

Subsection 17.1.3 amended
22 Subsection 17.1.3 is deleted in its entirety and replaced with:

17.1.3 The holder of a Plumbing Contractor’s Licence shall be authorized to obtain permits to perform any plumbing work governed by the City of Winnipeg By-laws.

Subsection 17.2.1 amended
23 Subsection 17.2.1 is deleted in its entirety and replaced with:

17.2.1 A person applying for a Plumbing Contractor’s Licence shall
(a) be a journeyman plumber; and
(b) have passed an examination set out by the Examining Committee

Subsection 17.4.1 amended
24 Subsection 17.4.1 is deleted in its entirety and replaced with:

17.4.1 The fee for a Plumbing Contractor’s Licence shall be as specified in The Planning, Development and Building Fees By-law for the year for which same is taken out.

Subsection 17.5.1 amended

25 Subsection 17.5.1 is amended by deleting 17.5.1(1.1) and 17.5.1(2) in their entirety and replacing them with the following:

(1.1) Plumbing Contractor's Licences may be issued for a one-year term and shall expire on the date indicated on the licence.

(2) If a Plumbing Contractor's Licence has not been renewed within six months following the expiration of his or her licence, the applicant shall requalify as set out in subsection 17.2.1 aforesaid.

Subsection 17.9.1(2) amended

26 Subsection 17.9.1(2) is amended by replacing "a representative appointed by the Mechanical Contractors Association of Mantioba" with "divisional employee as determined by the Manager of Building Inspections".

Subsection 17.10.4(2) amended

27 Subsection 17.10.4(2) is deleted in its entirety and replaced with the following:

(2) A Mechanical Contractor's Licence may be issued for a one-year term and shall expire on the date indicated on the licence.

Subsection 17.10.6(1)(c) amended

28 Subsection 17.10.6(1)(c) is deleted in its entirety and replaced with:

(c) a divisional employee as determined by the Manager of Building Inspections

Subsection 23.1.1 amended

29 Subsection 23.1.1 is amended by adding "the Manitoba Building Code," immediately before "the Manitoba Plumbing Code".

Appendix A repealed

30 Appendix A is deleted in its entirety.

DONE AND PASSED this 26th day of February, 2026.

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Mayor

_____
City Clerk

Approved as to content:

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Director, Planning, Property and Development

Legally reviewed and certified as to form:

"A. Bellhouse" (February 18, 2026)
for Director of Legal Services and City Solicitor