Certified Model Applications

Building Services Information Sheet

Last Updated: 14 July 2026

The certified model program is intended to give builders a head start on the review of their plans **prior** to the registration of a plan of subdivision. A certified model is not a building permit and does not allow construction; however, it does certify that the plans meet the requirements of the Ontario Building Code (OBC). The submission requirements for certified models are the same as regular building permits without the requirements for site specific information (site plan and grading).

A certified model simplifies the review process for site specific building permit applications. When permitted to apply, the permit application will only require checks for Applicable Law, spatial separations, and grading approval.

The APLI citizen portal has a streamlined application process for **both** model certification applications and building permit applications with previously certified models.

Certified Model Limitations:

- Model certifications are limited to:
  - Single Family Dwellings
  - Duplexes
  - *Only where agreed upon with the Building Services Department:*
    - Triplexes (built form)
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- Townhouses units/blocks **are not permitted** within the certified model process

- The review timelines specified in the OBC do not apply to Certified Models.
- Models will be certified to the specific Ontario Regulation (O.Reg) in effect at time of application. Where the OBC is amended resulting in a change to the O.Reg, previously certified models will expire and will need to be re-certified.
- A certified model application consists of one base model (containing one base elevation) and a maximum of 4 optional features.
    - Each different model elevation is to be considered as a separate Certified Model Application
    - Optional features are variations to the base model and includes alternate floor layouts, upgrades and other design elements that required additional review for building code compliance
- Fees associated with the Certified Model application are non-refundable.
- Where revisions are submitted to an approved certified model, revision fees will apply.

Site Specific Limitations:

- No changes from the certified model are permitted for site specific applications within a certified model.
- Where customization is required for a site-specific application, a regular building permit application is required to be submitted.