OTTAWA DEMOLITION CONTRACTORS

# Costs & Pricing

What demolition costs according to published price lists, and what moves the price.

15 Expert Answers from Demolition IQ

ottawademolitioncontractors.ca/construction-brain

# Table of Contents


1. Two teardown quotes in Alta Vista are $18,000 apart. What do I compare?
2. Why is slab removal a separate line on my Riverside South garage quote?
3. Does an Ottawa demolition quote include hauling the debris away?
4. Is there a reliable price for removing a deck in Findlay Creek?
5. Why can I not find a shed removal price for Ottawa?
6. Why is there no published price for tearing down a masonry garage in Ontario?
7. Selective interior demolition per square foot in a Glebe semi?
8. Full interior gut per square foot for a Gloucester split-level?
9. Detached garage removal in Barrhaven: what price range is published?
10. My Kanata demolition quote leaves out the basement. Is that a problem?
11. What do published price lists say an Ottawa house teardown costs?
12. Is $32,000 a fair quote to tear down a Nepean bungalow?
13. How much per square foot does a house demolition cost in Ontario lists?
14. What does a kitchen strip-out to the studs cost in an Orleans house?
15. Bathroom strip-out in a Stittsville house: what do published prices say?

Q1

## Two teardown quotes in Alta Vista are $18,000 apart. What do I compare?

A gap that size can come from what each quote includes rather than from price. Before you compare the numbers, find out what each one covers.

### What to line up side by side

Ask each contractor to break the quote into these items:

- What comes down: the house only, or does the price include a detached garage, shed, deck or porch as well?
- Where the work stops: the quote should say explicitly that it ends at grade. Removing the basement walls, breaking out the footing, backfilling and grading are excavation work priced separately, and a quote that excludes them will look lower on paper.
- Designated substances: the City's demolition page says a project owner must identify designated substances and provide a list to prospective contractors before a binding contract is signed. If asbestos is present, its removal is an abatement contractor's job before demolition; for lead paint, ask how it will be handled. Ask whether each quote assumes a clean building and who carries any abatement cost.
- The permit: ask which contractor applies for the demolition permit and whether the permit fee is inside the quoted price. The 2026 City fee is $117 for the first 5,000 square feet of gross floor area, plus $12.75 for each additional 1,000 square feet.
- Debris: ask where the material goes and whether hauling is included. A quote that leaves hauling out will read lower.
- The site fence: By-law 2014-220 requires the permit holder to erect and maintain a fence before demolition starts. Ask whether that is in the price.

Published prices seen October 2026 (Ontario, GTA and Canadian sources; we found no Ottawa-specific published price) put a whole-house teardown at about $15,000 to $40,000, or about $5 to $10 per square foot. Both of your quotes can sit inside that range and still be far apart if one covers more of the property or more material to haul. Ask both contractors who arranges each utility sign-off and whether that work is inside their price.

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Q2

## Why is slab removal a separate line on my Riverside South garage quote?

Published price lists treat slab removal as an extra, separate from taking the garage down and hauling the debris. Anything below grade, such as footings, digging and backfill, is excavation work.

The published price range for a wood-frame detached garage demolition is about $3,000 to $8,000 (published prices seen October 2026, Ontario, GTA and Canadian sources; we found no Ottawa-specific published price). Slab removal is priced as an extra and quoted separately, and we found no two independent published prices for it, so ask for an itemized written quote that breaks out each line.

A few things are worth confirming before you accept the quote:

- What exactly is included in the main line: the structure, the debris haul, and where the work stops at grade.
- What the slab line covers: breaking the concrete, removing it, and whether backfill and compaction are included or a further extra. Backfill and grading are excavation work; for that part of the job, excavateottawa.ca covers it.
- Where the debris goes and whether hauling is priced per load or as a flat fee.
- Who applies for the demolition permit and who arranges the utility sign-offs, and whether those costs are in the quote or added later.

Ask the contractor to walk you through each line and confirm in writing exactly where the demolition scope ends and where the excavation scope begins, so there are no surprises when the slab comes out.

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Q3

## Does an Ottawa demolition quote include hauling the debris away?

Hauling is part of a demolition quote only if the contractor writes it in, so the quote decides.

Published prices seen October 2026 (Ontario, GTA and Canadian sources; we found no Ottawa-specific published price) put a whole house down to grade at about $15,000 to $40,000, or about $5 to $10 per square foot. For interior work, a full gut to the studs runs about $12 to $25 per square foot, and a basement strip-out about $4,000 to $11,000.

The City of Ottawa says building, renovation and demolition waste is not collected with regular garbage and must go to Trail Road Landfill or another landfill. Trail Road's 2026 rate for residential garbage, including construction material from the homeowner, is $172.70 per tonne above 250 kg, with a minimum of $43.20, and fill such as masonry and concrete without rebar is $144 per tonne. Trail Road does not accept asbestos. Whether a contractor's load goes to Trail Road or elsewhere is the contractor's arrangement, so ask where the debris goes and confirm it is covered in the price.

Before you ask about hauling, check what else the quote spells out:

- what structures or portions come down and exactly where the work stops at grade
- whether the price covers the demolition permit application and the permit fee
- how the designated substances list is handled before any contract is signed

If asbestos or another designated substance is found during testing, removal is a separate job for an abatement contractor, priced separately.

Before signing, get a line-by-line breakdown showing whether debris hauling, permit fees and any designated substance handling are inside the quoted price or billed as extras.

Q4

## Is there a reliable price for removing a deck in Findlay Creek?

We did not find two independent published prices for deck removal, so this site shows no range for it.

What moves a deck quote is the size of the deck, and whether the concrete footings below grade are included. Footings, digging and backfill are excavation work, so ask whether the quote stops at grade or includes anything below it.

A few things worth confirming with whoever quotes the job:

- whether a City of Ottawa demolition permit is required (the City's demolition page gives no size threshold for structures, so check with Building Code Services before work starts)
- where the debris goes, since building and demolition waste is not collected with regular garbage and must go to Trail Road Landfill or another landfill
- whether the price is a fixed amount or an estimate, because under the Consumer Protection Act, 2002, a supplier cannot charge more than 10 per cent above an estimate in a consumer agreement

Ask whether the quote is all-in or whether hauling is priced separately.
Ask each contractor whether the price includes everything above the footings, and what happens to the footings themselves.

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Q5

## Why can I not find a shed removal price for Ottawa?

We found one published range for shed and deck removal and one "starts at" figure from a junk-removal company, but not two independent sources that agree, so this site does not show a shed range.

Size, construction and what is underneath all change the job: a slab or concrete pad is priced as an extra, and anything below grade is excavation work.

What you can do is ask for itemized written quotes that spell out what comes down, where the work stops, how the debris is handled, and whether the permit application is included in the price. On the permit question: the City of Ottawa says you need a building permit to demolish an existing building or structure, and the Building Code Act defines a building as a structure over ten square metres, or one of ten square metres or less that contains plumbing. Whether your shed crosses that line is worth confirming with the City's Building Code Services before the work starts, because the answer affects what the contractor needs to include. Where a permit is needed, the City's

2026 fee for a Permit to Demolish is $117 for the first 5,000 square feet of gross floor area.

If you take the shed apart and haul it yourself, the City says building and demolition waste is not collected with regular garbage. Trail Road's 2026 rate for residential garbage, including construction material from the homeowner, is $172.70 per tonne above 250 kg, with a $43.20 minimum, and the landfill does not accept asbestos.

Ask each contractor what they need to know about the shed before they can give you a firm number, and ask whether the quote changes if a concrete pad is involved.

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Q6

## Why is there no published price for tearing down a masonry garage in Ontario?

We found only one published source with masonry garage figures, and this site shows a range only where at least two independent sources agree.

For a wood-frame detached garage, published prices seen October 2026 (Ontario, GTA and Canadian sources; we found no Ottawa-specific published price) land in the range of about $3,000 to $8,000. Masonry costs more, but we did not find a second source to set a range against.

### What actually moves the price for a masonry garage

The factors that matter for this job are the size of the structure, and what sits below grade. A concrete floor slab is priced as an extra and quoted separately. Anything below grade, including footings and any below-grade walls, is excavation work and falls outside the scope of a demolition-to-grade quote. Ask each contractor to state in writing exactly where the work stops.

Ask each contractor how they handle the designated substances list; asbestos testing and removal are separate from the demolition quote.

On the permit side, the City requires a permit to demolish a building or structure. The Demolition Control By-law 2012-377 defines "residential property" in a way that excludes subordinate or accessory buildings, so a detached garage is not subject to demolition control. Whether a permit is needed for a small garage depends on the structure; confirm with the City's Building Code Services before proceeding.

When you have two written quotes in front of you, put them side by side and check that each one names the same structure coming down, draws the line at the same point (slab included or excluded, footings left in place or not), and states where the debris is going and whether hauling is in the price.

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Q7

## Selective interior demolition per square foot in a Glebe semi?

Selective interior demolition runs about $4 to $15 per square foot, based on published prices seen October 2026 (Ontario, GTA and Canadian sources; we found no Ottawa-specific published price). A full gut to the studs runs about $12 to $25 per square foot.

What moves the price inside that range is the size of the area being stripped, whether the building is wood-frame or masonry, and whether asbestos or other designated substances have to be removed first by an abatement contractor before the demolition crew starts. In a semi-detached, the shared party wall is a boundary the work has to respect, so ask the contractor exactly where the scope stops and what happens at that wall.

Ask how the designated substances list will be handled and how painted surfaces that may contain lead will be treated; asbestos testing and removal are covered at ottawaabatement.com.

The City also says that the demolition of non-load-bearing interior partitions does not require a demolition permit, though the renovation that follows may need a building permit of its own. If any wall in scope is load-bearing, that is structural work outside this site's scope; ottawacarpenters.ca covers it. Ask the contractor to confirm in writing which walls are in scope and which are not.

A fair quote for selective interior work should spell out:

- which rooms and surfaces are included and where the work stops
- whether debris hauling is in the price and where it goes
- how the designated substances list will be handled before work begins

Before you sign, have the contractor list in writing every wall and surface in scope.

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Q8

## Full interior gut per square foot for a Gloucester split-level?

A full interior gut to the studs runs about $12 to $25 per square foot in published prices seen October 2026 (Ontario, GTA and Canadian sources; we found no Ottawa-specific published price). Selective interior demolition, where only some finishes or partitions come out, runs about $4 to $15 per square foot.

For a split-level, the square footage calculation matters: ask the contractor whether they are pricing each floor plate separately or the total finished area across all levels, and whether stairwells and landings are included. The factors that move the price are the size of the area being stripped, whether the structure is wood-frame, and whether

asbestos or other designated substances need to be removed first by an abatement contractor before the gut work begins.

On that last point, ask the contractor how the designated substances list and any painted surfaces that may contain lead will be handled; asbestos testing and removal are covered at ottawaabatement.com, separate from the gut itself.

A few things worth confirming in writing before the quote becomes a contract:

- exactly which rooms and levels are included
- where the work stops (at the subfloor, at the framing, at the foundation wall)
- whether debris hauling and disposal are in the price, and where the material goes

Before you commit to a price per square foot, ask the contractor to walk each level and confirm the total area they are quoting on, in writing.

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Q9

## Detached garage removal in Barrhaven: what price range is published?

A wood-frame detached garage comes down for about $3,000 to $8,000 in published prices seen October 2026 (Ontario, GTA and Canadian sources; we found no Ottawa-specific published price). Masonry construction costs more, though we found too few independent published prices to give a range for it.

What moves the price within that range: the size of the garage, whether it is wood-frame or masonry, and whether asbestos or other designated substances need to be removed first by an abatement contractor before demolition begins.

A couple of things to check before the quote is final. The work on this site ends at grade: the slab, footings and any below-grade structure are separate from the demolition price, and anything below grade is excavation work covered at excavateottawa.ca. Ask each contractor to spell out exactly where the work stops, what happens to the concrete floor, and where the debris goes. The City of Ottawa says building, renovation and demolition waste is not collected with regular garbage and must go to Trail Road or another landfill; ask whether hauling and disposal are included in the quoted price or invoiced separately.

Ask each contractor how the designated substances list will be handled and whether an abatement contractor is involved.

One more thing worth confirming: the City of Ottawa's Demolition Control By-law 2012-377 defines "residential property" in a way that excludes subordinate or accessory buildings, so a detached garage is not subject to demolition control. A demolition permit may still be required; the Building Code Act states that no person shall demolish a building unless a permit has been issued, and the City's demolition page confirms this. Ask the City's Building Code Services whether a permit is needed for your garage and what the fee will be, since the fee is calculated from the gross floor area of the building.

Before any work starts, make sure the scope, the total price, and the start and completion dates are all set out in a written contract.

Q10

## My Kanata demolition quote leaves out the basement. Is that a problem?

Whether it is a problem depends on what you want done with the basement, because a quote that stops at grade and a quote that includes below-grade removal are two different scopes of work.

Published prices seen October 2026 (Ontario, GTA and Canadian sources; we found no Ottawa-specific published price) put a whole house down to grade at about $15,000 to $40,000, or about $5 to $10 per square foot. Those figures are for taking the house down to grade; breaking out foundation walls, footings or slabs, digging them out, backfilling and grading are extra and are excavation work, which excavateottawa.ca covers. If your quote leaves the basement out, the figure you received may sit inside the published range for above-grade work alone, and a separate excavation contract would cover the rest.

### What to confirm before you sign

Ask the contractor exactly where the work stops. A quote that ends at grade leaves the foundation walls, the floor slab and the footings in the ground. That is fine if you plan to reuse the existing foundation, but if you want a clean lot or a new foundation in a different location, you will need an excavation contractor as well. Get the scope written into the contract: what comes down, where the work stops, and what debris is included in the haul.

A few other things worth having in writing for this job:

- Whether the permit application is included, and who files it with the City.
- How the designated substances list was handled.
- Where the debris goes and whether hauling is in the price.

Before signing, ask whether the quote assumes you will hire the excavation work separately, and get the answer in writing.

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Q11

## What do published price lists say an Ottawa house teardown costs?

Published prices seen October 2026 (Ontario, GTA and Canadian sources; we found no Ottawa-specific published price) put a whole-house teardown down to grade at about $15,000 to $40,000 for a house of typical size, or roughly $5 to $10 per square foot of the building being removed.

The factors that move a quote are the size of the building, whether it is wood-frame or masonry construction, what sits below grade and is therefore excluded from the demolition price, and whether asbestos or other designated substances have to be removed first by an abatement contractor before the demolition crew starts. A masonry structure carries no published range separate from the general one, but ask for that to be broken out in writing. Anything below grade, including basement walls, footings and backfill, is excavation work and is priced separately; those costs are not in the figures above.

What a quote for this job should spell out in writing:

- what structure comes down and where the work stops at grade
- whether the foundation, slab or footings are included or excluded
- who applies for the demolition permit and who arranges each utility sign-off
- how the designated substances list is handled before the contract is signed
- where the debris goes and whether hauling is in the price

Before signing, ask each contractor to confirm in writing who contacts Enbridge Gas for the disconnection, since Enbridge publishes a 44-day wait from payment to disconnection.

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**Q12**

## Is $32,000 a fair quote to tear down a Nepean bungalow?

Published prices seen October 2026 (Ontario, GTA and Canadian sources; we found no Ottawa-specific published price) put a whole-house demolition at about $15,000 to $40,000, or roughly $5 to $10 per square foot. The figure you were quoted sits inside the published range, so what decides whether it is fair is what the quote includes.

Four things move the price for a bungalow demolition: the size of the building, whether it is wood-frame or masonry, whether asbestos or other designated substances must be removed first by an abatement contractor before the demolition crew arrives, and what is below grade. A bungalow with a full basement means the foundation walls, footings and slab are still in the ground after the above-grade structure comes down. Removing those and backfilling the hole is excavation work, priced separately; if the quote stops at grade, that work is priced separately.

Check what the quote covers line by line. A complete quote for above-grade demolition should account for the City of Ottawa demolition permit (the fee is $117 for the first 5,000 square feet of gross floor area, plus $12.75 for each additional 1,000 square feet), every utility disconnection, and debris hauling. Ask whether hauling is included or billed by the load, and ask where the debris goes. Asbestos removal, if needed, is a separate contract with an abatement contractor and is not part of an ordinary demolition quote.

Ask the contractor what the last thing their crew does on the site will be, and whether everything below that point, including the foundation and backfill, is excluded from the price.

Q13

## How much per square foot does a house demolition cost in Ontario lists?

About $5 to $10 per square foot is what published prices seen October 2026 (Ontario, GTA and Canadian sources; we found no Ottawa-specific published price) put on whole-house demolition, or roughly $15,000 to $40,000 for a house of typical size. Those two figures describe the same job from two different angles: use whichever one matches how a contractor has quoted you.

What moves a price within that range comes down to a few things: the size of the building, whether it is wood-frame or masonry, what is below grade and therefore excluded from the demolition price, and whether asbestos or other designated substances have to be removed first by an abatement contractor. Asbestos removal is an abatement step, priced and contracted separately.

The per-square-foot figure covers the structure down to grade. Removing the basement walls, breaking out the footings, and backfilling the hole are excavation work, not demolition, and are priced separately; excavateottawa.ca covers that scope. The City of Ottawa's 2026 demolition permit fee is $117 for the first 5,000 square feet of gross floor area, plus $12.75 for each additional 1,000 square feet.

Before you can compare quotes, confirm what each one includes:

- what comes down and where the work stops (at grade or otherwise)
- who applies for the permit and who arranges each utility sign-off
- how the contractor handles the designated substances list
- where the debris goes and whether hauling is in the price

Before you commit, ask each contractor whether their price is per square foot of floor area or a lump sum, so the quotes compare like for like.

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Q14

## What does a kitchen strip-out to the studs cost in an Orleans house?

A kitchen strip-out runs about $1,500 to $5,000 in published prices seen October 2026 (Ontario, GTA and Canadian sources; we found no Ottawa-specific published price).

What moves the price is the size of the kitchen and whether asbestos or other designated substances must be removed first by an abatement contractor before the demolition crew starts. Health Canada advises hiring a professional to test for asbestos before any renovation or demolition work, and notes that fibres are released during

those activities. For lead, Health Canada says a home built before 1960 probably contains lead-based paint; one built between 1960 and 1990 may have it on the exterior. Ask the contractor how painted surfaces that may contain lead will be handled, and whether an abatement contractor is involved.

A written quote for this job should spell out exactly what comes down, where the work stops (a strip-out ends at the studs and the subfloor, not below grade), who hauls the debris and where it goes, and the payment schedule. The City of Ottawa's Trail Road Landfill accepts residential construction material at $172.70 per tonne above 250 kg, with a minimum charge of $43.20, but it does not accept asbestos. Ask whether hauling is included in the quoted price or billed separately.

The one question to ask each contractor first: has the kitchen been tested for asbestos, and if not, who arranges the test before the strip-out is priced?

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**Q15**

## Bathroom strip-out in a Stittsville house: what do published prices say?

Published prices for a bathroom strip-out run about $1,000 to $4,000, based on published prices seen October 2026 (Ontario, GTA and Canadian sources; we found no Ottawa-specific published price). Ask each quote to list what comes out of the room and whether hauling is included.

What moves the price is the size of the room and whether designated substances such as asbestos have to be dealt with first by an abatement contractor.

### Before the contractor starts

Health Canada advises hiring a professional to test for asbestos before renovating or remodelling, and notes that fibres are released during renovation and demolition activities. For lead, Health Canada says a home built before 1960 probably contains lead-based paint, and one built between 1960 and 1990 may have it on the exterior. Ask the contractor how they handle the designated substances list before you sign anything.

For a strip-out, ask who isolates the plumbing and wiring in the room, in writing. The renovation that follows the strip-out may need its own building permit from the City's Building Code Services; ask them directly, since we found no City statement on whether a strip-out alone requires one.

A few things worth having spelled out in writing before work begins:

- exactly what comes out and where the work stops (studs, subfloor, cement board)

- where the debris goes and whether hauling is included in the price
- how the contractor will handle it if a designated substance is found once walls are open

Under the Consumer Protection Act, 2002, if the contractor gives you an estimate as part of the agreement, the final charge cannot exceed that estimate by more than 10 per cent.

Before work starts, ask what happens to the price if something unexpected turns up behind the walls.

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**Disclaimer:** This guide is provided for informational purposes only by Ottawa Demolition Contractors. It does not constitute professional advice. Always consult qualified contractors and your local building authority (the City of Ottawa) before any demolition. The City requires a permit to demolish a building or structure, and every utility connected to the property signs off before the permit is issued. Information is current as of November 22, 2026 and may change. Visit **ottawademolitioncontractors.ca** for the latest answers.