



WHEN PURCHASING A PROPERTY

Things to consider when purchasing a commercial or rental property:

IMPORTANT ISSUES:

- 1) Check to see if there are any outstanding orders on the property. A call to the Brandon and Area Planning District and Brandon Fire and Emergency Services will help clarify this.
- 2) Check that the building is properly zoned for its usage. If you are looking into changing the use or occupancy of the building it is advisable to check with the City of Brandon Planning and Building Department to see if the changes affect the zoning for the building.
- 3) Request a file search be done or a Building and Fire Inspection be completed in order to eliminate any surprises after taking ownership. *(Note: applicable fees may be charged).*
- 4) Approved fire separations are required in multi-occupancy buildings. The fire separations are usually made of plaster, fire rated drywall and fire rated ceiling tiles or masonry. Existing fire separations may have to be upgraded and all fire separations shall be kept in good repair.
- 5) Any suite doors which open into a common or public corridor will require a fire rating (including a fire rated frame); a ULC approved self-closing device and catchable latch.
- 6) Each level of the building will require a minimum 5-pound portable fire extinguisher in public areas.
- 7) Emergency lighting may be required in the building to illuminate the public areas, exit corridors and stairwells.
- 8) In multi occupancy buildings an approved fire rated service room is required.

- 9) Properties containing residential suites in the basement will require a second exit from the building. Windows may be considered as a second exit provided they meet specific minimum requirements.
- 10) Properties containing residential suites on the 3rd floor or higher will require a second exit from the building. Windows may be considered as a second exit provided they meet specific minimum requirements and they have stairs which take you to ground level.
- 11) Smoke alarms shall be installed in each dwelling unit in accordance with the Building Safety and Property Standards By-Law and Manitoba Fire Code.

The above list is only a few of the many building and life safety requirements that need to be in place for each building. Having a real estate agent and lawyer educated in property searches and sales can eliminate any surprises associated with the sale and reduce stress for all parties.

The latest version of the Building Safety and Property Standards By-Law can be accessed through the City of Brandon's website at www.brandon.ca.

The City of Brandon Planning and Building Department can be reached at 729-2110.

The Brandon Fire and Emergency Services Inspection Division can be reached at 729-2413.