OTTAWA ABATEMENT

Costs & Pricing

What asbestos testing, removal, vermiculite removal, designated substance surveys and clearance testing cost in Ottawa, what moves a quote, and which jobs have too few published prices

12 Expert Answers from Abatement IQ

ottawaabatement.com/construction-brain

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Q1

Cost of a designated substance survey before a Nepean renovation?

Expect roughly $250 to $1,300 for a designated substance survey in published Ontario contractor prices read in September 2026, depending on the size of the building and the number of samples taken.

What the survey covers and what drives the cost

A designated substance survey identifies which of the 11 substances listed in O. Reg. 490/09 are present at a project site. Those substances include asbestos, lead, silica and mercury, among others.

Under section 30(1) of the Occupational Health and Safety Act, before beginning a project an owner must determine whether any designated substances are present and prepare a list of them. Section 30(2) and 30(3) require that list to be shared with any prospective constructor before a binding contract is signed. Section 30(5) makes the owner liable to the constructor and any contractor or subcontractor who suffers loss from a designated substance the owner ought reasonably to have known about. How section 30 applies to a home the owner lives in is not settled; Ontario's guide says the section applies to owners of residential properties who undertake projects, but O. Reg. 278/05 exempts an owner-occupier from the regulation's owner duties. If you are unsure whether section 30 applies to your renovation, ask the contractor or the Ministry of Labour.

A fair quote for the survey should spell out how many bulk samples will be collected, which materials are being assessed, which lab will analyze them, and what the written report will include. Ask whether the quote covers all suspect materials in the scope of your renovation or only a subset, because a partial survey can leave gaps that create problems when contractors are pricing the work.

We found no City of Ottawa permit required for the survey itself or for abatement work in Nepean. A demolition needs a building permit from the City of Ottawa.

Once you have the survey report, verify that the contractor you hire to do any abatement work has current WSIB clearance, which you can search online. For Type 3 asbestos work, the contractor's workers must have completed the Asbestos Abatement Worker Training Program and the supervisor the Asbestos Abatement Supervisor Training Program, as required by section 20 of O. Reg. 278/05.

If any suspect material has already been disturbed during early demo or prep work, stop the work, leave it alone, and have a professional test it before anything continues, which is what Health Canada advises.

Q2

Is $12 a square foot fair for asbestos ceiling removal in Kanata?

Published Ontario contractor prices read in September 2026 put textured or popcorn ceiling removal where asbestos is confirmed at $6 to $12 per square foot, so $12 sits at the top of that range. Whether it is fair depends on what the quote actually includes.

The ceiling area is one factor, and the Type the contractor assigns on site matters too. Under O. Reg. 278/05, the Type depends on whether the material is friable and how much of it is disturbed. Section 12(5) says work on ceiling tiles, drywall or friable asbestos-containing material is classified according to the total area on which work is done consecutively in a room or enclosed area, even if the work is divided into smaller jobs. A contractor needs to assess the material in person before confirming the Type, and you should ask for the Type in writing before work begins.

If the material is friable, one square metre or less is Type 2 and more than one square metre is Type 3. Type 3 brings additional requirements: every worker must have completed the Asbestos Abatement Worker Training Program and every supervisor the Asbestos Abatement Supervisor Training Program, both approved by the Ministry of Advanced Education and Skills Development, and those must be in place before work starts. The constructor or employer must also notify, orally and in writing, an inspector at the nearest Ministry of Labour office before commencing. A clearance air test under section 18 of the regulation is required after Type 3 work; published prices for that test run about $300 to $800, and it is worth confirming whether that is included or billed separately.

Before accepting the quote, check that it covers:

- the Type the contractor has assessed and why
- Type 3 training records and the inspector notice, if that Type applies
- where the asbestos waste is going, since Ontario Regulation 347 requires the disposal site to have agreed in advance to accept it
- whether the clearance air test is included or is an add-on
- a current WSIB clearance, which you can search online

A $12 quote that bundles the clearance test, proper waste disposal and all Type 3 requirements is a different value from one that does not. The general asbestos removal range published by Ontario contractors is $8 to $15 per square foot, so $12 is not out of range, but the scope written into the contract is what makes it fair or not.
The request form on this page sends your job details to local abatement contractors listed in the Ottawa Construction Network directory, so you can collect a few quotes and compare what each one actually covers.

Q3

What should I budget for popcorn ceiling asbestos removal in Ottawa?

Published prices for popcorn or textured ceiling removal where the material contains asbestos run $6 to $12 per square foot, against a general asbestos removal range of $8 to $15 per square foot (published Ontario contractor prices, read in September 2026). Before any number makes sense, though, the ceiling has to be tested and the contractor has to assess it on site.

Testing comes first. Health Canada advises hiring a professional to test before renovating. A pre-renovation inspection with asbestos sampling runs roughly $250 to $1,300 depending on the size of the building and the number of samples taken. Under O. Reg. 278/05, a bulk sample is considered asbestos-containing material at 0.5 per cent or more asbestos by dry weight.

Once the lab result is back, the contractor decides the Type on site. Ontario's asbestos regulation classifies work as Type 1, Type 2 or Type 3, and the classification turns on two things: whether the ceiling texture is friable and how much area is being disturbed. Section 12(5) says work on ceiling tiles, drywall or friable asbestos-containing material is classified according to the total area on which work is done consecutively in a room or enclosed area, even if the work is divided into smaller jobs. A contractor cannot legally call a large ceiling a series of small jobs to land in a lower Type. What the contractor finds when they look at the material and measure the area determines the Type, and that determination changes what they must do by law, which is part of what you are paying for. Ask for the Type in writing before work starts.

For Type 3 work, which applies when more than one square metre of friable asbestos-containing material is disturbed, the employer must notify a Ministry of Labour inspector before commencing, every worker must have completed the Asbestos Abatement Worker Training Program, and every supervisor the Asbestos Abatement Supervisor Training Program. A clearance air test under section 18 of the regulation is also required after Type 3 work. That test runs about $300 to $800 (published prices, September 2026). We found no clearance test requirement in the Type 1 and Type 2 sections of the regulation, though you can ask for one in the quote.

Waste disposal is part of the job. Ontario Regulation 347 requires asbestos waste to leave the site only once a disposal facility has agreed to accept it and has been told when to expect it. Ask the contractor which facility they have arranged and confirm it is included in the quote.

A few other things belong in any written quote: the Type the contractor has assigned, the training credentials of the workers and supervisor for that Type, where the waste goes, and whether the clearance air test is included or priced separately. Search the contractor's current WSIB clearance online before signing. Under the Consumer Protection Act, 2002, a contract signed at your home is a direct agreement, and you have 10 days to cancel it after receiving the written copy if the total exceeds $50; check the current rules, as that Act is due to be replaced.

When you have two written quotes side by side, the most useful thing to line up first is the Type each contractor has named for your ceiling, because a difference there means they are not pricing the same scope of work.

Q4

Asbestos removal cost per square foot for Ottawa homes?

Published Ontario contractor prices, read in September 2026, put asbestos removal in general at roughly $8 to $15 per square foot. Published per-material ranges: textured or popcorn ceiling removal runs about $6 to $12 per square foot, drywall joint compound removal about $10 to $15 per square foot, and vinyl floor tile and mastic removal about $5 to $15 per square foot. Pipe and duct insulation is priced by the linear foot, at about $35 to $55.

What moves the price for your job

The contractor's first task is to assess the material on site and determine whether it is friable, how much area is involved, and which Type of operation that makes it under O. Reg. 278/05. Type 1, Type 2 and Type 3 each carry different legal requirements, and those requirements are part of what you are paying for. A Type 3 job, for example, requires that every worker has completed the Asbestos Abatement Worker Training Program and every supervisor the Asbestos Abatement Supervisor Training Program, and the constructor or employer must notify a Ministry of Labour inspector, orally and in writing, before work begins. A clearance air test is also required after Type 3 work, once the enclosure is dry, and published prices put that test at about $300 to $800. None of those costs appear in a per-square-foot figure on its own.

The Type is decided on site, not from a description or a photo. The thresholds matter: removing more than one square metre of friable material is Type 3; one square metre or less of friable material is Type 2; non-friable material removed without breaking or cutting it, or broken or cut only with wetted non-powered hand tools, is Type 1. Section 12(5) says work on ceiling tiles, drywall or friable asbestos-containing material is classified according to the total area on which work is done consecutively in a room or enclosed area, even if the work is divided into smaller jobs.

If you do not yet have a lab result, a pre-renovation inspection with asbestos testing runs roughly $250 to $1,300 depending on the size of the building and the number of samples, based on published Ontario contractor prices read in September 2026.

A fair quote for this work should include the Type the contractor has assigned and why, the disposal plan (under Ontario Regulation 347, asbestos waste must go to a disposal site whose operator has agreed to accept it, arranged before the material leaves your home), and whether a clearance air test is included or quoted separately. Ask to see the contractor's WSIB clearance, which you can verify online. We found no company-level asbestos licence issued by Ontario, so the things to check are the Type 3 training records for the workers and supervisor, the Ministry of Labour notice for Type 3 work, and the WSIB clearance.

The most useful person to call before you sign anything is the contractor, to ask them to put the Type in writing and explain exactly which disposal site has agreed to accept your material.

Q5

Asbestos testing price for a pre-1990 townhouse in Kanata?

Plan on roughly $250 to $1,300 for a pre-renovation inspection with asbestos testing, the range in published Ontario contractor prices read in September 2026. For a Kanata townhouse, where a quote lands depends on the size of the home and how many bulk samples are taken.

The inspector visits the property, identifies materials that may contain asbestos, and takes bulk samples for lab analysis. Health Canada lists older building materials such as floor and ceiling tiles, drywall, spackling and caulking, insulation around hot water pipes and tanks, roofing products, and cement and plaster as materials that may contain asbestos in homes built before 1990. Ontario's guide adds textured paints and coatings, vinyl floor tile, vinyl sheet flooring, construction mastics, and HVAC duct insulation to that picture. A townhouse can have several of these materials, so ask the inspector to walk you through which materials they plan to sample and why.

Under O. Reg. 278/05, a bulk sample counts as asbestos-containing material at 0.5 per cent or more asbestos by dry weight. If any sample comes back positive and you plan to disturb that material during renovation, the work falls under the Type 1, 2 or 3 classification in the regulation. Which Type applies depends on whether the material is friable and how much of it will be disturbed, and the contractor assesses that on site. Type 3 work, which involves more than one square metre of friable asbestos-containing material, requires the employer to notify a Ministry of Labour inspector before starting, and a clearance air test after the enclosure is dry. We found no City of Ottawa permit for asbestos abatement itself; the regulation is the governing document.

A fair inspection quote should state which materials will be sampled, how many samples are included, and what happens if additional materials are found during the visit. Ask whether the written report will identify each material by location, describe its condition, and note whether it appears friable, since that information directly shapes what any removal contractor must do. You can check a contractor's WSIB clearance through the WSIB online search before work begins.

The line in the quote most worth pressing on is what happens if the lab result triggers Type 3 work: ask whether the inspector's fee covers a written assessment of the Type, and whether the removal quote will include the Ministry of Labour notice, the clearance air test, and the name of the disposal site that has agreed to accept the waste.

Q6

Lead paint removal cost for old window trim on an Ottawa house?

We found too few published Ottawa prices for lead paint removal to give a reliable range, so no number is offered here. What we can tell you is what goes into a fair quote and what the law says about the work.

Testing comes first. Health Canada says your home probably contains lead-based paint if it was built before 1960. If it was built between 1960 and 1990, the exterior may contain lead-based paint, and interior surfaces may also contain lead in smaller amounts that could still be harmful, especially to young children. A certified inspector can measure paint lead levels in your home, or you can mail paint chip samples to a testing laboratory.

Ontario's lead guideline for construction projects is a guideline, not a regulation, and it says it does not replace the Occupational Health and Safety Act. It notes that section 30 of the Act requires a project owner to determine whether lead is present and to inform potential contractors before work begins. How section 30 applies when the owner lives in the home is not settled, so if you are unsure of your obligations, it is worth asking the contractor or the Ministry of Labour.

A fair quote for lead paint removal from window trim should spell out the removal method, how dust will be contained during the work, and how the area will be cleaned up afterward. Ask the contractor to put all three of those things in writing before you sign. You can also search the contractor's current WSIB clearance online. Under the Consumer Protection Act, 2002, if the agreement is signed at your home and the total exceeds $50, it must be in writing and you have 10 days to cancel after receiving your copy. The Act is due to be replaced by the Consumer Protection Act, 2023, so check the current rules.

After the job is done, keep the lab report confirming whether lead was present, the written contract showing the method and containment plan, and any post-work documentation the contractor provides.

The most useful question to ask before signing: ask the contractor to confirm in writing exactly how they will contain and dispose of the lead-paint dust and debris from the trim work.

Q7

Cost of removing asbestos boiler insulation in an Ottawa home?

Pipe and boiler insulation removal runs $35 to $55 per linear foot based on published Ontario contractor prices read in September 2026, and the general asbestos removal range of $8 to $15 per square foot applies where surface area is the better measure. For a boiler and its connected pipe runs, the linear-foot figure is the one that fits, and the total depends on how many feet of insulation are involved.

What moves the price on this job

What the job requires depends on the Type the contractor assesses on site. Under O. Reg. 278/05, the Type depends on whether the insulation is friable and how much of it is disturbed. Friability is decided by the contractor when they see the material, not from a description or a photo. If the insulation is friable and more than one square metre is being removed, the work falls under Type 3. Type 3 requires that every worker has completed the Asbestos Abatement Worker Training Program and every supervisor the Asbestos Abatement Supervisor Training Program, both approved by the Ministry of Advanced Education and Skills Development, before work begins. It also requires the constructor or employer to notify, orally and in writing, an inspector at the nearest Ministry of Labour office before commencing. That notice is not a permit, and it must happen first.

Type 3 also triggers clearance air testing under section 18 of the regulation. A competent worker conducts the test once the enclosure is dry. Using the PCM method, every air sample must show no more than 0.01 fibres per cubic centimetre. Results are posted within 24 hours and the owner keeps a copy for at least one year. Published prices read in September 2026 put a clearance test at about $300 to $800. If the insulation is non-friable or the disturbed area is small enough to fall under Type 1 or Type 2, the clearance test is not required by law, though you can ask for one in the quote.

Asbestos waste from this job must leave the site only to a disposal facility whose operator has agreed to accept it and has been told when to expect it, under Ontario Regulation 347. The waste must be packaged in a rigid, sealed, impermeable container, labelled with the required caution wording, and transported by a driver trained in asbestos waste management, separately from other cargo. Ask the contractor which facility they use before the job starts.

Before signing, check the contractor's WSIB clearance online. Under the Consumer Protection Act, 2002, a written agreement signed at your home is a direct agreement, and you have 10 days to cancel it without reason after receiving your written copy, provided the total exceeds $50. The Act is due to be replaced by the Consumer Protection Act, 2023, so check the current rules.

A fair quote names the Type, includes the Ministry of Labour notice if Type 3, lists the clearance test as a line item, and identifies the disposal site by name. You can use the request form on this page to have local abatement

contractors from the Ottawa Construction Network directory contact you by email.

Ask the contractor whether the clearance air test and the disposal fee are included in the quoted price, or whether they will appear as separate charges after the work is done.

Q8

Clearance air test after asbestos work, Ottawa price range?

A clearance air test after asbestos work costs about $300 to $800 in published Ontario contractor prices read in September 2026.

Under O. Reg. 278/05, section 18, clearance air testing applies to Type 3 work only. The sections covering Type 1 and Type 2 work (sections 14 to 17) contain no clearance test requirement, so if your contractor's scope is Type 1 or Type 2, the regulation does not require one. You can still ask for a clearance test to be included in the quote for any job, and it is worth doing so in writing.

For Type 3 work, the test must be conducted by a competent worker once the enclosure is dry. Two methods are permitted. With PCM, every air sample collected must show a fibre concentration that does not exceed 0.01 fibres per cubic centimetre of air, with at least 2,400 litres of air drawn per filter. With TEM, the area passes if the inside average is statistically less than the outside average, or if there is no statistical difference between them. Results must be posted within 24 hours of the test. One exception applies: a building that is to be demolished and will not be entered by anyone except the workers does not require clearance air testing.

The owner is required to keep a copy of the clearance results for at least one year. That copy, alongside the lab report confirming whether your material contained asbestos at or above 0.5 per cent by dry weight (the threshold under section 3(4) of the regulation), and the written Type the contractor assessed for the job, are the documents worth holding onto once the work is done.

The form on this page lets you request quotes from contractors listed in the Ottawa Construction Network directory.

Before the job closes, ask the contractor to confirm in writing which analysis method was used, what each sample result was, and when the results were posted.

Q9

Vermiculite attic removal in Ottawa, what's the usual price range?

Vermiculite attic removal runs $5,000 to $25,000 per attic in published Ontario contractor prices read in September 2026. We don't quote a per-square-foot figure for this work, so treat that range as the starting point when comparing quotes.

The Type classification under O. Reg. 278/05 depends on whether the material is friable and how much is disturbed, and the contractor decides that on site, not from a description or a photo. The Type determines what the law requires: Type 3 work, for instance, requires the employer to notify a Ministry of Labour inspector before starting and requires every worker to have completed the Asbestos Abatement Worker Training Program and every supervisor the Asbestos Abatement Supervisor Training Program. Those requirements are part of what the price covers.

On the material itself: the federal vermiculite page on canada.ca says some brands of vermiculite insulation may contain tremolite asbestos, and that there is currently no evidence of risk to your health if the insulation is sealed in the attic and kept from exposure to the interior environment. Health Canada advises not to disturb it or attempt to remove it yourself, and to hire professionals trained to handle asbestos if you plan to renovate. A lab test on a sample will tell you what yours contains; the threshold under O. Reg. 278/05 is 0.5 per cent asbestos by dry weight.

A fair quote for this job should set out the Type the contractor has assessed, the training the workers and supervisor have completed, how the waste will be packaged and transported, and which disposal site has agreed to accept it. Ontario Regulation 347 requires that asbestos waste leave the site only for a disposal facility whose operator has agreed to accept it and has been told when to expect it. If the work is Type 3, the quote should also address the clearance air test required under section 18 of O. Reg. 278/05, which runs roughly $300 to $800 based on published Ontario contractor prices read in September 2026. Ask the contractor to confirm their WSIB clearance before work starts; you can search a contractor's current clearance online.

Before you commit to a contract, ask the contractor to name the disposal site that has agreed to accept your vermiculite and confirm it in writing.

Q10

Price to remove asbestos joint compound from one Ottawa room?

Published prices for asbestos drywall joint compound removal run $10 to $15 per square foot, with general asbestos removal in the $8 to $15 per square foot range (published Ontario contractor prices, read in September 2026). For a single room, measure the affected walls and ceiling before you call.

The Type the contractor assigns on site also matters. Under O. Reg. 278/05, removing less than one square metre of drywall where joint compound contains asbestos is Type 1. Removing one square metre or more of that drywall is Type 2. If the contractor disturbs more than one square metre of friable asbestos-containing material, the work becomes Type 3. Section 12(5) says work on ceiling tiles, drywall or friable asbestos-containing material is classified according to the total area on which work is done consecutively in a room or enclosed area, even if the work is divided into smaller jobs.

The Type matters because it determines what the contractor must do by law. Type 3 requires that every worker have completed the Asbestos Abatement Worker Training Program and every supervisor the Asbestos Abatement Supervisor Training Program, and the constructor or employer must notify a Ministry of Labour inspector orally and in writing before starting. Type 3 also requires a clearance air test once the enclosure is dry; section 18 of the regulation sets the standard, and that test runs about $300 to $800 (published prices, September 2026). We found no clearance test requirement in the Type 1 or Type 2 sections of the regulation, though you can ask for one in the quote. Asbestos waste must leave the site in a rigid, impermeable, sealed container, transported by a driver trained in asbestos waste management, to a disposal site that has agreed to accept it in advance, under Ontario Regulation 347.

Before you get a quote, confirm the material actually contains asbestos. A pre-renovation inspection with testing runs roughly $250 to $1,300 depending on building size and number of samples (published prices, September 2026). If you already have a lab result showing 0.5 per cent or more asbestos by dry weight, the contractor can work from that.

A fair quote for this job should include the Type the contractor has assessed and why, the disposal site they have arranged, confirmation of Type 3 training records and the inspector notice if the work reaches that threshold, and whether a clearance air test is included or priced separately. Search the contractor's current WSIB clearance online before signing. Under the Consumer Protection Act, 2002, a direct agreement signed at home over $50 must be in writing, and you can cancel it within 10 days after receiving your copy; check the current rules.

When you speak to a contractor, ask them to name the disposal facility they have arranged for the waste and confirm it has agreed to accept asbestos before the job starts.

Q11

How much does asbestos testing cost for an Ottawa house?

Published Ontario contractor prices read in September 2026 put a pre-renovation inspection with asbestos testing at roughly $250 to $1,300. Where a quote lands depends on the size of the house and how many samples are taken.

Health Canada notes that older building materials such as floor and ceiling tiles, surface treatments including paint, putty and caulking, roofing products, and insulation around hot water pipes and tanks may contain asbestos. Ontario's guide adds blown-in loose-fill insulation, joint compounds, textured paints and coatings, vinyl sheet flooring, construction mastics, roofing shingles, cement siding and HVAC duct insulation to that list.

The inspector takes bulk samples and sends them to a lab. Under O. Reg. 278/05, a material counts as asbestos-containing at 0.5 per cent or more asbestos by dry weight, measured by the EPA/600/R-93/116 method. The lab result is what determines whether any planned renovation triggers the regulation's Type 1, Type 2 or Type 3 requirements, and the Type is what decides what a contractor must do before, during and after the work. The contractor assesses friability and the area to be disturbed on site; those two factors set the Type, and the Type sets the legal obligations.

A fair quote for testing should spell out the number of samples included, what happens if additional suspect materials are found during the inspection, and how the results will be reported to you. Ask whether the quote covers a written report that names each sampled material and its location, not just a lab slip. For owners the regulation's duties apply to, O. Reg. 278/05 section 10 requires an examination and a written report before demolition, alteration or repair is tendered or arranged, with a copy to any prospective constructor. Those owner duties do not apply to a home the owner lives in, but a report in hand before contractors quote lets them price the same work.

Local abatement contractors listed in the Ottawa Construction Network directory reply by email to requests from the form on this page.

When you receive two written quotes for the removal work that follows, set them side by side and check which Type each contractor has named for the job, because the Type determines what the law requires them to do and what you are actually paying for.

Q12

Does a home insurance claim change the mould removal cost in Ottawa?

A claim decides who pays, not what the work involves: the contractor's scope and price for the same job are the same whoever pays. We found too few published Ottawa prices for mould removal to quote a range, so ask contractors to itemize the quote rather than give you a single number.

How much of the bill lands on you depends on your own policy, which only your insurer can answer. Ask your insurer before work starts what the policy says about mould and about the moisture source behind it.

A few things can add cost that insurance may or may not pick up:

- The moisture source repair itself, which is separate from the mould cleanup and may be quoted by a different trade.
- Testing before and after remediation. Health Canada says you can generally clean small mould yourself (1 to 3 patches, each less than 1 square metre), but for extensive growth, meaning a single patch larger than 3 square metres, professional assessment and cleanup are recommended. We found no Ontario regulation that sets a clearance test after mould work; if you want one, ask for it in the quote.
- If the mouldy wall is in a home built before 1990 and the remediation involves cutting or removing drywall, plaster or ceiling texture, the contractor should assess whether asbestos-containing materials are present before work starts. Health Canada advises hiring a professional to test suspect materials before disturbing them. That testing, and any asbestos work that follows under O. Reg. 278/05, is a separate line to ask about in the quote.

If you are filing a claim, have the contractor's written scope of work in hand so you and your insurer are discussing the same job. Local abatement contractors listed in the Ottawa Construction Network directory can be reached through the request form on this page.
When you read through any quote, ask the contractor to show you exactly what moisture repair is included, because that is the line two quotes for the same mould job can treat differently.

Disclaimer: This guide is provided for informational purposes only by Ottawa Abatement. It does not constitute professional advice. Always consult qualified contractors and your local building authority (the City of Ottawa or your own municipality) before starting any asbestos, mould or lead paint project. Asbestos work in Ontario is governed by O. Reg. 278/05. Information is current as of November 15, 2026 and may change. Visit **ottawaabatement.com** for the latest answers.