

Certified Models and the New Ontario Building Code

The Government of Ontario introduced the new Building Code with the filing of Ontario Regulation 350/06 on June 28, 2006. The new code includes over 700 technical changes many of which will impact the construction of buildings constructed by production house builders. Builders are urged to make sure they and their designers are familiar with those changes and the transition rules outlined below.

Most of the requirements in the new Building Code (O.Reg 350/06) will come into force on December 31, 2006 however there are transition provisions respecting its implementation:

- Where a permit is issued prior to December 31, 2006, the requirements of the current Building Code (O.Reg 403/97, as amended) may continue to apply provided construction is commenced within six months after the permit is issued;
- Where the working drawings and specifications for a building are substantially complete before December 31, 2006, the requirements of the current Building Code may continue to apply provided a permit application is made prior to March 31, 2007 and construction is commenced within six months after the permit is issued;
- Where a permit application is made after March 30, 2007, the requirements of the new Building Code will apply, regardless of when the working drawings and specifications were prepared.

With respect to building permit applications and pre-approved building designs (Certified Models), the following transition rules of the new Building Code will apply:

- Buildings lawfully under construction may continue to be constructed under the requirements of O.Reg 403/97, as amended;
- Building permit applications for models certified under O.Reg 403/97, as amended may continue to be made until March 30, 2007 and construction of those buildings may proceed in accordance with those regulations provided it is commenced within six months after the permit is issued;
- Building permit applications made after March 30, 2007 will require a new application for a Certified Model and the submission of working drawings and specifications designed in accordance with the new Building Code;
- Applications for new Certified Models made after March 30, 2007 must include working drawings prepared in accordance with the requirements of O.Reg 350/06.

It is recommended that any existing or new Certified Models that are affected by the transition rules noted above are submitted as early in the new year as possible to avoid any delays in permit issuance. For additional information, please contact one of our Applications Administrators or visit our web site at <http://www.markham.ca>.