OTTAWA SIDING CONTRACTORS

Repairs & Damage

Cracked, loose, dented or water-stained siding: what a repair should restore and when damage behind the siding changes the job

4 Expert Answers from Siding IQ

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Q1

Siding repair before selling my Alta Vista house, worth it?

Whether siding repairs add value before a sale depends on what is wrong and how visible it is, not on a general rule. Published Ontario contractor price pages (2025 to 2026) put siding repairs in a range where too few published prices exist to quote a per-square-foot figure, so ask each contractor for a written scope and price broken down by area and material.

What matters for this decision is the extent of the damage. A few cracked or missing pieces of vinyl or a short run of loose boards is a different job from sections where the sheathing or framing behind the siding has been wet. The second kind of repair touches structural material, and the City of Ottawa lists structural repairs or alterations as permit-required work; ask Building Code Services before that work starts. For a straightforward patch or panel replacement, the City's permit pages do not list siding either way, so ask the City first regardless.

Any repair, however small, is new work done to the 2024 Ontario Building Code. That means the repaired section needs a sheathing membrane (house wrap) conforming to CAN/CGSB-51.32-M with joints lapped at least 100 mm and upper sheets over lower sheets (9.27.3.3.), flashing at every horizontal junction unless the upper cladding overlaps the lower by at least 25 mm (9.27.3.7., 9.27.3.8.), and sealant between the siding and any adjacent window or door frame (9.27.4.). Clearance from finished ground matters too: the Code sets a minimum of 200 mm between finished ground and cladding adversely affected by moisture, naming OSB, hardboard, plywood and untreated wood as examples (9.27.2.4.). For vinyl, aluminum or fibre cement, the Code sets no ground clearance figure; ask what the manufacturer's instructions say.

A fair written quote for a pre-sale repair should include:

- the wall area being repaired and the material being used
- removal of the damaged pieces and disposal (ask what the quote includes for disposal)
- new membrane and flashing where the wall is opened
- trim, corners and any caulking at openings
- what happens to the price if damage is found behind the old siding once it comes off

Ask whether the crew's Working at Heights training under O. Reg. 297/13 is current, and you can ask for a WSIB clearance, which is valid for up to 90 calendar days.
If the house was built before 1990, Health Canada advises testing for asbestos before disturbing any exterior material; contractors' workers are covered by Ontario's asbestos regulation (O. Reg. 278/05), and Health Canada advises testing first. A home built before 1960 probably contains lead-based paint on exterior surfaces.

Before a contractor comes, walk around the house from the ground and note any panels that look buckled, cracked or missing, any staining on interior walls directly below windows, and any spots where the siding sits close to or below grade. Those observations give a contractor a starting point for the scope.

Q2

Engineered wood siding touching soil in Nepean, what does the Code require?

Ontario's 2024 Building Code (Div. B, 9.27.2.4.) asks for not less than 200 mm between finished ground and cladding that is adversely affected by moisture. The Code names untreated wood, plywood, OSB, waferboard and hardboard as examples of cladding in that category.

Where siding is touching soil on a Nepean house, ask the contractor how the clearance will be met for your product.

A few things follow from that rule for this job:

- The sheathing membrane beneath the siding (conforming to CAN/CGSB-51.32-M under 9.27.3.2.) must be lapped at least 100 mm at joints, with upper sheets overlapping lower sheets where applied horizontally (9.27.3.3.).
- Flashing at horizontal junctions between cladding elements and at horizontal offsets is required under 9.27.3.7. and 9.27.3.8. The flashing must slope not less than 6% to the exterior and have end dams not less than 25 mm high.
- The Code's explanatory notes recommend a drained space at least 10 mm deep behind the siding as best practice, and note that lapped wood and composite strip sidings may provide little drainage depending on their profiles. That recommendation is in the explanatory notes, not a requirement.
- Hardboard and OSB-based engineered wood siding must have a gap of not less than 3 mm to door and window frames (9.27.9.5., 9.27.10.4.).

The 200 mm clearance rule (9.27.2.4.) applies to cladding adversely affected by moisture. The Code names OSB and hardboard as examples. Ask the manufacturer's written instructions whether your specific product falls within that category and what clearance they specify, because the manufacturer's instructions govern installation alongside the Code.
One line in a siding quote worth reading carefully before you sign: ask what the contractor will charge if damaged sheathing or framing is found once the old siding comes off, and whether that cost is capped or open-ended.

Q3

Squirrel damage to siding on a Glebe house, repair?

Squirrel damage to siding is a repair job, and there are too few published prices for siding repairs to quote a range. What moves a repair price: the number of damaged pieces, the material being matched or replaced, what is found behind the siding once the damaged section comes off, and access.

The repair itself follows the 2024 Ontario Building Code whether or not a permit is involved. Under the Code (Div. B, 9.27.2.2.(4)), the wall needs two planes of protection: the cladding as the first plane, and a sheathing membrane behind it as the second. If the squirrels have chewed through to the sheathing membrane or the sheathing board itself, ask the contractor to restore both planes, not just replace the outer pieces. The membrane must conform to CAN/CGSB-51.32-M, with joints lapped not less than 100 mm and upper sheets overlapping lower sheets where applied horizontally (9.27.3.3.). Any flashing that was disturbed at a horizontal junction or around a nearby opening also needs to be reinstated to Code.

A few things worth knowing before you call anyone:

- If the house was built before 1990, Health Canada advises having the area tested for asbestos-containing material before work begins. Contractors' workers are covered by Ontario's asbestos regulation (O. Reg. 278/05), and Health Canada advises testing first.
- If the house is designated under the Ontario Heritage Act or sits in a Heritage Conservation District, changing the siding material or profile may need City heritage staff approval before work starts.

A fair written quote for this job should spell out: the material being used and whether it matches the existing profile, what happens to the price if damaged sheathing or framing is found once the outer layer comes off, whether membrane and flashing are included, how removed material is disposed of, and the manufacturer's installation instructions for the replacement product. Ask whether the crew's Working at Heights training is current. You can also ask for a WSIB clearance, though as a homeowner occupying the house you are not required to obtain one. Ask the contractor, in writing, what the quote does and does not include if the sheathing behind the damaged section turns out to need replacement.

Q4

Siding repair estimate in Vanier, what should it cover?

A siding repair estimate in Vanier should spell out exactly what is being repaired, how the contractor will get behind the damaged pieces, and what happens if the damage turns out to be wider than it looks from the outside. Settle that scope in writing before you sign.

What a repair estimate should cover

A complete written estimate for siding repair in Vanier should include:

- The specific pieces being replaced: how many panels, boards or sections, and their location on the wall
- Removal of the damaged cladding and disposal, with a note on whether disposal is included in the price or billed separately
- Inspection of what is behind the old siding: the sheathing membrane (house wrap), the structural sheathing, and any flashing at windows, doors or horizontal offsets
- Replacement of the sheathing membrane where it is torn or missing, because the 2024 Ontario Building Code (Div. B, 9.27.3.2. and 9.27.3.3.) requires at least one layer lapped not less than 100 mm, with upper sheets overlapping lower sheets
- Flashing at any horizontal junction or above wall openings where the Code (9.27.3.7. and 9.27.3.8.) requires it
- Sealant between the new siding and any adjacent window or door frames, as required by the 2024 Ontario Building Code (9.27.4.)
- Matching material and finish, or a clear note that an exact match is not available
- A line for what the contractor will charge if hidden damage is found once the wall is opened, because that cost cannot be known until the old cladding comes off

On pricing: published Ontario contractor price pages from 2025 to 2026 show siding removal at about $1 to $3 per square foot. There are too few published prices for siding repairs to quote a range. Ask each contractor to give you a written breakdown rather than a single lump sum.

If your house was built before 1990, Health Canada advises testing for asbestos-containing materials before any work disturbs the existing siding or the layers behind it. Contractors' workers are covered by Ontario's asbestos regulation (O. Reg. 278/05), and Health Canada advises testing first. Do not sand, scrape or cut old painted siding on a pre-1990 house before it has been tested.

On permits: the City of Ottawa's permit pages do not list siding repair either way. Ask the City's Building Code Services before work starts, particularly if the repair involves replacing structural sheathing or if the wall is close to

the lot line.

Under the Consumer Protection Act, 2002, if you sign an estimate at your home rather than at the contractor's place of business, you have 10 days to cancel after receiving the written copy. If the agreement includes an estimate, the contractor cannot charge more than 10 per cent over it. Ask for everything in writing before work begins.

You can also ask the contractor whether their crew's Working at Heights training is current, and whether they carry WSIB coverage. You are not required to obtain a WSIB clearance for your own home, but you can request one.

One question to ask before signing: if you open the wall and find damaged sheathing or framing, what will that cost and how will you document it for me before proceeding?

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

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.