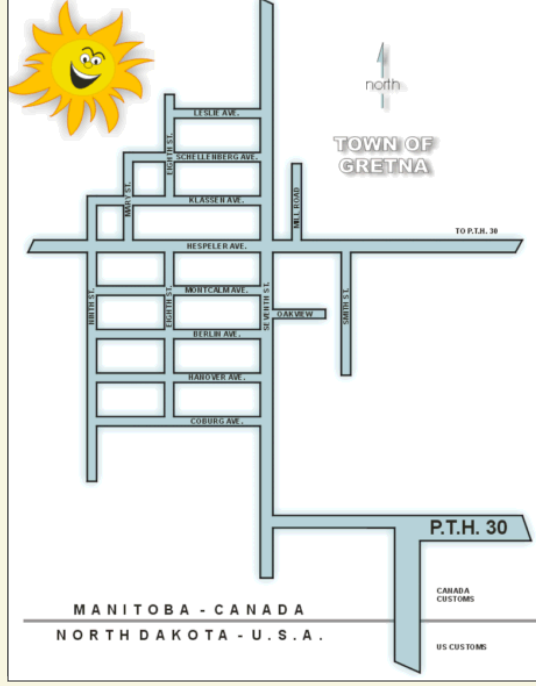


YOUR HOME IS YOUR CASTLE

- If walls are longer than 40 feet, an engineers stamp of approval is required.
- Bathrooms need to be vented. Whether an exhaust fan, air exchanger or a window that can be opened utilizing a protective screen.
- All main windows should be large enough for a person to exit through, especially in bedrooms.
- Use engineered rafters rather than build your own. Saves time and money!
- Try to plan your plumbing "in line". Having bathrooms that are directly above each other is an example. Having a bathroom at opposite ends of the home adds huge expense and planning time.
- Understand that construction can be an imperfect science. This combined with natural elements (site conditions, weather, wood members, human foibles) means that things could change, must be changed, or simply exceed capabilities.



Ask your Contractor if they will be using building supplies purchased from the United States in order to save costs. This may be well meant to save everyone involved some extra expense but be aware: Not all products have the Canadian Standards Association approval (CSA). An incident to your home caused by an unapproved material or device could become VERY costly!

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Building Your Home in
gretna
 manitoba



A guide to understanding the permits and procedures process

Town of Gretna
 Box 280
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Building Your Home in Gretna, MB



If you are considering building your new home in Gretna, this brochure is designed to walk you through the basic review and permitting processes and, hopefully, assist you in avoiding unexpected delays.

Please note that all of the requirements can take several months to complete.

If any of the questions you may have are not answered here, please contact our Town Office. We will be happy to work with you in answering any additional questions you may have.

STEP 1 PLAN YOUR BUDGET

Knowing the approximate costs in advance gives you the control over modifications to the plans to meet your budget.

Get quotes from various builders in the area. They can easily tell you how much per square foot they usually charge for home construction. It is important to know exactly what is included in the price. If requested, some builders will provide you a list showing the materials they will use.

TIP

The cost per square foot is often higher for a small home than that of a large one. When building a larger home, the cost of expensive items (such as a furnace, kitchen or bath) is spread over more square footage. Consequently, a larger home may have a lower square footage cost than a smaller home. In addition, it usually costs less to build a two-story home when compared to a one-story home that has the same square footage. This is because a two-story home will have a smaller roof and foundation.

STEP 2 FIND A LOCATION

Find a lot that can accommodate the size of your home without violating local regulations.

In Gretna, your home must be positioned on the lot according to easement and setback requirements as follows:

Easement allowance (how close your home comes to the neighboring properties) is a minimum of 6 feet. As your roofline will jet out over the foundation, the 6 feet is measured from the roofline, not the foundation.

Setback allowance (how far from the property line your house can be placed) is 25 feet. Most Contractors will include laying the infrastructure to a distance of 25 feet.

Any structures on the lot must adhere to these guidelines so ensure your lot can comfortably accommodate all structures.



STEP 3 PUT YOUR IDEAS ON PAPER

Create a list and rough drawings in writing and present it to a service that can create a plan (usually using a CAD program). From there, it is much easier to alter the design. Once completed, you will have a solid blueprint to work from.

You can also purchase home plans from various sources which have listings of materials needed and complete blueprints.

STEP 4 GET CONTRACTOR QUOTES

Get quotes from various Contractors. Do not settle for the lowest price. Investigate their reputation through references and the Better Business Bureau.

Once decided, get a contract in writing. The contract should include:

1. The contractor's full name, address, telephone number, and professional license number
2. A detailed description of the work to be done. Specify the materials to be used: quality, quantity, weight, color, size, brand name, etc.
3. The starting and completion dates
4. The labor cost and the material charges
5. Information on how and when you must pay
6. Any warranties and guarantees of workmanship
7. The method for debris and material removal when the job is complete
8. A "right to cancel" clause. This gives you time (3 days is the standard) after you have signed the contract to change your mind. The clause should also describe what happens if unexpected problems occur after the work is begun.

TIP

Drainage, or the direction which water will run on your property, should be always away from your home. The grade or slope of your property should always run away from your home.

Starting from the curb, this grade usually rises 5/8 of an inch for every foot towards the house. This should make the grade height approximately 24 inches higher than curb height.

STEP 5 GET THE PROPER PERMITS

Permits are there for your safety. They provide a permanent record of the work performed and inspections conducted on the project. Because a permit demands inspection, the work being done is checked against codes, which are also there for your safety.