OTTAWA SIDING CONTRACTORS

Aluminum & Steel Siding

Aluminum and steel siding: thickness standards, fastening for expansion, locked-seam panels and walls near the lot line

4 Expert Answers from Siding IQ

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Q1

Locked-seam metal panels without house wrap, allowed in Ontario?

Yes, with a specific condition. The 2024 Ontario Building Code (Div. B, 9.27.3.6.) permits the sheathing membrane to be omitted under metal siding sheets, but only where the joints between sheets are of the locked-seam type.

That is the face-sealed exception. The Code's explanatory notes describe face-sealed assemblies as needing more intensive, regular and ongoing maintenance, and say they are not recommended where the owner may not be aware of that.

The two-plane requirement still applies. The 2024 Ontario Building Code (Div. B, 9.27.2.2.(4)) requires every exterior wall enclosing residential space to have a first plane of protection and a second plane that intercepts rain and snow that get past the first and dissipates it to the exterior (9.27.2.3.). Ask how every seam, penetration and trim junction will be detailed. Sealant is still required between the cladding and adjacent door and window frames or trim, including sills, unless those areas are completely protected from rain (9.27.4.).

Flashing rules do not disappear either. The 2024 Ontario Building Code (Div. B, 9.27.3.7. and 9.27.3.8.) still requires flashing at every horizontal junction between cladding elements, every horizontal offset, and where substrates change, unless the upper cladding overlaps the lower by not less than 25 mm. Over wall openings, flashing is required 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.

For steel panels, the Code sets a minimum thickness of 0.33 mm and requires conformance to CSSBI 23M (9.27.11.1.). Fasteners must be positioned to permit expansion and contraction (9.27.5.6.) and must be corrosion-resistant and compatible with the cladding (9.27.5.5.).

When you have two written quotes in front of you, put these items side by side: what each contractor charges for removing the old siding and where it goes, whether new sheathing membrane is included or explicitly excluded and why, how flashing is handled at every horizontal break and over each opening, what is included for trim, corners and all the edges around windows and doors, and what the price does if damaged sheathing or framing is found once the old cladding comes off.

Q2

Should I replace old aluminum siding on my Alta Vista bungalow?

Replacing old aluminum siding is worth considering if it is dented, chalking badly, has gaps at seams or trim, or if you are finding moisture stains on interior walls. Published Ontario contractor price pages from 2025 to 2026 put aluminum siding installed at about $7 to $18 per square foot of wall, and removing the old layer at about $1 to $3 per square foot.

What shapes the price on a bungalow in Alta Vista: the total wall area, whether the old aluminum comes off cleanly or reveals damaged sheathing underneath, how much trim, corner and window work is involved, and what the contractor finds behind the cladding once it is off. If the sheathing needs repair or replacement, that changes the scope and the cost, and it is worth asking every contractor how they handle that discovery before you sign.

The 2024 Ontario Building Code (Div. B, 9.27.2.2.(4)) requires two planes of protection on exterior walls enclosing residential space: the cladding itself as the first plane, and a drainage plane behind it as the second. That second plane means a sheathing membrane conforming to CAN/CGSB-51.32-M (9.27.3.2.), lapped at least 100 mm at joints with upper sheets over lower. Aluminum strip siding conforms to CAN/CGSB-93.2-M, and aluminum sheet is at least 0.58 mm, or 0.46 mm when backed (9.27.11.1.); fasteners must be positioned to allow expansion and contraction (9.27.5.6.). Sealant goes between the siding and any door or window frames (9.27.4.). The Code's explanatory notes say a drained space at least 10 mm deep behind the cladding is recommended practice, though no Ontario cladding clause makes it a requirement.

If your bungalow was built before 1990, Health Canada advises having the old siding and any paint tested before work begins, because Health Canada lists exterior siding among the materials where asbestos was found before 1990, and a home built before 1960 probably contains lead-based paint. Removal of asbestos-containing material is a specialist job, separate from siding work.

A complete quote for this job should cover:

- removal and disposal of the old aluminum (ask what the quote includes for disposal, and whether old siding qualifies as source-separated scrap metal at the City's Trail Waste Facility)
- new sheathing membrane and any sheathing repairs found during tear-off
- flashing at horizontal junctions and over openings where required
- all trim, corners and accessories
- a written scope for what happens if damage is found behind the old layer
- the manufacturer's written installation instructions and warranty
- confirmation that the crew's Working at Heights training is current

Before you commit to a contractor, ask them to walk you through exactly what happens to the price if they open the wall and find damaged sheathing or framing. The request form on this page sends your project details to local Ottawa siding contractors listed in the Ottawa Construction Network directory.

Q3

Steel siding on a tight Hintonburg infill side wall?

Steel siding can be used on a tight infill side wall. Steel has too few published Ontario prices to quote a range (aluminum is about $7 to $18 per square foot on 2025 to 2026 contractor price pages), so ask each contractor to break out the material cost in writing.

The side wall being close to the lot line changes the answer. Under the 2024 Ontario Building Code (Div. B, 9.10.15.5.), a wall with a limiting distance of less than 1.2 metres from the property line needs a fire-resistance rating of at least 45 minutes. At less than 0.6 metres, the Code also requires either metal or noncombustible cladding, or a tested assembly. Steel is a metal cladding, so it can satisfy that second condition, but the wall assembly behind it still needs to meet the 45-minute rating, and that is a design question, not something to assume. Before you choose any material, ask the City's Building Code Services what limiting distance applies to that wall and which assembly meets the Code there.

The Code (9.27.11.1.) sets a minimum steel thickness of 0.33 mm and requires the product to conform to CSSBI 23M. Fasteners must be corrosion-resistant and positioned to allow expansion and contraction (9.27.5.6.). A sheathing membrane conforming to CAN/CGSB-51.32-M goes behind the siding 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 and offset, and at changes of substrate (9.27.3.7., 9.27.3.8.). On a narrow infill side wall, access for staging and the number of penetrations, trim pieces and corners all affect the final number.

A few things worth confirming in writing before any quote is signed:

- whether removal of the existing cladding and membrane is included, and what happens to the cost if damaged sheathing is found behind it
- how disposal is handled, and whether old metal siding is separated for scrap (the City of Ottawa's Trail Waste Facility takes source-separated scrap metal at no charge, though whether old siding qualifies is worth confirming with the City)
- the flashing and trim details at the lot-line end of the wall, where access may be limited
- a WSIB clearance for the contractor, and whether the crew's Working at Heights training is current

Ask each contractor what their quote does and does not include if the sheathing behind the old siding turns out to need replacement.

Q4

Steel siding fasteners on an Ottawa house, why slotted holes?

Fasteners for metal cladding must, under the 2024 Ontario Building Code, be positioned to permit expansion and contraction (Div. B, 9.27.5.6.(1)); slotted fastening holes are how a panel allows for that.

Ask the installer how the fasteners will be placed to allow that movement, following the manufacturer's written instructions. The Code also requires fasteners that are corrosion-resistant and compatible with the cladding (9.27.5.5.).

On steel specifically, the Code sets a minimum thickness of 0.33 mm for steel cladding and requires it to conform to CSSBI 23M (9.27.11.1.). The fastener spacing the Code gives for metal cladding is 600 mm when nailed into framing, or 400 mm when nailed into sheathing only (Table 9.27.5.4.-A), and the minimum nail length is 38 mm (same table). Penetration into framing must be at least 25 mm for metal cladding (9.27.5.7.).

A few things worth confirming with the contractor on a steel siding job:

- How the fasteners are placed to allow for expansion and contraction.
- That the fasteners are corrosion-resistant and compatible with the steel (9.27.5.5.).
- That the second plane of protection, the sheathing membrane conforming to CAN/CGSB-51.32-M, is installed beneath the steel with joints lapped at least 100 mm and upper sheets overlapping lower sheets (9.27.3.2., 9.27.3.3.).
- That flashing is in place at every horizontal junction between cladding elements and over any wall openings where the geometry requires it (9.27.3.7., 9.27.3.8.).

When the job is finished, keep the written contract, the itemized quote, the manufacturer's warranty card or document, and photos taken of the wall before the new steel went on: those photos show what was behind the siding before it was covered.

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.