OTTAWA SIDING CONTRACTORS

Costs & Pricing

What new siding, full re-siding and removal cost in Ottawa according to published 2025 to 2026 Ontario contractor price pages, and what moves a quote

16 Expert Answers from Siding IQ

ottawasidingcontractors.ca/construction-brain

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Q1

Aluminum siding installation in Gloucester, what price range?

Aluminum siding is listed at about $7 to $18 per square foot of wall, installed, on Ontario contractor price pages, 2025 to 2026. A full re-side also carries a removal cost of about $1 to $3 per square foot for stripping the old material first.

What moves the number within that range: the wall area, the aluminum product chosen, how much trim, corners and openings the house has, what is found behind the old siding once it comes off, how high and accessible the walls are, and disposal.

The 2024 Ontario Building Code sets a few rules specific to aluminum. Strip siding must conform to CAN/CGSB-93.2-M, and sheet aluminum must be at least 0.58 mm thick, or 0.46 mm when backed (9.27.11.1.). Steel cladding has different minimums, so confirm with the contractor which standard applies to the product they are quoting. Fasteners go in positions that allow expansion and contraction (9.27.5.6.), and nail penetration into framing must be at least 25 mm for aluminum (9.27.5.7.). The Code also requires at least one layer of sheathing membrane conforming to CAN/CGSB-51.32-M under the siding, with horizontal joints lapped at least 100 mm and upper sheets overlapping lower ones (9.27.3.2., 9.27.3.3.). Flashing is required at every horizontal junction between cladding elements and at horizontal offsets (9.27.3.7., 9.27.3.8.), and sealant goes between the siding and any adjacent door or window frames (9.27.4.).

A fair written quote for this job should spell out:

- the wall area being priced
- removal of the existing siding and what disposal is included
- new sheathing membrane and any sheathing repairs found behind the old layer
- flashing at junctions and over openings
- all trim, corners, J-channel and accessories
- what happens to the price if damage to the sheathing or framing is found once the old siding is off

Before you sign, ask the contractor to show you the written manufacturer's installation instructions for the specific aluminum product they plan to use, so you can confirm the quote covers everything those instructions call for. The request form on this page goes out to local siding contractors listed in the Ottawa Construction Network directory.

Q2

What raises the price of re-siding a two-storey house in Findlay Creek?

Published Ontario contractor price pages put vinyl re-siding at about $5 to $14 per square foot of wall, fibre cement at about $10 to $25, and engineered wood at about $9 to $23, with old siding removal adding about $1 to $3 per square foot on top. Those ranges are per square foot of wall, so the things that push a quote toward the higher end are worth understanding before you sign.

Wall area is the starting point. Every extra square foot of wall, every bay window bump-out, every gable end and every angled section adds to the count. Ask how the quote handles trim, corners and the surrounds of windows and doors, since a house with many openings or a complex roofline has more of them.

What the contractor finds behind the old siding also moves the price. If the sheathing membrane needs replacing, or if the structural sheathing panels are soft or damaged, that work is priced on top of the siding itself. The 2024 Ontario Building Code (Div. B, 9.27.3.2.) requires at least one layer of sheathing membrane conforming to CAN/CGSB-51.32-M beneath the new siding, with joints lapped not less than 100 mm and upper sheets overlapping lower sheets (9.27.3.3.). Flashing is required at every horizontal junction between cladding elements and at horizontal offsets (9.27.3.7., 9.27.3.8.), and sealant goes between the siding and all door and window frames (9.27.4.). Ask how the quote handles existing flashing or membrane that turns out to be in poor shape.

Access and height are on the list too: ask how the contractor will reach the upper walls and whether that is in the price. The material chosen also moves the number: the published fibre cement range sits above the vinyl range.

Removal and disposal of the old siding is a line item to confirm. Published Ontario contractor price pages put removal at about $1 to $3 per square foot. Ask whether disposal fees are included in the quote, and ask separately what happens if a second layer of old siding is found under the first.

Before you sign, ask the contractor how they price sheathing repairs discovered mid-job, so you know whether that cost is capped or open-ended.

Q3

Old siding removal cost per square foot in Vanier?

Old siding removal is listed at about $1 to $3 per square foot of wall on Ontario contractor price pages, 2025 to 2026. Where a Vanier job lands inside that range depends on what the quote covers.

Ask each contractor how the price handles more than one old layer, the height and access around the building, and whether disposal is included. For reference, a load to the City of Ottawa's Trail Road Waste Facility costs $172.70

per tonne for residential construction material, with a minimum charge of $43.20 for loads under 250 kg. Trail does not accept asbestos.

If the house was built before 1990, Health Canada advises having the material tested before work begins. Contractors' workers are covered by Ontario's asbestos regulation (O. Reg. 278/05). A home built before 1960 probably contains lead-based paint on the exterior as well; do not sand or scrape painted surfaces on an older house before testing. Asbestos removal is a separate specialist job, and if asbestos is found, a qualified removal specialist needs to handle it before siding work starts.

A few things worth confirming with any contractor before signing:

- Is disposal included, and does the quote state what happens if asbestos or unexpected damage is found behind the siding?
- Does the price cover all layers, or only the outermost one?
- What is found behind the old siding (damaged sheathing, missing membrane) and how is that priced?

Under the Consumer Protection Act, 2002, a quote signed at your home is likely a direct agreement: it must be in writing, and you have 10 days to cancel after receiving the written copy. If the quote includes an estimate, the contractor cannot charge more than 10 per cent over it. The Construction Act requires each payer to retain a 10 per cent holdback on the price of the services and materials as they are actually supplied; ask a lawyer about when to release it.
Once the new siding is on, file the written contract, the itemized quote, any manufacturer's warranty on new materials, and photos of the wall before it was covered over.

One question worth putting to any contractor before you sign: if something unexpected turns up behind the old siding, how is that extra work priced and approved?

Q4

Should my Orleans siding quote include taking the old siding off?

Yes, removal of the old siding should appear as a separate line item in any complete quote. Published Ontario contractor price pages from 2025 to 2026 put tear-off at about $1 to $3 per square foot of wall, and that cost is on top of the installed price of the new material.

Whether removal is the right call for your house depends on a few things a contractor needs to look at in person. The 2024 Ontario Building Code (Div. B, 9.27.2.2.(4)) requires two planes of protection on every exterior wall enclosing residential space: the cladding itself as the first plane, and a drainage plane behind it as the second. That second plane needs sheathing membrane conforming to CAN/CGSB-51.32-M (9.27.3.2.), with horizontal joints lapped at least 100 mm and upper sheets overlapping lower sheets (9.27.3.3.). If the old siding stays on and the new siding goes over it, the contractor needs to confirm that the existing membrane underneath is intact and properly lapped, and that flashing at every horizontal junction and at windows and doors meets the current standard (9.27.3.7., 9.27.3.8.). Ask the contractor how they would confirm that without removing the old layer.

Removal also lets the contractor check the sheathing and framing for damage before the new cladding goes on. A quote that does not mention what happens if damage is found behind the old siding is incomplete: ask for a written allowance or a clear change-order process before you sign.

A few things to include in any quote comparison:

- tear-off as its own line, with a unit price
- disposal, and what the contractor's plan is for it (Trail Road accepts residential construction material at $172.70 per tonne, minimum $43.20 for loads under 250 kg, but does not accept asbestos)
- new sheathing membrane and all flashing
- trim, corners and all openings
- what triggers a change order and how it is priced

On the Consumer Protection Act, 2002: if you sign a quote at home rather than at the contractor's office, that agreement is likely a direct agreement under the Act, and you have 10 days after receiving the written copy to cancel without any reason. The Construction Act requires each payer to retain a 10 per cent holdback on the price of the services and materials as they are actually supplied; ask a lawyer about when to release it.
Before a contractor arrives, walk around the outside of the house from the ground and note any panels that look cracked, buckled or loose, any staining on interior walls near windows or at the base of walls, and any spots where the siding sits close to the ground or a roof surface. That gives the contractor a starting point and helps you compare what each quote actually covers.

Q5

Board-and-batten siding for a farmhouse look in Manotick, cost?

Board-and-batten in natural wood runs about $10 to $28 per square foot installed, based on published Ontario contractor price pages, 2025 to 2026. Engineered wood (hardboard) is about $9 to $23 per square foot installed and gives a similar profile.

What moves the number around for a Manotick farmhouse: wall area, which material you choose, removal of the existing siding layers, trim and corner details, what the contractor finds behind the old cladding, access and height, and disposal.

The 2024 Ontario Building Code has specific rules for board-and-batten. The boards are lumber siding and must be at least 14.3 mm thick (9.27.6.2.). The battens overlap the boards by at least 12 mm (9.27.6.3.). Fasteners go into framing, furring or blocking (9.27.5.1.(1)); vertical lumber siding may be fastened to the sheathing alone only where the sheathing is at least 14.3 mm lumber, 12.5 mm plywood or 12.5 mm OSB (9.27.5.1.(2)). Nails are at least 51 mm, spaced not more than 600 mm (Table 9.27.5.4.-A), corrosion-resistant and compatible with the cladding (9.27.5.5.). The Code also requires at least one layer of sheathing membrane conforming to CAN/CGSB-51.32-M behind the cladding, with horizontal joints lapped at least 100 mm and upper sheets overlapping lower sheets (9.27.3.2., 9.27.3.3.). The wall assembly needs a first plane of protection (the cladding itself) and a second plane that intercepts any rain or snow that gets past it and drains it to the exterior (9.27.2.2.(4), 9.27.2.3.). Flashing is required at every horizontal junction between cladding elements and at every horizontal offset, unless the upper cladding overlaps the lower by at least 25 mm (9.27.3.7., 9.27.3.8.). Sealant goes between the siding and any door or window frames (9.27.4.).

The Code sets a clearance of at least 200 mm between finished ground and cladding adversely affected by moisture, and names untreated wood as an example (9.27.2.4.). Ask the contractor how the bottom course will be detailed and whether the product they are specifying falls under that rule.

The Code's explanatory notes recommend a drained space at least 10 mm deep behind the cladding for walls other than masonry. That is a recommendation in the notes, not a Code requirement, but it is worth raising with the contractor.

A complete quote for this job should address:

- removal of existing siding and disposal (ask what the quote includes for disposal)
- new sheathing membrane and any sheathing repairs
- flashing at openings, offsets and horizontal junctions
- all trim, corners and window and door surrounds

- the ground clearance detail at the base
- what happens to the price if damage is found behind the old siding
- the manufacturer's written installation instructions and warranty

Before you sign, ask the contractor to show you the written manufacturer installation instructions for the specific board-and-batten product they are quoting, so you can confirm the ground clearance and batten overlap details match what is in the quote.

Q6

Is $5 a square foot realistic for vinyl siding in Ottawa?

$5 per square foot sits at the very bottom of the published range for vinyl siding installed in Ontario, which runs from about $5 to $14 per square foot of wall (published Ontario contractor price pages, 2025 to 2026). A quote at that number is not impossible, but it is worth understanding what can push a job toward one end of that range or the other before you decide whether a number makes sense for your house.

The things that show up in a siding quote include wall area, the material itself, removal of old siding layers, trim, corners and openings, what is found behind the old siding once it comes off, access and height, and disposal. Ask each contractor which of those their number covers.

The 2024 Ontario Building Code also sets out what has to go behind the siding, and those items belong in any complete quote. A sheathing membrane conforming to CAN/CGSB-51.32-M is required under new vinyl siding, with joints lapped at least 100 mm and upper sheets overlapping lower sheets (9.27.3.3.). Flashing is required at every horizontal junction between cladding elements and every horizontal offset (9.27.3.7., 9.27.3.8.), and sealant goes between the siding and adjacent window and door frames (9.27.4.). Vinyl nails go in the centre of the nail-hem slots and must penetrate at least 32 mm into framing (9.27.5.6., 9.27.5.7.). A quote that does not mention membrane, flashing or trim is worth asking about before you sign.

A few things to confirm with any contractor before signing:

- Does the price include removing and disposing of the existing siding, and what happens to the disposal cost if the old material turns out to be heavier or more layers than expected?
- Does it include new house wrap, flashing at all openings and horizontal offsets, and all trim, corners and J-channel?
- What is the process if damaged sheathing or framing is found once the old siding comes off, and how will any added cost be communicated in writing?

- Does the contractor carry WSIB coverage, and can they provide a clearance certificate? A clearance is valid for up to 90 calendar days.
- Is the crew's Working at Heights training current? Under O. Reg. 297/13, that obligation rests with the employer.

Under the Consumer Protection Act, 2002, a quote signed at your home is likely a direct agreement, which means you have 10 days to cancel after receiving the written copy, and the contractor cannot charge more than 10 per cent over an estimate included in that agreement.

Before you commit to any number, ask the contractor to put the full scope in writing, line by line, so you can see exactly what the $5 covers and what it does not.

Q7

Cedar siding prices for a semi in the Glebe?

Cedar and natural wood siding runs about $10 to $28 per square foot installed, based on published Ontario contractor price pages, 2025 to 2026. The price is per square foot of wall, so the total depends on how much wall is being sided; a written quote is the only reliable number for your house.

What moves the price within that range for your specific house: the wall area being sided, removing the existing siding at roughly $1 to $3 per square foot of wall, what is found behind the old layer once it comes off, the amount of trim at corners and around windows and doors, and access and height.

The 2024 Ontario Building Code requires two planes of protection on any exterior wall enclosing residential space (9.27.2.2.(4)). The first plane is the cedar itself; the second is a drainage plane, which means at least one layer of sheathing membrane conforming to CAN/CGSB-51.32-M, with horizontal joints lapped not less than 100 mm and upper sheets overlapping lower sheets (9.27.3.3.). Flashing is required at every horizontal junction between cladding elements and at every horizontal offset (9.27.3.7.), and sealant goes between the siding and adjacent window and door frames (9.27.4.). The Code also sets a clearance of not less than 200 mm between finished ground and cladding adversely affected by moisture, and it names untreated wood as an example (9.27.2.4.); ask the contractor and the manufacturer whether that applies to the specific cedar product being quoted.

The Code's explanatory notes say a drained space at least 10 mm deep behind the siding is recommended for walls other than masonry, and Natural Resources Canada says strapping allows a drainage plane and reduces heat build-up behind siding. Those are recommendations, not requirements, but a quote that includes furring strips is worth asking about.

If the house is designated under the Ontario Heritage Act or sits within a Heritage Conservation District, City approval is required before any work that will affect its heritage attributes; a staff-level heritage permit for alterations is $309.00, though restoration and maintenance projects meeting the Standards and Guidelines are fee-exempt.

A fair written quote for this job should spell out: the wall area being sided, the cedar profile and grade, removal and disposal of the existing layer, new membrane, flashing at all junctions, trim at corners and openings, and what happens to the price if damage is found in the sheathing or framing behind the old siding.

Before you sign, ask the contractor to show you in writing exactly what grade and profile of cedar is included in the price, so you can compare quotes on the same product.

Q8

Engineered wood siding installed in Riverside South, price per square foot?

Engineered wood siding installed runs about $9 to $23 per square foot of wall, based on published Ontario contractor price pages, 2025 to 2026.

What moves the number within that range includes the wall area, the engineered wood product chosen (hardboard strip versus OSB panel, for example), removal of the existing siding, trim at corners and around openings, what is found behind the old siding once it comes off, access and height, and disposal.

The 2024 Ontario Building Code sets a few rules specific to engineered wood. Hardboard siding must meet ANSI A135.6 and be at least 9.5 mm thick where supports are no more than 400 mm apart or the wall is continuously sheathed, or 11.1 mm where supports are up to 600 mm apart (9.27.9.). OSB cladding must meet CSA O437.0, with panel edges supported and treated with a primer or sealer, and a 3 mm gap between panels (9.27.10.). Both hardboard and OSB need at least a 3 mm clearance to door and window frames (9.27.9.5., 9.27.10.4.). The Code names hardboard and OSB as examples of cladding adversely affected by moisture, which needs at least 200 mm clearance above finished ground (9.27.2.4.); ask the contractor and the manufacturer whether the specific product you are considering counts as that kind of cladding. Behind the siding, the wall needs a sheathing membrane conforming to CAN/CGSB-51.32-M with joints lapped at least 100 mm and upper sheets overlapping lower sheets (9.27.3.2., 9.27.3.3.), plus flashing at horizontal junctions and over wall openings where the vertical distance from the bottom of the eave to the top of the trim is more than one-quarter of the horizontal overhang of the eave (9.27.3.8.). Sealant goes between the siding and adjacent window and door frames (9.27.4.).

A complete quote should spell out the wall area being priced, the specific engineered wood product and its thickness, removal and disposal of the old siding, new sheathing membrane, flashing and trim, and what happens to the price if damage is found in the sheathing or framing once the old cladding is off.

Before you sign, ask the contractor to show you the manufacturer's written installation instructions and confirm the quote reflects them.

You can reach local Ottawa siding contractors by filling out the request form on this page.

Q9

Price gap between fibre cement and vinyl on an Ottawa house?

Fibre cement runs about $10 to $25 per square foot installed, while vinyl runs about $5 to $14 per square foot installed, based on published Ontario contractor price pages, 2025 to 2026. The two ranges overlap, so the gap on a given house depends on the wall area and on where each quote lands within its range.

The things that move a quote up or down are the same for both materials: total wall area, removal of the old siding and disposal, trim, corners and openings, what is found behind the old siding once it comes off, access and height, and whether new sheathing membrane is needed. Get the quote broken down by line item so you can see where the money is going.

Both materials have to meet the 2024 Ontario Building Code. The wall behind either one needs at least one layer of sheathing membrane conforming to CAN/CGSB-51.32-M (9.27.3.2.), with horizontal joints lapped not less than 100 mm and upper sheets overlapping lower ones (9.27.3.3.). Flashing is required at every horizontal junction between cladding elements and every horizontal offset (9.27.3.7.), and sealant goes between the siding and adjacent door and window frames (9.27.4.). Fibre cement is named in the Code's scope (9.27.1.1.) but has no dedicated subsection, so its installation follows the general articles plus the manufacturer's written instructions. Vinyl must conform to ASTM D3679 (9.27.12.1.), and fasteners go in the centre of the nail-hem slots (9.27.5.6.).

The Code's explanatory notes say a drained space at least 10 mm deep behind the cladding is recommended for walls other than masonry; that is a recommendation in the notes, not a Code requirement. The notes also say vinyl strip siding is installed with discontinuous drained spaces and has demonstrated acceptable performance in most conditions, while lapped composite strip sidings may or may not provide those spaces.

A fair written quote for either material should spell out: the material and profile, removal of the existing siding, disposal, new membrane, flashing at all horizontal junctions and openings, trim and corner pieces, what happens to the price if damage is found behind the old siding, and the manufacturer's installation instructions the crew will follow.

When the crew is finished, hold on to the written contract, the itemized quote, the manufacturer's warranty card or document, and photos of the wall taken before the new siding covered it.

Q10

An Orleans quote of $25 a square foot for fibre cement, fair or high?

Fibre cement installed runs about $10 to $25 per square foot on published Ontario contractor price pages, 2025 to 2026, so $25 sits at the top of that range rather than above it. Whether it is fair for this job depends on what the quote actually covers.

Fibre cement quotes vary because of what goes into the job beyond the boards themselves. The things that show up in a price include:

- wall area and the number of corners, trim pieces and openings
- removal of the existing siding and disposal of the old material
- sheathing membrane (house wrap conforming to CAN/CGSB-51.32-M under the 2024 Ontario Building Code, Div. B, 9.27.3.2.) and any sheathing repairs found once the old cladding comes off
- flashing at horizontal junctions and over wall openings where required (9.27.3.7., 9.27.3.8.)
- sealant between the new siding and window and door frames (9.27.4.)
- access and wall height

Ask the contractor to show what the $25 covers, line by line, and compare that with what other quotes include for membrane, flashing and disposal.
The 2024 Ontario Building Code requires a first plane of protection and a second plane of protection on every exterior wall enclosing residential space (9.27.2.2.(4)). The second plane is a drainage plane with flashing, and it must be maintained at every penetration such as windows, doors and utility outlets. Fibre cement is named in the Code's scope (9.27.1.1.) but has no dedicated subsection; installation follows the general articles and the manufacturer's written instructions. Ask the contractor which manufacturer's instructions they are following and confirm those instructions are in the written scope of work.

A quote signed at your home is likely a direct agreement under the Consumer Protection Act, 2002, which gives you 10 days to cancel after receiving the written copy. The Construction Act requires each payer to retain a 10 per cent holdback on the price of the services and materials as they are actually supplied; ask a lawyer about when to release it.

After the work is done, keep the written contract, the itemized quote, the manufacturer's warranty card or document, and photos of the wall taken before it was covered over.

Q11

What should a full re-side of a Nepean bungalow cost?

For a typical house re-sided in vinyl, published Ontario contractor price pages (2025 to 2026) show roughly $10,000 to $28,000; fibre cement and natural wood quote higher, and we found no whole-house range for those materials.

What moves the number around is the wall area, the material you choose, how many layers of old siding come off, what the contractor finds behind them, the amount of trim and corners, access around the house, and disposal. Removal of old siding adds about $1 to $3 per square foot of wall on top of the installation cost. If the sheathing or framing underneath is damaged, that repair is separate, and there are too few published prices for it to quote a range.

The 2024 Ontario Building Code requires the new assembly to have two planes of protection: the cladding itself as the first plane, and a drainage plane behind it as the second (9.27.2.2.(4)). That second plane is a sheathing membrane conforming to CAN/CGSB-51.32-M, with joints lapped at least 100 mm and upper sheets overlapping lower sheets (9.27.3.3.). Flashing is required at every horizontal junction between cladding elements and at every horizontal offset (9.27.3.7., 9.27.3.8.), and sealant goes between the siding and any door or window frames (9.27.4.). A quote that does not mention membrane, flashing and trim is missing line items worth asking about.

The Code's explanatory notes say a drained space at least 10 mm deep behind the cladding is recommended for walls other than masonry; that is not a Code requirement in Ontario, but it is worth asking whether the contractor includes strapping or furring.

Ask for a written quote that separates material, removal and disposal, membrane and flashing, trim, and an allowance for what might be found behind the old cladding. You can also ask the contractor for a WSIB clearance, which is valid for up to 90 calendar days. If the quote is signed at your kitchen table, it is likely a direct agreement under the Consumer Protection Act, 2002, which gives you 10 days to cancel after receiving the written copy.

Local siding contractors listed in the Ottawa Construction Network directory can receive your project details through the request form on this page.

Before you commit, ask the contractor to walk you through exactly what happens to the price if damaged sheathing turns up once the old siding comes off.

Q12

How much does vinyl siding cost per square foot in Kanata?

Vinyl siding is about $5 to $14 per square foot of wall, installed, on published Ontario contractor price pages from 2025 to 2026. A full re-side of a house in vinyl comes to roughly $10,000 to $28,000, depending on what the job involves.

Several things move a quote within that range. Wall area is the starting point, but the price also shifts with how many layers of old siding need to come off, what is found behind them, how much trim, corner pieces and J-channel the house needs, and how much access and height are involved. If the existing sheathing or framing has water damage, repairs to that go on top. Disposal of the old material is another line item worth confirming in writing.

The 2024 Ontario Building Code sets out what goes behind the new siding. Exterior walls enclosing residential space need two planes of protection: the cladding itself as the first plane, and a drainage plane behind it as the second (9.27.2.2.(4)). That second plane is built from a sheathing membrane conforming to CAN/CGSB-51.32-M, with joints lapped at least 100 mm and upper sheets overlapping lower sheets (9.27.3.2., 9.27.3.3.). Flashing is required at every horizontal junction between cladding elements and at every horizontal offset (9.27.3.7., 9.27.3.8.). Vinyl siding itself must meet ASTM D3679, fasteners go in the centre of the nail-hem slots (9.27.5.6.), and nails penetrate at least 32 mm into framing (9.27.5.7.). The Code's explanatory notes recommend a drained space at least 10 mm deep behind the cladding, though no Ontario clause makes that a requirement.

A complete quote for a Kanata re-side should spell out the wall area being priced, the vinyl product and its standard, removal of the existing cladding and disposal, new sheathing membrane, all flashing, trim and accessories, what happens if damage is found behind the old siding once it comes off, and the manufacturer's written installation instructions the crew will follow. Ask whether the contractor carries WSIB coverage, and note that a WSIB clearance is valid for up to 90 calendar days. If the crew works at height, the employer is responsible under O. Reg. 297/13 for ensuring Working at Heights training is current.

After the job is done, keep the signed contract, the itemized quote, the manufacturer's warranty card or document, and photos of the wall taken before the new siding covered it.

One question worth putting to any contractor before you sign: ask them to walk you through exactly what they will do if they pull off the old siding and find rot or damaged sheathing underneath, and how that work would be priced.

Q13

What makes a siding quote for a Kanata two-storey go up?

Published Ontario contractor price pages put a full vinyl re-side of a typical house at roughly $10,000 to $28,000 (2025 to 2026), with fibre cement and wood quoting higher. Here is what can move a two-storey quote.

Wall area is the starting point, and a two-storey adds height and access to the price. The number of corners, gable ends, dormers, bump-outs, window openings and door openings all add trim and flashing work. The 2024 Ontario Building Code (Div. B, 9.27.3.7. and 9.27.3.8.) requires flashing at every horizontal junction between cladding elements and at horizontal offsets, and flashing must extend not less than 50 mm up behind the sheathing membrane, slope not less than 6% to the exterior, and carry end dams not less than 25 mm high. More openings and offsets mean more flashing.

What is found behind the old siding can change the number. The 2024 Ontario Building Code (Div. B, 9.27.3.2. and 9.27.3.3.) requires at least one layer of sheathing membrane conforming to CAN/CGSB-51.32-M, lapped not less than 100 mm, with upper sheets overlapping lower sheets. If the existing membrane is missing, damaged or not conforming, it needs to be replaced. Damaged sheathing found under the old siding is extra work; ask how it is priced. Structural sheathing repairs are on the City of Ottawa's permit list, so ask Building Code Services before work starts if that possibility is on the table.

The choice of material moves the per-square-foot cost across a wide band: published Ontario contractor price pages from 2025 to 2026 show vinyl installed at about $5 to $14 per square foot of wall, aluminum at about $7 to $18, fibre cement at about $10 to $25, engineered wood at about $9 to $23, and cedar and natural wood at about $10 to $28. Removing the old siding runs about $1 to $3 per square foot on top of that. Steel siding, insulated vinyl and any exterior insulation added under the new cladding have too few published prices to quote a range; ask for those figures in writing.

If the house sits close to a side lot line, the 2024 Ontario Building Code (Div. B, 9.10.15.5.) limits which cladding materials can be used on that face depending on the limiting distance, so ask the City's Building Code Services before choosing a material for that wall.

A complete quote should itemize wall area, the material, removal and disposal of the old siding, new membrane, flashing, all trim and corner pieces, what happens to the price if damage is found behind the old layer, and access equipment. Ask the contractor to confirm in writing that the manufacturer's installation instructions will be followed, and ask whether the crew's Working at Heights training under O. Reg. 297/13 is current.

After the job is done, keep the written contract, the itemized quote, the manufacturer's warranty card or document, and photos taken of the wall before it was covered over.

Q14

Why are two vinyl siding quotes in Stittsville so far apart?

When two vinyl siding quotes for the same house are far apart, compare what each one includes before comparing the totals. Published Ontario contractor price pages from 2025 to 2026 put installed vinyl siding at about $5 to $14 per square foot of wall.

The things that show up differently from one quote to the next:

- Removal of the old siding and what happens if damage is found behind it: one quote may carry an allowance for sheathing repairs, the other may not.
- House wrap: the 2024 Ontario Building Code (Div. B, 9.27.3.2. to 9.27.3.3.) requires at least one layer of sheathing membrane conforming to CAN/CGSB-51.32-M, with joints lapped not less than 100 mm and upper sheets overlapping lower sheets. If one quote includes new membrane and the other assumes the existing wrap stays, the numbers will not be comparable.
- Flashing: the Code (9.27.3.7. and 9.27.3.8.) requires flashing at every horizontal junction between cladding elements and at horizontal offsets. Whether each quote prices new flashing at every window and door head, or assumes the existing flashing is reused, changes the total.
- Trim, corners and J-channel: ask whether each quote itemizes them, bundles them or leaves them out.
- Disposal: old siding has to go somewhere. The City of Ottawa's Trail Road facility charges $172.70 per tonne for residential construction material, with a minimum charge of $43.20 for loads under 250 kg. Ask whether each quote includes haul-away.
- Access and height: a two-storey wall or a steep grade at the back of the house changes what scaffolding or equipment is needed.

Before you compare the numbers, ask each contractor to give you a written breakdown that separates material, labour, removal, membrane, flashing, trim, and disposal. Ask what happens to the price if damaged sheathing or framing is found once the old siding comes off, and whether that is priced as a fixed allowance or billed at an hourly rate. Ask to see the manufacturer's written installation instructions for the vinyl product being quoted, because the Code (9.27.12.1.) requires vinyl siding to meet ASTM D3679 and the vinyl siding industry's installation notes set clearances and fastening requirements that affect how the job is done. Ask whether the crew's Working at Heights training is current, as that is an employer obligation under O. Reg. 297/13, and whether the contractor carries WSIB coverage.

Under the Consumer Protection Act, 2002, if you sign a quote at your home rather than at the contractor's place of business, that agreement is likely a direct agreement: you have 10 days to cancel it after receiving the written copy, for any reason.

One question to ask before you sign: what is included if the sheathing behind the old siding turns out to need repairs, and how will that be priced?

If you want to hear from local siding contractors who work in Stittsville, the request form on this page sends your details to contractors listed in the Ottawa Construction Network directory.

Q15

Is $14 a square foot too much for vinyl siding in Barrhaven?

$14 a square foot sits at the top of the published range for vinyl siding installed in Ontario, which runs about $5 to $14 per square foot of wall (published Ontario contractor price pages, 2025 to 2026). So the number itself is not out of bounds, but it is worth understanding what that price includes before you decide whether it is fair for your house.

Things that can move a vinyl quote within that range: The wall area, the number of corners, windows and doors, the height of the walls and how much access equipment is needed, whether the old siding is being removed and how many layers there are, and what is found behind the old siding once it comes off. A vinyl quote at $14 may be complete and reasonable, or it may be a base price that grows once the crew finds rotted sheathing or missing house wrap underneath.

The 2024 Ontario Building Code (Div. B, 9.27.2.2.(4)) requires two planes of protection on an exterior wall: the cladding itself and, behind it, a drainage plane with a sheathing membrane and flashing that sends water getting past the siding back outside. The membrane must conform to CAN/CGSB-51.32-M, with joints lapped at least 100 mm and upper sheets overlapping lower ones (9.27.3.3.). Flashing is required at horizontal junctions between cladding elements and at changes in substrate (9.27.3.7., 9.27.3.8.), and sealant goes between the siding and any window or door frame (9.27.4.). A quote that does not mention membrane, flashing and trim is not a complete quote, whatever the per-square-foot number says.

Here is what to confirm in writing before signing anything:

- removal of the existing siding and disposal, including where it goes and who pays
- new sheathing membrane across the whole wall
- flashing at all horizontal junctions and above openings where required
- all trim, corners, J-channel and accessories
- what happens to the price if damaged sheathing is found once the old siding is off

You can use the request form on this page to have local Barrhaven siding contractors from the Ottawa Construction Network directory send you quotes to compare.

One line in a vinyl siding quote that can hide extra cost is what happens if damaged sheathing or framing is found behind the old cladding: ask whether that work is included, excluded or priced as an allowance, and get the answer in writing.

Q16

Can I get one price for siding plus insulation in Alta Vista?

A combined quote for siding and exterior insulation is reasonable to ask for; ask each contractor to price the two parts as separate lines. Published Ontario contractor price pages from 2025 to 2026 show vinyl siding installed at about $5 to $14 per square foot of wall, with fibre cement, engineered wood, aluminum and cedar each in their own published ranges. Too few published prices exist to quote a per-square-foot range for adding insulation under siding, so ask each contractor to break that line out separately in writing.

What goes into the price for a job like this in Alta Vista: the wall area, the siding material you choose, removal of the existing siding, the type and thickness of insulation board, new house wrap (sheathing membrane conforming to CAN/CGSB-51.32-M under the 2024 Ontario Building Code, Div. B, 9.27.3.2.), flashing at every horizontal junction and over openings, trim at corners and around windows and doors, what is found behind the old siding once it comes off, access and wall height, and disposal. Ask each contractor to list every one of those items in the written quote.

Two things change the answer for this specific job. First, the 2024 Ontario Building Code (9.25.5.1. and 9.25.5.2.) has rules about where low-permeance insulation board can sit in a wall assembly. Foil-faced or other low-permeance foam on the outside needs a design check: either enough insulation is outboard of the low-permeance layer relative to what is inboard, or a drained and vented gap of at least 10 mm sits behind the cladding. The Code's explanatory notes (Appendix A-9.27.3.1.) say a drained space at least 10 mm deep is recommended behind siding other than masonry; that is recommended, not required. Ask your contractor which insulation product they are proposing and how the wall assembly meets 9.25.5. Second, the City of Ottawa's permit pages do not list siding or exterior insulation either way. The City of Ottawa says to contact Building Code Services before starting, and that is especially worth doing when the job adds insulation thickness, because adding thickness to a wall can raise questions under the Zoning By-law if the wall is close to the lot line.

A few things to confirm in writing before signing:

- the insulation product, its thermal resistance value, and how the contractor handles the vapour and drainage requirements
- what happens to the price if damage is found in the sheathing or framing behind the old siding
- whether disposal of the old siding is included
- a WSIB clearance certificate and confirmation that the crew's Working at Heights training is current under O. Reg. 297/13

If you own the home, the Home Renovation Savings Program offers up to $3,600 for exterior wall insulation, for

adding more than R-20 to the walls, pro-rated by how much of the wall you insulate (at least 20%), professionally installed; semis and row houses get less, and program deadlines apply (post-audit by December 31, 2026). A pre-audit must come before the work starts, and the rebate is for the insulation, not the siding; check the current program rules.

Before you sign anything, call the City of Ottawa's Building Code Services and ask whether this specific scope, siding plus exterior insulation on your wall, needs a permit, because the answer affects the sequence of the work and what the contractor needs to document.

Disclaimer: This guide is provided for informational purposes only by Ottawa Siding Contractors. 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 siding project, and have old siding on a house built before 1990 tested before it is disturbed. Siding work in Ontario must meet the 2024 Ontario Building Code (O. Reg. 163/24). Information is current as of November 15, 2026 and may change. Visit **ottawasidingcontractors.ca** for the latest answers.