



# Mid-West Planning District

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## POLICY

Title	Alternate Accessory Building Foundation: Structural Slab
Policy #	5-2020
Issue Date	November 19, 2020
Resolution	67/20
Authority	Mid-West Planning District Board
Repeals Policy #	2-2010

**SUBJECT / APPLICATION:** Due to specific circumstances, from time to time it is deemed necessary to adopt alternate construction details for specific uses. This policy is intended to address these matters.

This policy is only intended to be applied to detached accessory buildings of up to 700 square feet and up to 900 square feet for a Residential Occupancy only (personal use) of which are typically unheated.

**LEGAL AUTHORITY / RELEVANT BY-LAWS:** The implementation of this policy will be by resolution of the Board of the Mid-West Planning District.

### POLICY:

1. Construction details of this policy may be revised from time to time to be in compliance with the minimum standards of the Manitoba Building Code.
2. All construction is to conform to with the minimum standards of the Manitoba Building Code.
3. A copy of the prefabricators certified roof truss drawings is to be supplied.
4. The foundation details may not be suitable for all soil conditions. If the soil bearing capacity is questionable, it is the responsibility of the Building Authority Having Jurisdiction (Building Official) to request that the slab be designed and certified by a P-Engineer.
5. The reference to "P.T." means materials approved for Wood Foundations, CAN/CSA-S406 (latest version).
6. All fill is to be compactable granular material (A-Base). To be compacted to 95% Proctor Density.
7. The reinforcing shall be free from rust, mud, oil, or other coats that would reduce the bond between the concrete and the reinforcing.
8. All reinforcing shall be new billet deformed bars that conform to CSA G30.10 Standards, the minimum yield shall be: #10M = 300Mpa and #15 or larger = 400Mpa.

9. All reinforcing shall have a minimum of 2" of concrete cover.
10. All reinforcing is to be supported of the substrate by "reinforcing chairs" or concrete equivalents.
11. The slab reinforcing is to be 10M bars @ 16 "center to center each way.
12. The slab shall be a minimum of 5" thick (+/- 1/2inch).
13. The finished slab is to be a minimum of 6" above finish grade; the grade is to slope away from the slab.
14. All concrete to be a minimum of 32 Mpa (4641 Psi).
15. All concrete is to have 5-8% of air entrainment added.
16. For up to 700 square foot buildings, it is required to have 2 -15M bars continuous around the perimeter of the reverse curb. The reverse curb is to be a minimum of 12" x 12", then sloped at 45 degrees to the slab.
17. For up to 900 square foot buildings, it is required to have 4 -15M bars continuous around the perimeter of the reverse curb, complete with stirrups @ 32"center to center. The reverse curb is to be a minimum of 16" x 16", and then sloped at 45 degrees to the slab.
18. The foundation is to bear on undisturbed soils with all organic material removed. Compacted fill may be used.

This Policy has been reviewed and approved for use or implementation by the Board of the Mid-West Planning District on November 5, 2020 by Resolution #67/20.

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Development Officer/Designated Officer

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Chairman of the Board