OTTAWA SIDING CONTRACTORS

Hiring & Quotes

Choosing a siding contractor in Ottawa: we found no City or Ontario licence for siding contractors; WSIB and Working at Heights questions to ask, what a written quote should include, contracts and holdbacks

4 Expert Answers from Siding IQ

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Q1

Gloucester siding deal with the whole price due before work, any rule?

We found no Ontario rule that sets how much a contractor can ask for before work starts, but the Consumer Protection Act, 2002 gives you a specific right if the quote was signed at your home.

If a siding contractor came to your house and you signed the agreement there, that is likely a direct agreement under the Consumer Protection Act, 2002. Any direct agreement over $50 must be in writing and delivered to you. Once you have that written copy, you have 10 days to cancel it without giving any reason.

On the deposit amount itself, we found no cap on deposits in the Consumer Protection Act, 2002. What the Act does say is that if the agreement includes an estimate, the contractor cannot charge more than 10 per cent over it. Beyond that, the deposit is a matter of negotiation between you and the contractor. A written contract should spell out exactly what the deposit covers, what triggers each payment, and what happens if the scope changes after work begins.

A few things worth knowing before you agree to any payment schedule:

- The Construction Act requires each payer to hold back 10 per cent of the price of services or materials as they are actually supplied. On a larger job, ask a lawyer about when it is appropriate to release that holdback.
- A WSIB clearance is valid for up to 90 calendar days. You can ask the contractor for one before work starts. Because this is your own home, you are not required to obtain one yourself, but you can still request it.
- If the agreement includes an estimate, the 10 per cent limit applies to it; get the estimate and the rate for hidden damage in writing.

When you set two written quotes side by side, check that each one accounts for the same scope: removal of the old siding and where it goes, the sheathing membrane, flashing at every horizontal junction and over any openings that meet the condition in the 2024 Ontario Building Code (Div. B, 9.27.3.8.), trim and corners, and what the contractor will do and charge if damage turns up behind the old cladding once it comes off.

Q2

Getting written siding quotes from three Stittsville companies, what to compare?

Three written quotes let you compare on the same terms, but only if each quote covers the same scope. Here is what to look for line by line.

What each quote should spell out

The wall area being priced matters first. Ask each contractor how they measured the wall area and which walls (gable ends, dormers, the garage) are included.

Beyond area, a complete quote for a Stittsville re-side should itemize:

- removal of the existing siding and where it goes (ask whether disposal is included or billed separately at the end)
- the sheathing membrane (house wrap) that goes behind the new cladding, which the 2024 Ontario Building Code requires to conform to CAN/CGSB-51.32-M with joints lapped not less than 100 mm and upper sheets overlapping lower sheets
- flashing at every horizontal junction between cladding elements and at horizontal offsets, in a material that meets the Code's minimum thicknesses
- sealant between the new siding and all door and window frames
- all trim, corners, J-channel and starter strips
- what happens if damaged sheathing or framing is found once the old cladding comes off, and how that extra work is priced

The material itself should be named specifically: gauge or thickness, the product standard it meets (ASTM D3679 for vinyl, CSSBI 23M for steel), and the manufacturer's written warranty.
On the Consumer Protection Act, 2002 side: if a contractor came to your home and you signed or are about to sign there, that agreement is likely a direct agreement. You have 10 days to cancel after receiving the written copy, for any reason. If the quote includes an estimate, the contractor cannot charge more than 10 per cent above it. Keep the written copy.

You can ask each contractor for a WSIB clearance certificate; a clearance is valid for up to 90 calendar days. Ask whether the crew's Working at Heights training under O. Reg. 297/13 is current; that training is valid for three years and the obligation sits with the employer.

One line in a siding quote that can produce a surprise invoice is the allowance for what is found behind the old cladding once it comes off: ask each contractor to write out, in the quote itself, the unit rate they will charge for sheathing or framing repairs if damage is discovered.

Q3

What should an Ottawa siding contract say about damage found behind old siding?

A siding contract should spell out exactly what happens, and who pays, if rot, mould, damaged sheathing or missing membrane turns up once the old cladding comes off. Get that language in writing before you sign.

The core clause to look for is a unit-rate allowance for hidden damage. The contract should state a price per square foot (or per sheet, or per linear metre) for replacing damaged sheathing, and a separate rate for any additional membrane or flashing required by the 2024 Ontario Building Code. That way you know the cost before you agree to the repair, not after the crew has already opened the wall.

Here is what the contract should address on this point:

- A written process: the contractor stops, photographs the damage and contacts you before doing any extra work. No verbal approvals.
- A unit rate for sheathing replacement, stated in the contract, not left as "time and materials at our discretion."
- Confirmation that any new sheathing, sheathing membrane and flashing will meet the 2024 Ontario Building Code, including the two-plane protection requirement (Div. B, 9.27.2.2.(4)), the membrane lapping rules (9.27.3.3.) and the flashing requirements (9.27.3.7. and 9.27.3.8.).
- A note on disposal: who removes and disposes of the damaged material, and at what cost. If the house was built before 1990, Health Canada advises testing for asbestos before any work disturbs the wall, and hiring a qualified asbestos removal specialist if it is found; the contract should say what happens in that case.
- An approval threshold, if you want one: a set dollar amount the contractor may spend on hidden-damage repairs before stopping for your written approval.

On the cost side, there are too few published prices for sheathing repairs to quote a range. Ask for the unit rate in writing before you sign.
The Consumer Protection Act, 2002 is relevant here: if the contract includes an estimate, the supplier cannot charge more than 10 per cent above it. Get the hidden-damage rates in writing too.

The Construction Act also applies: it requires an owner to hold back 10 per cent of the price of services and materials as they are supplied. On a job where the final cost depends on what is found behind the old siding, ask a lawyer about the timing of releasing that holdback.

If the hidden damage turns out to be structural, such as damaged wall framing, that may be a structural repair or alteration, which is on the City of Ottawa's permit list. Ask the City's Building Code Services whether a permit is needed before that work proceeds, because the answer affects the scope and the timeline.

The most useful question to put to any contractor before you sign is: "Show me, in writing, the rate you will charge per square foot of sheathing replacement, and walk me through exactly what you do before you start any work that was not in the original quote."

Q4

Does WSIB coverage matter for a one-person siding business in Ontario?

Yes, it matters, and the rules are specific enough that both the homeowner and the sole operator need to understand them.

WSIB and the one-person siding business

Under Ontario's WSIB rules, people who own or run a business in construction, with or without employees, must register with WSIB and maintain coverage. That applies to a sole proprietor doing siding work, not just employers with a crew. There are some exceptions in the WSIB rules; ask WSIB whether one applies to a particular business.

From the homeowner's side: WSIB's clearance requirement does not apply to a homeowner who occupies, or will occupy, the home as a private residence and directly retains a contractor for exempt home renovation work. So if you live in the house being re-sided, you are not required to obtain a WSIB clearance before the work starts. You can still ask for one, and a clearance is valid for up to 90 calendar days. If the property is a rental or investment property, that exemption does not apply.

A clearance is a reasonable thing to ask the contractor for in writing before work begins, whether or not you are required to get one.

One other point worth knowing: the Occupational Health and Safety Act does not apply to work done by the owner or occupant on their own private residence. That is a separate matter from WSIB coverage, and it does not change the contractor's own obligations under WSIB.

If you have questions about whether a specific situation qualifies as an exception, WSIB is the right place to ask. We found no siding licence in Ontario or the City of Ottawa, so WSIB coverage is one of the things worth asking about before signing.

Before a contractor arrives, you can note from the ground or from inside the house: any panels that look buckled, cracked or missing, any staining on interior walls near windows or at the base of walls, and the approximate age of the house.

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.