

Winnipeg Condominium Corporation #314
Donwood Green South

April 2022

**Official
Building
Standards**

For: Winnipeg Condominium Corporation #314
Donwood Green South

Updated by the Board of Directors

April 8th, 2022

Winnipeg Condominium Corporation #314

Donwood Green South

Building Standards:

General Guide Lines

The following are basic standards that are common for many different aspects of owner alterations. When any work is done on the building structure, it must be approved by the Board of Directors prior to construction work being started. **No work shall be started until this approval has been granted.**

Walls:

No bearing walls can be removed or altered in any way that will reduce the structure integrity. To alter any of these bearing walls a proposal must be made to the Board of Directors along with a detail plan for the alterations. An architect or building engineer must approve the alterations prior to the Board giving approval

Exterior Walls:

When any work is undertaken by a home owner, the cost of finishing the Common Area or returning the Common Area back to the original shape is the responsibility of the unit owner.

Any time that the exterior wall is being cut into or altered in any way the information along with detail plans must be presented to the Board of Directors prior to any work being started.

The exterior finished surface* must match the present surface and, if necessary, the painting of the complete section of wall may be required after construction is finished in order to provide a consistent appearance.

Building Standards:

Roof, Mansards and Siding:

This is a maintenance item that the Condominium Corporation is responsible for and is not a project for the owners to undertake on their own.

Should alterations to a unit require that the Roof, Mansards or Siding is to be cut open or holes made, it is a requirement that the roof deck, shingle surface or siding be repaired by an approved (by the Condominium Corporation) roofing / siding technician.

No Fixtures are to be attached to the exterior of the buildings. This includes aerials, satellite dishes or seasonal lighting as well as any other items that would create holes into the surface. .

No replacement exterior lights, unit numbers or mail boxes are to be installed.

Roofs: The roofs are to have matching shingles in both design and colour as the main buildings has
Colour "Stonewood"
Product "Mystique"

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Building Standards: Windows:

When a Window is being replaced with a new unit of the same size the window can be installed by a qualified trades person. The replacement window must be of the same style or of one of the approved styles. The specifications for windows selected as replacement styles are available from your Board of Directors. You have a choice of varieties depending on the location that you want to place the new window.

Casement and Sliders options are available. All windows are to be triple pane vinyl frame

In the case of a larger window being installed the detail plans **MUST** be presented to the Board of Directors for approval.

Doors & Windows:

When an owner wishes to replace a Front or Rear door, either interior entrance or storm door or windows that matches the particular style that is listed as **Approved by the Board of Directors** the following procedure can be followed:

This application would be reviewed by the administrator and if it is only for pre-selected items the application would be forwarded directly to the Board of directors with a recommendation for immediate approval. If the item is of a different variation or style, it would have to go to the board for review. Following the approval of any application the following points are to be respected by the owner and their contractor.

If work is being performed **that has not been approved** the board will issue a **stop work order** that will be issued to the owner and contractor and effective until the board is satisfied with the plan. That same **stop work order** will be issued if the hours of work are unreasonable and disturbing the neighbours.

Should work be done that is contrary to the bylaws and building standards, a stop work order will be issued and the work will have to be corrected to be in accordance with the by-laws and building standards.

The owner or contractor will be responsible for any costs involved in modifying the work, so that it is in accordance with the by-laws and building standards.

A fine may be issued to the owner at the board of director's discretion if work is completed without permission or if it does not follow WCC #314 standards.

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Building Standards:

Doors:

Exterior Entrance Door and Storm Door

The exterior Entrance door must be of the style and colour that has been accepted by the Board of Directors.

Exterior Storm Doors

These doors are available to match the present structure in colour and model.

Entrance Doors

The interior front door and interior rear door can be replaced with your choice from the following group of doors and MUST be white in color.:

1. Standard six panel door
2. Sunburst door with four panels
3. Craftsman type
4. Camber Fan Lite

Installation of a security viewer is permitted

Storm Doors

Both front and rear storm doors are to be vinyl clad aluminum as shown in the photos below.

Procedures:

For all changes, complete the Application for Variance to the Condominium Structure and attach the specification sheet to the application and forward to the Board. Your request will be reviewed and presented to the Board of Directors at the next regular meeting.

When approved, you will be given permission to proceed with the project.

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Entrance doors

Option 1: Sunburst



White Finish

Option 2: Craftsman type



White Finish

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Option 3: Camber Fan Lite



White Finish

Option 4: Standard 6 panel



White Finish

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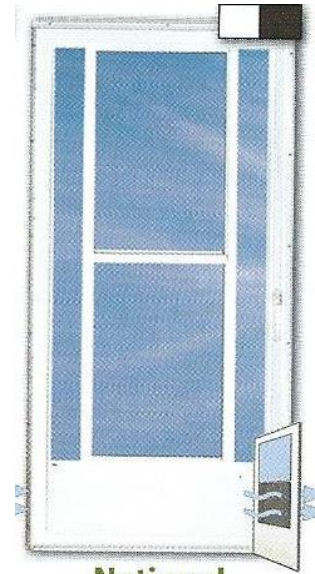
Storm doors

Our traditional storm door is a tri-lite style, but now has been discontinued by all suppliers. This door is still acceptable by our building standards if you are able to locate it.

Due to the Tri-lite door being unavailable, WCC 314 board of directors has approved 2 new styles of doors. This door may be listed as different names from different suppliers.

The styles presented below are from Lowes. Similar styles will be accepted.

Please contact the administrator with a photo of the door you propose, and they will get back to you as soon as possible.



National
3 Lite Midview



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Building Standards:

Fences

The condominium corporation is responsible for all fences dividing adjacent unit private area spaces.

ALL Fence replacement and repair costs are the responsibility of the condominium corporation. The reasoning for this is to ensure that all fences are properly maintained and the over all appearance of the complex is consistent with the intent of the corporation.

All fences are to be built to the standards set forth in this building code guide.

Building Standards:

Decks

Owners are not permitted to build decks in their private areas, but the decks that now exist are grandfathered in but will not be permitted to be replaced. When the deck requires replacement, the owner will be refused a permit, and encouraged to build a ground level patio.

Building Standards:

Patios

Owners are permitted to construct patios (no decks) in their private use back yards at ground level. They can have a small landing at the entrance to their unit to make entrance to and exit from their unit easier.

Prior to constructing any patio you must submit a Variance Application with all details of size and materials planned as well as construction details to The Board of Directors for approval prior to any construction being started.

Building Standards:

Gazebos

Before any gazebo is built a variance application must be made to the Board of Directors and approval given.

Any structure built must meet all city zoning requirements.

An owner should get complete details from the city prior to applying to the board for a variance approval.

No structure shall be built that will exceed 7 feet in height.

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Building Standards: Installation of new furnaces/ hot water tanks

Please note the following points when planning to install new furnace or hot water tank.

When installing a new “High Efficiency” Furnace or hot water tank, the exhaust from the will be vented out through the foundation, and a fresh air intake is also installed near the exhaust pipe. This kind of furnace is a good investment and does not use the chimney.

When an owner has made this decision to install a “New” furnace they MUST request a “Variance Approval” from the Board of Directors.

The information required is as follows:

1. What is being done? **2 options:**
 - a. Installing a new furnace
 - b. Installing a new hot water tank or tankless water heater
2. Does your installer have to drill holes into the foundation wall? **3 options:**
 - a. Yes, new holes need to be drilled **3 sub-options**
 - i. The exhaust and fresh air vent pipes will be installed through the rear foundation NOT through the front or side foundation wall
 - ii. If any damage caused to the foundation parging, it shall be repaired as part of the installation.
 - iii. If the chimney is not going to be used and you choose to remove it, a qualified roofer / installer must be engaged to make the required repairs to the roof so as there will not be any leakage.
 - b. No, the existing chimney will be used
 - i. If the chimney is being used for the hot water tank, the chimney will be relined if required.
 - c. No, using the existing holes through the foundation from a previous install.
3. Who is performing the work? **1 option:**
 - a. Licensed gas fitter. Provide name of contractor

As with any alteration to the building envelope, this approval is required prior to any work being done on this project.

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Paint Scheme for our property: Main Buildings:

McMunn & Yates have these colours and products listed in their computer system for our future needs.

Stucco

All Stucco is to be painted with the same colour and product.

To be painted with Pittsburgh Paint's "Elastomeric Coating"

Colour "Gray Beige"

Trim Pittsburgh Latex House and Trim Paint "Flat"

Colour "Clam Shell"

This includes all the flat trim boards both vertical and horizontal

The "Brick Moulding" around the doors

The door "Frame" and Threshold

Doors

Inside Front and Rear doors are to be painted with:

Pittsburgh Latex House and Trim Paint "Semi Gloss Latex"

Colour "White"

All vinyl / storm doors are to be white.

NOTE.... Most insulated metal replacement doors that are on the market have been primed, but are NOT painted white. Those doors MUST be painted or they will turn yellow over time.

Sheds

All Sheds – Wooden and Metal – are to be painted with the same products and colours as for the main buildings

Walls - To be painted with Pittsburgh Paint's "Elastomeric Coating"

Colour "Gray Beige"

Trim to be painted with Pittsburgh Latex House and Trim Paint "Flat"

Colour "Clam Shell"

Doors paint with Pittsburgh Latex House and Trim Paint "Flat"

Colour "White or Clam Shell"