OTTAWA DEMOLITION CONTRACTORS

Garages, Sheds & Decks

Removing detached garages, sheds, decks, porches and above-ground pools.

4 Expert Answers from Demolition IQ

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Q1

Old sunroom on the back of a Gloucester house: permit or not?

The City of Ottawa says "you need to obtain a building permit to relocate or demolish an existing building or structure." A sunroom attached to the back of a house is a structure, so a demolition permit is the starting point. The City's two named exemptions are silos and barns, and non-load-bearing interior partitions; an attached sunroom is neither.

The application needs a current site plan of the property either way. The City's Demolition Review Form asks four questions: more than three storeys, a footprint over 600 square metres, demolition below the footing of an adjacent building, and use of explosives or lasers. A yes to any of them means a demolition brief and a Professional Engineer for general review; the form is submitted with the application either way.

The permit fee for 2026 is $117 for the first 5,000 square feet of gross floor area, plus $12.75 for each additional 1,000 square feet. Ask Building Code Services what gross floor area they use when only part of a building comes down.

A few other things to sort out before work starts:

- If the sunroom has power, a gas line or water, ask who disconnects each one before the work starts.
- The work stops at grade on this site; if the sunroom has a concrete slab or footings below grade, ask the contractor where the scope ends and get that in writing.
- Gloucester is within the City of Ottawa, so ask the City whether the property falls inside the Area of Demolition Control, even though an attached sunroom that is not a separate dwelling unit would not reduce the number of dwelling units and may be exempt under the by-law.

Get the scope and who applies for the permit in writing before signing anything.

Q2

Carport removal in Barrhaven: does the City need anything?

Barrhaven is inside the City of Ottawa, so the City's rules apply. The City's position is that a permit is required to demolish a building or structure, and the two named exemptions are barns and silos, and non-load-bearing interior partitions. A carport is neither of those, so confirm with the City's Building Code Services whether a demolition permit is required before any work starts.

The main question is how the carport is built. A freestanding carport with no plumbing is a 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. Ask Building Code Services whether that definition takes in your carport. If the carport is attached to the house, the answer may differ again, and that is another reason to ask before contracting.

A few other things to sort out before signing anything:

- If the carport has an electrical circuit, ask who disconnects it.
- The Demolition Control By-law 2012-377 applies to residential properties in a mapped area of the city. The by-law defines "residential property" in a way that excludes accessory buildings, so ask the City whether that exclusion covers your carport.
- Ask the contractor where the debris goes and whether hauling is included in the price.

The question to settle first: who applies for any permit, and is that cost in the quoted price?

Q3

Garage teardown in Stittsville: what does the job involve?

A detached garage teardown in Stittsville means bringing the structure down to grade, disconnecting any services running to it, and hauling the debris away. Published prices seen October 2026 (Ontario, GTA and Canadian sources; we found no Ottawa-specific published price) put a wood-frame detached garage at about $3,000 to $8,000; masonry construction costs more, and we found no published range for it.

What moves the price for this job is the size of the garage, whether it is wood-frame or masonry, and whether any designated substances such as asbestos need to be removed first by an abatement contractor before the teardown begins. The work on this site ends at grade: slab removal is priced as an extra, and footings, backfill and grading are excavation work; excavateottawa.ca covers those questions.

The City of Ottawa says you need a building permit to demolish an existing 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. Before the permit application goes in, the Demolition Permit Clearances Form needs sign-off from each utility connected to the garage. If power runs to the garage, ask who disconnects it. If there is a gas line, Enbridge Gas requires 44 days from time of payment to disconnect. Ask the contractor how they handle the designated substances list.

A fair quote for this job should spell out:

- what comes down and exactly where the work stops at grade

- which services are connected and who arranges each utility sign-off
- where the debris goes and whether hauling is included in the price
- who applies for the demolition permit and pays the application fee

Before you ask for quotes, note whether the garage has power, a gas line or a water connection, and say so in your request.

Q4

Above-ground pool removal in Orleans: what counts as demolition?

Orleans is inside the City of Ottawa, so the same rules apply there as anywhere else in the city. For an above-ground pool, demolition means taking the structure down to grade: draining the pool, dismantling the walls, liner and decking, and hauling everything away. What sits below grade, including any buried plumbing, footings or a concrete pad, is excavation work covered at excavateottawa.ca.

What the permit situation looks like

The City says you need a building permit to demolish an existing building or structure. An above-ground pool is a structure, but the City's demolition page gives no size threshold for when a permit is or is not required. The Building Code Act defines "building" as a structure over ten square metres, or one of ten square metres or less that contains plumbing. Confirm with the City's Building Code Services before any work starts.

If the City says a permit is needed, ask Building Code Services what the fee is for your pool, since the published fee is set by a building's gross floor area.

Connections are the other thing to sort out before the structure comes down. If the pool has a water line, an electrical supply or a gas heater, ask who disconnects each one and get it in writing. Ontario's construction regulation, O. Reg. 213/91, requires gas, electrical and other services that may endanger people to be shut off and disconnected before demolition and to stay disconnected during it.

A few things worth confirming with any contractor before you agree to a price:

- whether the quote covers the full teardown to grade, including decking and any attached structures
- where the work stops (liner, walls, frame) and what is excluded as below-grade excavation
- where the debris goes and whether hauling is included
- who arranges each disconnection and whether that is in the price
- whether a permit is needed for this pool and, if so, who applies

We did not find two independent published prices specific to above-ground pool removal, so ask for itemized written quotes from more than one contractor.
When you ask for quotes, say whether the pool has plumbing, a heater or an electrical connection, and ask each contractor to show where their price stops.

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.