

# Stock Model Variations and Options Guide

## Overview

A stock model (sometimes called a builder’s model home or standard model) is a house plan that a builder intends to use multiple times, with some design changes, across a development or in multiple communities. A stock model submitted into the Expedited Review for Builders (XRB) program can have **variations**, but there are limits. However, to allow a builder maximum flexibility, the program also allows you to attach an infinite number of **options** to your stock model. This guide helps explain:

## What is considered a variation?

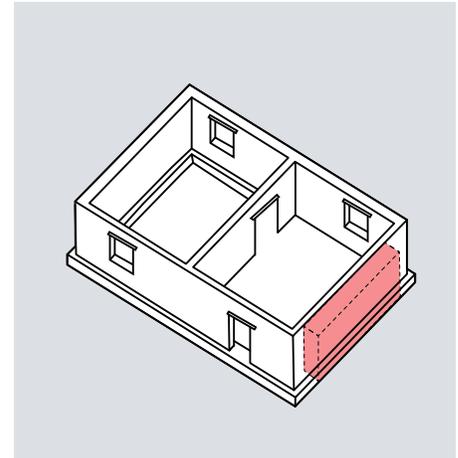
Variations are limited to the four examples listed below. They represent **major design changes** in your stock model that alter the exterior appearance or structural layout of the home. You may include up to **7 variations** in each stock model.

## Variations (seven variations for each stock model):



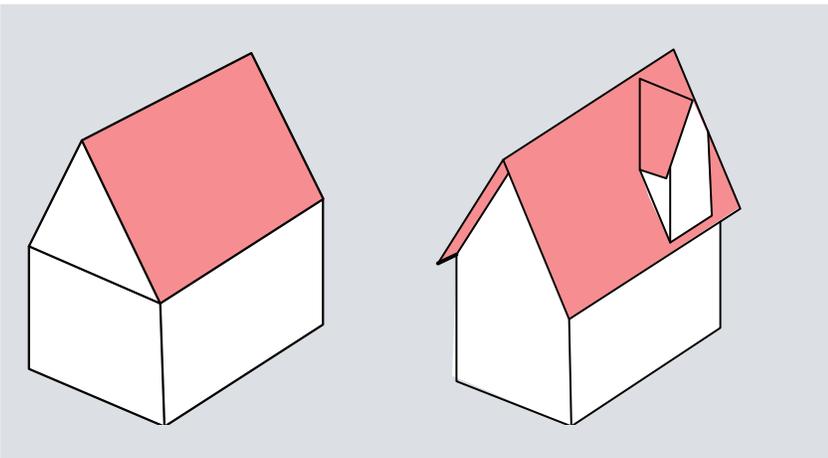
### 1. Changing the architectural style

Adjusting the overall exterior style, such as Craftsman, Colonial, or Modern.



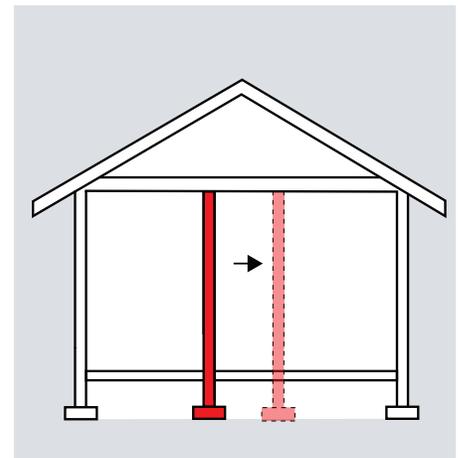
### 2. Changing the shape of exterior walls

Any change to exterior walls that changes the home’s footprint.



### 3. Roof and porch modifications

Altering roof design or related features including dormers, box gables, or adding/removing porches.



### 4. Interior layout changes that affect structural elements

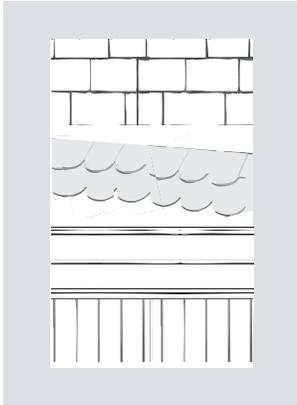
Moving or modifying load bearing walls.

## What is considered an option?

Options are **flexible** design features that a builder includes into their model home design. There is **no limit** to the number of options in your stock model.

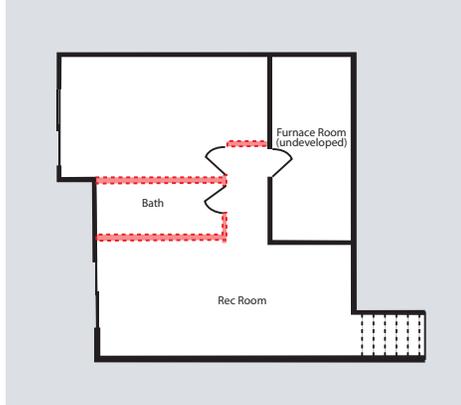
**Tip:** Including as many known options as possible in your stock model gives you more flexibility when applying for individual building permits within the XRB program. When applying for a building permit, simply circle the selected option and cross out the ones that are not included.

## Options (unlimited options for each stock model):



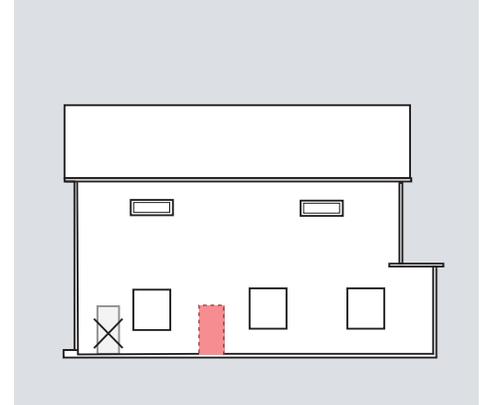
### 1. Exterior siding options

Choices for colour or material, such as vinyl or fibre cement.



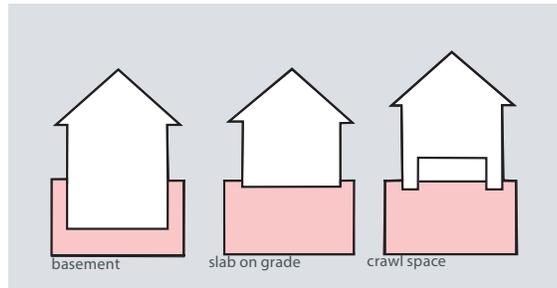
### 2. Basement development

Options such as undeveloped, developed basement, or secondary suite.



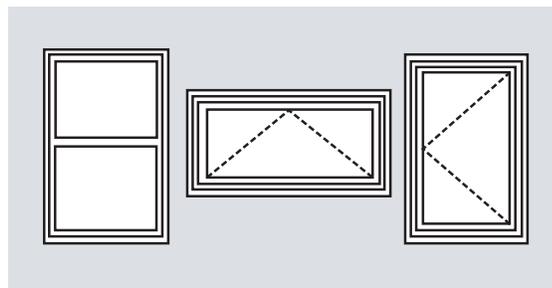
### 3. Side Elevation door options

E.g. Secondary suite entry (show as dashed lines in elevation and cross out doors that don't appear in your permit application).



### 4. Foundation and floor

Choices such as basement, at-grade, or raised foundation.



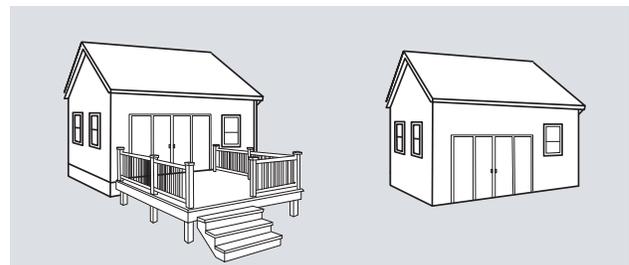
### 5. Window types or styles

Double-hung, casement, awning, sliding etc.



### 6. Interior layout changes without structural impact

Modifications such as kitchen/bathroom finish upgrades, adding a fireplace, or converting a bedroom to a den.



### 7. Rear deck options

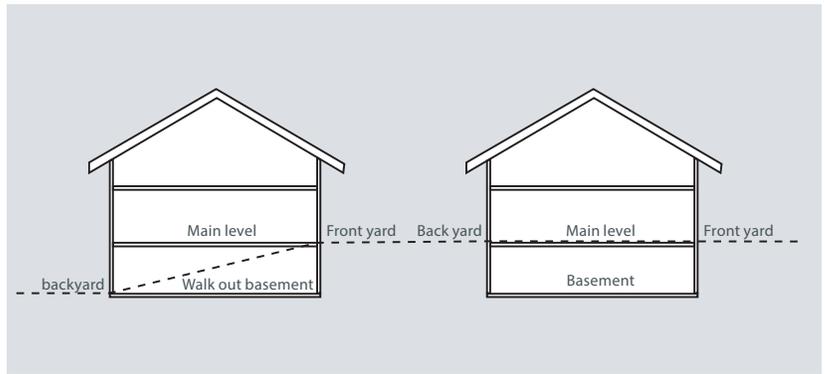
If a deck in the backyard is included or not.

## Examples of options continued



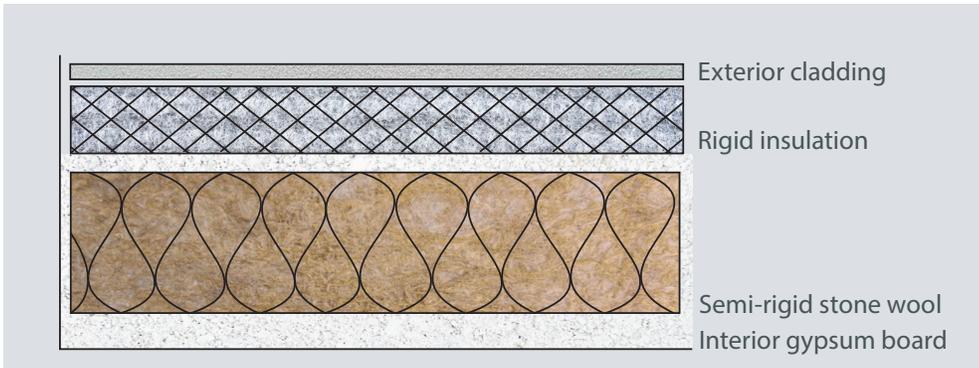
### 8. Window(s) placement options on elevations

Include all possible window location options in the stock model and cross out windows that don't apply in your permit.



### 9. Basement Type

Choices such as walk out basement or standard basement.



### 10. Airport Vicinity Protection Area (AVPA) noise requirements

Adjust exterior insulation dependent on AVPA.

## Questions on your stock model?

Contact the XRB technical team:

[XRB@calgary.ca](mailto:XRB@calgary.ca)