



Mid-West Planning District

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POLICY

Title	Definition of landings, patios, and decks
Policy #	2-2023
Issue Date	March 2, 2023
Resolution	34/23
Authority	Mid-West Planning District Board
Repeals Policy #	n/a

SUBJECT / APPLICATION: In the Mid-West Planning District there has been confusion on what constitutes a landing, a patio, or a deck. The guidelines outlined in the policy will help determine where a structure fits into a definition.

The building of the structure will be subject to all applicable Provincial Acts, Regulations and Codes.

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. Landings
 - a. Exterior landings are required by Code to no dimension less than three (3) feet and must accommodate the entire door if it swings outwards over the landing.
 - i. In Mid-West Planning District, any landing with a dimension greater than five (5) feet will be considered a deck or patio - depending on the structure height.
 - b. Every dwelling is required to have access to two (2) exits to be allowed to be occupied. This includes RTM, mobile home and modular homes located onto a property.
 - i. If the height difference between the door sill and the ground (grade) is more than 6", steps and a landing are required.
 - ii. If the stairs/landing are more than 24" high, then guard rails around the landing and handrails on the stairs are required.
 - iii. The top of the decking to be at least 1" below the bottom of the door sill.
 - c. If stairs and a landing are built as part of the dwelling exits, it is included in the dwelling building permit or in the case of locating a house, included in the locate fee. Replacing landings and stairs will require a renovation building permit.
2. Patios
 - a. A patio can be attached or detached from the dwelling but are usually detached.
 - b. A patio is a maximum total height of 8" above the ground (grade).
 - c. Patios do not require a building permit.
3. Decks
 - a. Decks are often elevated from the ground, and usually connected to a building.
 - b. A deck can be attached or detached from the building.
 - c. In Mid-West Planning District, a deck is classified as the flat surface capable of supporting weight, like a floor, but typically constructed outdoors at least 8" from

- grade (ground) and with a dimension greater than five (5) feet if attached to the building in front of a door/exit. Otherwise, any sized flat surface that is over 8" from grade (ground) is considered a deck, whether attached to a building or not.
- d. Depending on the height of the deck from grade (the ground), it will require guardrails.
 - i. If there are exits from the surface to the ground, there will be a requirement of stairs with handrails.
- e. Decks require a building permit.

End of Policy.

This Policy has been reviewed and approved for use or implementation by the Board of the Mid-West Planning District on March 2, 2023 by Resolution # 34/23.

Development Officer/Designated Officer

Chairman of the Board