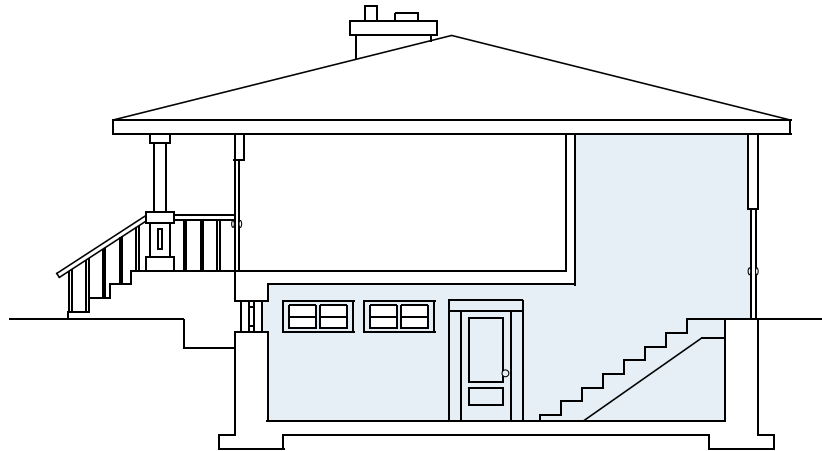


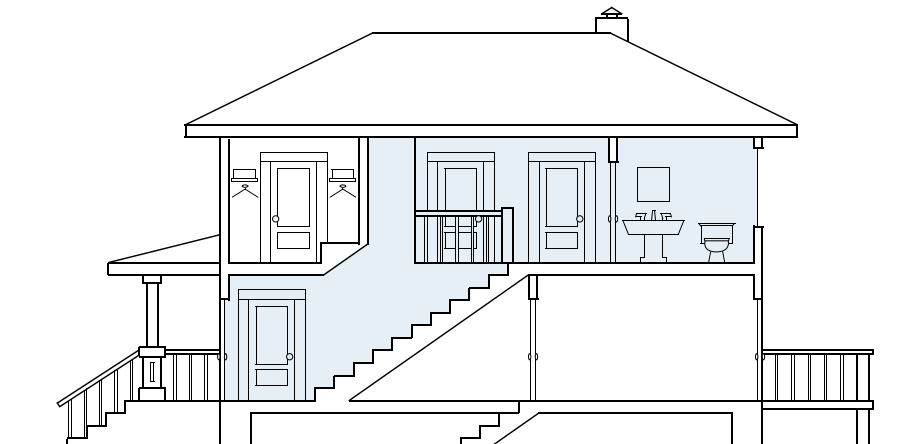
# Attached secondary suites

## Zoning and construction requirements

### Basement suite



### Second floor suite



### Attached secondary suite

A self-contained living space added to, or created within, a single-family residence. It provides basic requirements for living, sleeping, cooking, and sanitation. It is considered an independent dwelling unit that has a separate entrance. Only one secondary suite is permitted on any single-family property.

An attached secondary suite must be located within a single-family dwelling and is not permitted in a duplex or any other multi-family structure.

Homeowners are strongly encouraged to hire a design professional to help design a suite that fits the space, is compatible with the neighbourhood, and satisfies applicable zoning and building code requirements.

For information about detached secondary suites, please see the Detached Secondary Suites guide at: [winnipeg.ca/secondariesuites](http://winnipeg.ca/secondariesuites)

# Zoning requirements

A development permit application is required to develop a secondary suite within a principal dwelling. A development permit establishes land use and confirms compliance with the Zoning By-law and other City departments' requirements.

A conditional use approval and/or a variance application are required to support your development permit application if the following criteria are not met:

- Floor area\* of the suite must be no larger than 33% of the combined floor area of the principal dwelling and the secondary suite, or 74 m<sup>2</sup> (800 sq. ft) whichever is less.
- Floor area of the secondary suite cannot be less than 32.5 m<sup>2</sup> (350 sq. ft).
- Only one entrance to the building may be located on the facade that faces the street unless the dwelling contained an additional street-facing entrance prior to the creation of the secondary suite.
- Secondary suites cannot be used as home-based businesses, care homes, or neighbourhood rehabilitation facilities.
- Properties with secondary suites must provide a minimum of two off-street parking spaces.
- Attached secondary suites may be permitted in all zoning districts that allow single family dwellings. Specifically, zoning districts A, RR5, RR2, R1, R2, RMF, RMU and C1.

\* Based on the requirements of the City of Winnipeg Zoning By-law 200/2006 which is more restrictive than the Manitoba Building Code. If you are proposing a suite larger than zoning allows, you will need to apply for a conditional use application and provide sound rationale for the increased size.

To determine your zoning district, call Permits Direct Line at 204-986-5140 or visit [Citizen's Information Service](#).

# Building code regulations

A building permit application is required to develop a secondary suite within a principal dwelling. A building permit confirms the structure meets code requirements and must align with prior development permit approvals. Separate electrical and plumbing permits are also required. All construction must be built in compliance with codes, standards and bylaws.

**Exits:** A dwelling unit with a secondary suite must have at least one exit which leads directly outside. Both the primary and secondary units can share a common entrance/exit area provided that area is separated from the units by a 'smoke-tight barrier' with 'sound control' (see below).

**Smoke-tight barrier:** Separations from unit to unit are required to be a 'smoke-tight barrier'. Common walls are required to have a minimum ½ in. drywall on either side, taped and sanded and sealed at junctions and penetrations. Floors must have a minimum ½ in. drywall on the bottom finish, taped and sanded and a floor covering on top. Doors in 'smoke-tight barriers' must be a minimum 1¾ in. thick solid core wood door with an approved self-closing device.

**Sound control:** The Sound Transmission Classification (STC) between units is required to be rated at a minimum of 43. Common walls and ceilings are required to have minimum ½ in. drywall, resilient sound channels and batt insulation. Alternatively, any wall/ceiling assembly that meets STC 43 (as prescribed by the code) is also acceptable.

**Window egress:** Where the suite does not contain a sprinkler, each bedroom requires at least one window that meets code requirements as a second means of exiting the bedroom.

**Ceiling height:** A minimum 1.95 m (6'-5") floor- to-ceiling height is required.

**Smoke and carbon monoxide alarms:** Alarms must be installed in the primary and secondary units and in ancillary/common spaces not within the dwelling units. Alarms must be interconnected so that the activation of one alarm causes all alarms within both dwelling units to sound. Where a dwelling contains a fuel burning appliance (e.g. gas furnace, fireplace, wood stove, gas hot water tank, gas appliance, etc.) or has an attached garage, a carbon monoxide alarm must be installed so that each bedroom is protected by a carbon monoxide alarm, and in each room that contains a solid fuel burning appliance. Installers should refer to the manufacturer's installation instructions.

**Heating and ventilation:** A secondary suite requires a dedicated heating system with controls, separate from the system serving the primary dwelling unit in the house. Shared ductwork is not allowed. An independent heat recovery ventilator (HRV) system is required in a newly created secondary suite.

**Electrical:** Occupants of both the primary dwelling unit and the secondary suite must have ready access to all overcurrent devices (circuit breakers) that serve their dwelling unit. This can be achieved by a single electrical service with the panelboard located in a common space or a dedicated electrical service for each dwelling, with a panelboard located in each dwelling unit.

For more information regarding common spaces, refer to the Containment & Separation for Attached Secondary Suite Design Information Bulletin at: [winnipeg.ca/ppd/InfoCentre/InformationBulletins.stm](http://winnipeg.ca/ppd/InfoCentre/InformationBulletins.stm)



Zoning & Permits Branch

Unit 31 - 30 Fort Street, Winnipeg, Manitoba R3C 4X7 | [winnipeg.ca/ppd](http://winnipeg.ca/ppd)

Permits Direct Line

204-986-5140 | [ppd-permit@winnipeg.ca](mailto:ppd-permit@winnipeg.ca)

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Every effort has been made to ensure the accuracy of information contained in this publication. However, in the event of a discrepancy between this publication and the governing City of Winnipeg By-law, the bylaw will take precedence.