

# CITY OF STEINBACH

## Residential Construction Completion Policy

This policy shall apply to all properties zoned “Residential” (RSF, RLD, RR-S, RR, R-MH), and shall deal with Construction Completion only.

### Deposit process for completion of all residential projects other than for the construction of a new residence

- It is the responsibility of the person who applied for the building permit (the “Permittee”) to ensure that the project is satisfactorily completed according to the Manitoba Building Code as assessed by the City of Steinbach.
- For residential projects that require a building permit such as decks, sheds, pools, renovations, additions and garages, the Permittee will be required to place a \$500 Project Completion Deposit when project value is determined to be \$3,000 or more.
- The project value will be determined as the higher of the estimation provided by the Permittee or by way of calculation as outlined under the City of Steinbach Construction Cost Calculator.
- The Permittee is required to contact the City of Steinbach Building Inspection department upon successful completion of the project for final inspection.
- Once the project has passed final inspection and the building permit is closed, the deposit will be refunded to the current owner of the property.
- The Permittee will have 18 months from the date of permit issuance to have this work completed and accepted. If the Permittee fails to correct any outstanding deficiency, the City shall serve them a notice that if the work is not corrected by a set date, the City may cause the necessary correction(s) to be made and use a portion or all of the Project Completion Deposit to cover the costs of these correction(s).
- In addition, if the work has not been acceptably completed within 18 months from the date of permit issuance, an Outstanding Work Order shall be issued against the Permittee. This Outstanding Work Order shall prevent these parties from receiving consideration for any further permits, variations, conditional uses, or subdivisions.