OTTAWA COMMERCIAL EPOXY

Costs & Pricing

What commercial epoxy, polyaspartic, polished concrete and prep cost according to published 2025-2026 ranges, and what moves a quote

19 Expert Answers from Coatings IQ

ottawacommercialepoxy.ca/construction-brain

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Q1

What budget fits a grocery store back room floor near Ottawa?

Published 2025-2026 contractor ranges put a commercial-grade epoxy system at about $8 to $15 per square foot installed, with lighter commercial systems from about $5 per square foot. A polyaspartic or polyurea system runs about $6 to $15 per square foot. For a grocery back room, the condition of the slab and the demands of the space will move the number within those ranges.

Several factors affect where your quote lands:

- Slab condition and the amount of prep work needed, including crack and joint repair
- Whether old adhesive, tile or a previous coating must be removed before the new system goes down
- Moisture test results and whether a moisture-tolerant primer is required
- Anti-slip aggregate broadcast into the finish coat
- Cove base linear footage along the walls
- Job size, and whether the work must happen after hours or in phases to keep the store running

Food Premises Rules Worth Knowing

O. Reg. 493/17 (Food Premises), s.7(1)(c), requires that floors in rooms where food is handled, stored, packaged or sold be tight, smooth and non-absorbent, and s.7(1)(g) requires them to be kept clean and in good repair. A seamless resinous floor with an integral cove base is one way to meet those requirements; the regulation does not name it as the only way. Ottawa Public Health enforces this regulation and asks to be notified when a food premises is being significantly renovated. Whether re-coating an existing back room floor counts as a significant renovation is a question OPH has not answered on its public pages, so ask OPH before booking the work.

Standard surface prep, when it is not already included in a quote, runs about $1 to $3 per square foot extra. Heavy resurfacing of damaged concrete costs more, and we found too few published prices to give a range for moisture-mitigation primers, cove base or anti-slip texture. Check whether each of those items is in the quote or priced separately.

Before the contractor starts, obtain a WSIB clearance certificate and confirm they carry liability insurance. Under WSIB policy 14-02-19, a business that hires a contractor for construction work must have a clearance in place before work begins; the householder exemption does not apply to a business. Ask the contractor for the product data sheets and safety data sheets for every product they plan to use, and read Section 2 of each SDS for hazard information.

Before you sign, ask the contractor what moisture test results they need from your slab, and what they will do if the slab reads above the limit on their chosen product's data sheet.

Q2

Why do Nepean floor quotes price crack repair separately?

Crack repair is priced separately because the scope and method cannot be known until the floor is inspected, and the cost varies enough that bundling it into a base rate would either overcharge jobs with sound slabs or undercharge jobs with significant damage.

A floor coating contractor quotes the coating system at a known rate per square foot. Cracks are a different matter: their number, width, depth, whether they are moving or dormant, and how much concrete needs to be cut out or ground back before filling all affect the labour and material involved. Two Nepean warehouses of identical size can have completely different crack conditions depending on the age of the slab, loading history and drainage around the building. Quoting crack repair as a line item lets the contractor price what is actually there rather than what might be there.

There is also a bond and performance reason. A coating applied over an unrepaired crack will reflect the crack through the finished surface and may open further at that point. The contractor needs to assess each crack before committing to a method, and that assessment happens at the site visit or during surface prep, not at the time of quoting. If the repair scope grows once grinding begins, a separate line item makes it straightforward to issue a change order with a clear reason.

When you are comparing quotes, look at how each contractor handles this line. A fair quote should tell you the unit rate for crack repair (per linear foot or per repair), what preparation is included in that rate, and what triggers an additional charge if more cracks appear during grinding. Ask whether the base prep rate already covers grinding the crack edges, or whether that is charged again under the crack repair line.

A few things worth confirming before you accept any quote on a Nepean commercial floor:

- Whether surface grinding and crack repair are each a separate line or one combined prep rate
- What the contractor will do if moisture test results require a primer upgrade, and whether that is included or an add
- Whether cove base, anti-slip broadcast or line striping are in the total or quoted separately
- That the contractor will provide a WSIB clearance certificate before work begins, and proof of liability insurance

One place where extra cost can quietly appear on a job like this is the moisture test result: if the slab reads above

the product data sheet's limit, a moisture-tolerant primer may be needed, and that is worth asking about before you sign.

Q3

Why does my quote from a Kanata contractor list primer as its own price?

Primer is priced separately because it is a distinct product and a distinct step, and its cost depends on your slab's condition in ways the contractor cannot always know until prep is done.

A resinous floor system is built in layers, and the primer is the first one. It goes onto bare, prepared concrete before any body coat or topcoat. The primer's job, the products used, and the quantity needed can all vary from job to job, so many contractors break it out rather than bundle it into a single per-square-foot line. That is not unusual in a commercial quote; it gives you more visibility into what you are actually buying.

A few things affect what primer costs and why it appears as its own line:

- Slab moisture. One manufacturer's data sheet lists a moisture limit for its epoxy primer at below 80% relative humidity. If your slab tests above the product's limit, the contractor may need to switch to a moisture-tolerant or moisture-mitigating primer, which is a different product at a different price. Pricing it separately lets the contractor adjust that line if the moisture test result changes the product choice.
- Surface profile. Data sheets for resinous systems ask for a prepared surface profile, referenced against ICRI concrete surface profiles CSP 1 to 10. The primer's coverage rate and the number of coats can shift depending on how open or dense the concrete is after grinding.
- Coverage and waste. On a floor with cracks, low spots or a very porous slab, primer absorbs more product per square foot than on a tight, dense surface. A separate line makes that variable visible.
- Product specification. Some systems use a penetrating epoxy primer; others use a broadcast or slurry coat as a first layer. These are different products with different costs, and the data sheet for each governs how it is applied and what it is compatible with.

When you review the quote, ask the contractor to confirm which primer product is specified, what moisture threshold that product requires, and what happens to that line item if the moisture test result means they need to switch products. Ask also whether the primer price assumes a single coat or whether a second primer coat is included if the slab is more porous than expected.
Published 2025-2026 contractor ranges put commercial epoxy systems at about $8 to $15 per square foot installed, with lighter commercial systems from about $5 per square foot. Standard surface prep, when quoted separately, runs about $1 to $3 per square foot. Your quote will differ based on slab condition, system thickness, and what the

prep reveals.

After the job is done, keep the written contract, the product data sheets and safety data sheets for every product applied, the WSIB clearance certificate, any written warranty, and photos of the slab before and after prep. Those records are worth holding onto if a question about the floor comes up later.

Q4

Should moisture testing be a line item on my Ottawa floor quote?

Yes, moisture testing should appear as a named line item, and if it is buried in a general "prep" charge or missing entirely, ask the contractor to break it out before you sign.

Here is why it matters for your quote. ASTM F2170 (in-situ relative humidity probes) and ASTM F1869 (calcium chloride, measuring moisture vapour emission rate in pounds per 1,000 sq ft per 24 hours) are two different test methods, and one manufacturer's data sheet may call for one, the other, or both. The test results set the starting point for every product decision that follows. One epoxy primer data sheet we reviewed asks for a slab at or below 80% RH; a resinous epoxy and urethane system asks for no more than 75% RH and no more than 3 lbs per 1,000 sq ft per 24 hours; a self-levelling urethane cement data sheet tolerates up to 99% RH and 20 lbs. If the contractor does not test before pricing, neither of you knows which system the slab will accept.

ASTM F2170 notes that results show the slab's condition only at the time of the test and in the specific locations tested, so the number of probes and their placement matter. Ask the contractor how many test points they plan, where, and how long the probes will sit before they read them. Also ask what happens if the slab fails the limit on the data sheet for the system they have quoted: will they switch to a moisture-tolerant primer, a different base system, or both, and what does that cost? That answer should be in writing before you commit.

On the quote itself, look for these items as separate lines:

- Moisture testing (method, number of points, timing)
- Moisture-mitigation primer or barrier coat, if the slab result warrants one
- Surface prep and profile (the target ICRI concrete surface profile the system requires)
- Crack and joint repair
- Cove base, if applicable
- Anti-slip broadcast, if applicable
- After-hours or phased work premium

A quote that rolls all of these into a single "prep and materials" number makes it hard to compare bids or to know what you are actually getting. Published 2025-2026 contractor ranges put standard surface prep at about $1 to $3 per square foot when it is not already included; your quote will differ, and you should confirm whether prep is included or extra.
You can request quotes from floor coating contractors listed in the Ottawa Construction Network directory through the form on this site.

One line in a floor coating quote where extra cost can hide: the moisture-mitigation primer, which may not appear at all if the contractor has not tested the slab yet.

Q5

Urethane cement for a Centretown kitchen, what price range?

Published 2025-2026 contractor ranges put urethane cement at or above premium epoxy, which runs about $8 to $15 per square foot installed. We found too few published Canadian prices to give a range for urethane cement itself, so expect quotes to vary with the factors below.

For a commercial kitchen in Centretown, several things will move the number. Slab condition and the prep required to reach the surface profile the data sheet calls for are one factor. Crack and joint repair, removal of old coatings or grease-saturated concrete, and moisture test results each affect the scope. Urethane cement data sheets we reviewed ask for a moisture vapour emission rate test (ASTM F1869) and an in-situ relative humidity test (ASTM F2170); one self-levelling urethane cement data sheet lists a tolerance up to 99% RH and 20 lbs per 1,000 sq ft per 24 hours, but the data sheet for your specific product governs. Cove base linear footage, anti-slip aggregate broadcast, and whether the work runs after hours or in phases to keep the kitchen operating will all affect the final number. Standard surface prep, when it is not already included, runs about $1 to $3 per square foot extra; confirm what is in the quote.

Rules that apply to this kitchen

O. Reg. 493/17 (Food Premises), s.7(1)(c), requires that the floor in a food preparation area be tight, smooth and non-absorbent. A seamless resinous urethane cement floor is one way to meet that standard; the regulation does not mandate it specifically, nor does it require floor drains, coving or slope. Ottawa Public Health enforces O. Reg. 493/17 and asks to be notified when a food premises is being significantly renovated. We found nothing that says definitively whether re-coating an existing kitchen floor counts as a significant renovation, so ask OPH before booking the work.

A complete quote for this job should include the product name with its data sheet and SDS, the prep method and target surface profile, moisture test results and what happens if the slab fails, the number of coats or system thickness, cove base scope if included, anti-slip aggregate specification, the closure window from the data sheet, and proof of liability insurance.

After the job is done, keep the written contract, the product data sheets and SDSs, any written warranty the contractor provides, and photographs of the slab before and after prep: those documents are your record of what

was installed and the condition it was installed over.

Q6

Polished concrete for an Ottawa warehouse: what does it cost?

Polished concrete on an existing warehouse slab runs about $3 to $15 per square foot installed, with most commercial jobs falling in the $5 to $12 per square foot range, based on published 2025-2026 contractor ranges. Your quote will differ.

Several things move a warehouse quote within that range. The condition of the slab matters: cracks, spalling, old coatings or adhesive residue, and surface contamination all affect how much prep work is needed before grinding begins. Standard surface preparation, when it is not already included in the quote, runs about $1 to $3 per square foot extra, and heavy resurfacing of damaged concrete costs more than that. Ask how the gloss level you choose changes the number of passes and the price. Job size, access, and whether work needs to happen after hours or in phases around warehouse operations are all factors worth discussing with the contractor.

What a fair quote should cover

Ask each contractor to spell out the following in writing before you sign:

- The surface profile they are targeting (ICRI concrete surface profiles, CSP 1 to 10, are the reference scale contractors use)
- The gloss or sheen level and how many grinding, honing and polishing passes that involves
- Whether crack or joint repair is included, and how they will handle it
- Whether densifier or guard coats are part of the scope, and the product data sheets for anything they apply
- The closure window and when foot traffic and equipment can return (polished concrete has no coating cure time, but grinding and any applied treatments have their own requirements; ask the contractor for the schedule)
- Whether the quote includes prep or prices it separately

The contractor is the right first call: they can walk the slab, assess its condition, and give you a scope-specific price rather than a range. If you want to reach contractors listed in the Ottawa Construction Network directory, the request form on this page will forward your details to local floor coating contractors who can respond by email.

Q7

Is $12 per square foot fair for a shop floor in Nepean?

At $12 per square foot, your quote sits in the middle of the about $8 to $15 per square foot installed that published 2025-2026 contractor ranges give for commercial and industrial-grade epoxy. Whether it is fair depends on what the quote actually includes.

A few things shape where a shop floor lands in that range. The condition of the existing slab matters: a floor with cracks, spalling, old coatings or adhesive residue requires more prep work, and surface prep that is not already bundled into the quote runs about $1 to $3 per square foot extra on published contractor pages, with heavy resurfacing costing more than that. The system specified also affects price: the number of coats, any broadcast aggregate and the product itself all show up in the quote. If the slab tests above the product's moisture limit, a moisture-tolerant primer may be needed, and we found too few published prices to give a range for that item alone. Cove base, line striping and after-hours or phased work to keep the shop running can also be priced separately.

On the regulatory side, floor coating work in an occupied commercial building is likely construction work under the Occupational Health and Safety Act. Before work begins, WSIB policy 14-02-19 requires you to obtain a clearance certificate for the contractor and keep it current while they are on site.

Before comparing this quote to others, ask the contractor to spell out exactly what surface preparation is included and how they will handle any cracks or damaged areas found once grinding starts.

Q8

What should a warehouse epoxy floor cost per square foot in Kanata?

About $8 to $15 per square foot installed: that is the published 2025-2026 contractor range for commercial and industrial-grade epoxy, with lighter commercial systems from about $5, and it is where a Kanata warehouse budget starts. Your quote will differ based on what your slab needs before a single drop of resin goes down.

Several factors move a warehouse quote up or down. Slab condition and the prep required are two of them: one manufacturer's data sheet asks for a surface profile in the CSP 3 to 4 range, and standard surface prep is listed in published ranges at about $1 to $3 per square foot extra when it is not already included in the quote. Crack and joint repair, removal of old coatings or adhesive residue, and moisture test results each affect the final number as well. A slab that tests above the moisture threshold on the data sheet may need a moisture-mitigation primer before the main system goes down, and we found too few published prices to give a range for that primer alone. System thickness, anti-slip aggregate broadcast into the finish coat, cove base linear footage along the walls, job size, and

whether the work runs after hours or in phases around your operations are all additional variables.

Ask each contractor for the product data sheets and safety data sheets for every product they plan to use, proof of liability insurance, and references on comparable warehouse floors. The data sheet sets the closure window: one 100%-solids epoxy data sheet lists foot traffic at 24 hours, light vehicles at 72 hours, and heavy traffic at 7 days, so confirm the schedule against the specific product before you plan your reopening.

One thing to settle before signing: ask the contractor to spell out exactly what surface prep is included in the quoted figure and what would trigger an additional charge once grinding starts.

Q9

How much does a commercial epoxy floor cost in Ottawa?

Published 2025-2026 contractor ranges put commercial epoxy floors in Ottawa at about $8 to $15 per square foot installed for commercial and industrial-grade systems, with lighter commercial systems starting at around $5 per square foot. Your quote will differ based on what the slab and the facility actually need.

Several factors move a quote up or down, and none of them rank neatly. Slab condition and the prep required to reach the right surface profile are one consideration. Crack and joint repair, removal of old coatings or adhesive, and moisture test results all affect the scope. If a moisture-tolerant primer is needed after testing, that adds cost the range above does not capture, and we found too few published prices to give a range for moisture-mitigation primers alone. System thickness, the number of coats, anti-slip aggregate broadcast into the finish, cove base linear footage, and whether the work runs after hours or in phases around your operations are further variables. Job size matters as well.

What Ontario rules touch this project

If your facility is a food premise, O. Reg. 493/17 requires the floor in food-handling areas to be tight, smooth and non-absorbent, and Ottawa Public Health asks to be told before a significant renovation; contact OPH before booking a kitchen re-floor to confirm whether your project qualifies.

Before any grinding, check whether old tile or mastic on the slab may contain asbestos and have it tested.

A fair quote should spell out the prep method and target surface profile, the moisture test standard (ASTM F2170 or ASTM F1869) and what happens if the slab fails, the specific products with their data sheets and safety data sheets, the number of coats and thickness, any anti-slip texture or cove base, and the closure window drawn directly from the data sheet. Ask for proof of liability insurance and references on comparable commercial floors.

Before you commit to a price, ask the contractor exactly what surface preparation is included in the quoted figure and what will be charged separately if the slab turns out to need more work than expected.

Q10

Does grinding and prep add much to an Ottawa floor quote?

Surface preparation is a real cost line, not a formality. Published 2025-2026 contractor ranges put standard prep at about $1 to $3 per square foot on top of the coating work when it is quoted separately, though some contractors bundle it into their system price, so the first thing to check is whether a quote includes prep or prices it as a separate line.

What drives that number for your facility comes down to several factors, none ranked above the others:

- Slab condition: Cracks, spalls, old adhesive residue, paint or a previous coating all require additional work before a new system can go down. The contractor should identify these on a site visit.
- Old coatings or tile: ask how the contractor will remove them and what that adds. Old vinyl tile and black mastic may contain asbestos; have them tested before any grinding begins.
- Surface profile required: ICRI concrete surface profiles (CSP 1 through 10) describe how rough the concrete must be before coating. One manufacturer's data sheet asks for about CSP 2 and above for a polyaspartic; another asks for CSP 3 to 4 for a resinous system; another asks for CSP 3 to 5 for a urethane cement. The profile the chosen system requires sets the extent of the mechanical work.
- Moisture testing: ASTM F2170 (in-situ relative humidity probes) and ASTM F1869 (calcium chloride vapour emission) are the two standard test methods. Results show the slab's condition only at the time and locations tested, per ASTM F2170. If moisture is high, a moisture-tolerant primer may be needed; published contractor ranges for moisture-mitigation primers are too few to give a range here.
- Heavy resurfacing: Where concrete is badly damaged, resurfacing costs more than standard prep. We found too few published prices to give a range for that work.

On the regulatory side, OHSA s.30(1) requires the owner to determine whether designated substances are present at the project site and prepare a list before work begins, and under s.30(3) that list must reach every prospective contractor before a binding contract is signed. Asbestos, crystalline silica and isocyanates are among the designated substances listed in O. Reg. 490/09.

To compare quotes fairly, line up what each one says about the coating product and its data sheet, the prep method and target surface profile, moisture testing and what happens if the slab fails, the number of coats or thickness specified in the data sheet, cove base linear footage, anti-slip texture, and the closure window the data sheet supports, so you are comparing the same scope across every number you receive.

Q11

Our Orleans clinic got a $15 per sq ft quote, is that high?

$15 per square foot sits at the top of the published 2025-2026 contractor range for commercial epoxy (about $8 to $15 per square foot installed), and within the range for polyaspartic and polyurea work (about $6 to $15 per square foot). So the number is not outside the market, but whether it reflects fair value for your clinic depends on what the quote actually includes.

A few things can push a clinic floor toward the higher end of the range. If the clinic asks for a seamless, non-absorbent surface, that may mean a thicker or multi-coat system, an integral cove base along the base of the walls, or an anti-slip broadcast in wet areas. If the slab has cracks, old adhesive or a worn existing coating, the prep work alone can be substantial. Moisture testing (ASTM F2170 or ASTM F1869) and a moisture-mitigation primer, if the slab needs one, add to the scope. After-hours or phased work to keep the clinic running also affects the price. Published 2025-2026 contractor ranges put standard surface prep at about $1 to $3 per square foot when it is broken out separately, and we found too few published prices to give a range for moisture primers, cove base, crack repair or after-hours premiums.

Before deciding whether the quote is fair, check what it spells out. A well-scoped quote for a clinic floor should identify the system by product, the number of coats, the surface profile the contractor is targeting, the moisture test protocol and what happens if the slab fails it, any cove base linear footage, anti-slip aggregate, and the closure window tied to the product data sheet. It should also confirm a WSIB clearance certificate and proof of liability insurance. If the quote is light on those details, the $15 figure is hard to evaluate.

On the regulatory side, Orleans is in the City of Ottawa. Ottawa Public Health enforces O. Reg. 493/17 (Food Premises) for any space where food or beverages are prepared or served, so it applies to a clinic only if food or drink is prepared or served there; ask OPH if unsure. Reg. 851 (Industrial Establishments) under the Occupational Health and Safety Act does apply to a clinic as a workplace: the floor shall not have any finish that is likely to make the surface slippery.

One place to look closely in any quote for a clinic floor is whether surface preparation, crack repair and a moisture primer are included in the per-square-foot price or listed as separate line items, since those can shift the total significantly.

Q12

What drives the price of a restaurant kitchen floor in the Glebe?

Commercial epoxy for a kitchen runs roughly $8 to $15 per square foot installed in published 2025-2026 contractor ranges, and urethane cement, which one coatings maker's article recommends for commercial kitchens, is priced at or above that premium epoxy range on published contractor pages. Your quote will differ based on what is actually on and under that slab.

Several factors move the number, and none of them can be read from a photo.

Slab condition and prep come first. Old quarry tile, ceramic or a previous coating has to come off or be assessed for bond. Surface profile matters too: data sheets for resinous systems ask for profiles in the ICRI CSP 3 to 5 range, and reaching that on a contaminated or damaged slab takes more prep time and cost.

Moisture is a separate line item. One epoxy and polyaspartic data sheet we read asks for a slab at or below about 75 to 80% relative humidity; one urethane cement guide tolerates much wetter slabs. If ASTM F2170 or F1869 testing shows the slab is too wet for the specified product, a moisture-mitigation primer is needed, and we found too few published prices to give a range for that work.

Cove base, anti-slip broadcast aggregate, crack and joint repair, and the linear footage of any floor-to-wall transition all add to the scope. After-hours or phased work, which a kitchen that serves lunch and dinner may require, affects scheduling and price. We found too few published prices to give a range for after-hours premiums.

On the regulatory side, O. Reg. 493/17 (Food Premises) requires that kitchen floors be tight, smooth and non-absorbent and kept in good repair. Ottawa Public Health enforces that rule and asks to be notified when a food premises is being significantly renovated. Whether re-coating an existing kitchen floor counts as a significant renovation is not settled on OPH's published guidance, so ask OPH before booking the work. A seamless resinous floor with an integral cove base is one way to meet the tight, smooth and non-absorbent standard; it is not the only way, and O. Reg. 493/17 does not require coving, drains or slope.

After the job, keep the written contract, the product data sheets and SDSs, any written warranty, and photos of the floor before and after: those records are what you have if a question comes up later.

Q13

Is polyaspartic more expensive than epoxy for Ottawa businesses?

Commercial epoxy runs about $8 to $15 per square foot installed and polyaspartic or polyurea commercial work about $6 to $15 in published 2025-2026 contractor ranges, so the ranges overlap and neither system is consistently more expensive than the other.

What moves a quote for either system comes down to several factors on your specific floor:

- Slab condition and how much prep is needed before any coating goes down
- Whether old coatings, adhesive or tile need to be removed (old vinyl tile and black mastic may contain asbestos; have them tested before any grinding)
- Moisture test results and whether a moisture-tolerant primer is needed
- System thickness and number of coats
- Anti-slip aggregate broadcast, cove base linear footage, and safety line striping
- Job size, phasing across shifts, or after-hours scheduling

Surface prep, when it is not already included, runs about $1 to $3 per square foot extra on published contractor pages; heavy resurfacing of damaged concrete costs more, and we found too few published prices to give a range for that work. Check whether each quote bundles prep or prices it separately.
One manufacturer's data sheet lists polyaspartic at light traffic in 24 hours and vehicles at 7 days; one 100-percent-solids epoxy data sheet lists foot traffic at 24 hours, light vehicles at 72 hours, and heavy traffic at 7 days. The data sheet for the specific product your contractor proposes sets the actual closure window, not these figures. Ask the contractor to confirm the schedule against that sheet before you plan your closure.

Before a contractor visits, pull together what you know about the floor: its age and history, what coatings or adhesives were applied before, the kind of traffic and spills it sees day to day, and how many hours or days you can realistically close the space. Local floor coating contractors can reply by email if you send a request from this page.

Q14

Why do two epoxy quotes for my Gloucester shop differ so much?

Two quotes for the same floor can be far apart even when both say "epoxy", because that word covers different systems, coats and prep methods.

Here is what is likely driving the gap in your Gloucester shop:

- System and product: ask each contractor to name the product and send its data sheet. Published 2025-2026 contractor ranges run from about $5 per square foot for lighter commercial systems to about $15 per square foot for commercial and industrial-grade work.
- Surface prep: Grinding to the right concrete surface profile takes time and equipment. One quote may include thorough mechanical prep; another may assume the floor is in better condition than it is. Standard prep, when priced separately, runs about $1 to $3 per square foot on published contractor pages, but some quotes bundle it in.
- Slab condition and repairs: crack filling, joint repair and levelling damaged areas are priced as separate work; ask whether each quote includes them.
- Moisture testing: One manufacturer's data sheet asks for a slab at or below about 75 to 80% relative humidity before coating. If one contractor includes in-situ probe testing (ASTM F2170) or calcium chloride testing (ASTM F1869) and a moisture-tolerant primer if needed, that adds cost the other quote may have skipped entirely.
- Coats and thickness: The data sheet sets the number of coats and the thickness for the system to perform as described. A quote that cuts a coat to save money is not quoting the same floor.
- Anti-slip texture, cove base and line marking: These are real costs that some quotes itemise and others omit.
- Closure and phasing: One manufacturer's data sheet lists foot traffic at 24 hours and heavy traffic at 7 days for a 100%-solids epoxy. If one contractor plans after-hours or phased work to keep your shop open, that affects price.

On the paperwork side, both contractors should provide a WSIB clearance certificate before work begins. Under WSIB policy 14-02-19, your shop, as the principal, is required to obtain that clearance and keep it in effect while work is underway. Ask each contractor for proof of liability insurance and references on similar commercial floors in the area.

To make sense of the two quotes, line up the product name and data sheet, the prep method and target surface profile, whether a moisture test is included and what happens if the slab fails it, the number of coats and thickness the data sheet calls for, cove base linear footage, anti-slip texture, and the closure window the contractor is committing to. One question worth putting to each contractor before you decide: if the moisture test comes back above the product's limit, what do you do next and what does it cost?

Q15

Roughly what would it cost to coat a 2,000 sq ft Westboro store?

For a 2,000 sq ft Westboro retail store, published 2025-2026 contractor ranges put a commercial epoxy system at roughly $8 to $15 per square foot installed; multiply by your floor area for a first budget. Lighter commercial systems start at about $5 per square foot. A polyaspartic or polyurea system runs about $6 to $15 per square foot installed, and polished concrete on an existing slab falls in the $3 to $15 range, with most commercial jobs landing around $5 to $12 per square foot. Your quote will differ based on what the slab needs and which system you choose.

Several things move a quote up or down on a job like this. Surface preparation, when it is not already included, can add about $1 to $3 per square foot. Slab condition matters: cracks, old adhesive, a previous coating, or a floor that tests high for moisture all affect what the contractor has to do before the first coat goes down. Moisture testing follows ASTM F2170 (in-situ relative humidity probes) or ASTM F1869 (calcium chloride), and if the slab reads above what the product's data sheet allows, a moisture-mitigation primer is needed. We found too few published prices to give a range for that primer alone. Cove base, anti-slip aggregate broadcast, and line striping can also be priced separately, so confirm what is and is not included.

Closure time is a real cost for a retail store. One manufacturer's data sheet for a 100%-solids epoxy lists foot traffic at 24 hours and light vehicles at 72 hours; the data sheet for your chosen product governs, and the contractor should confirm the schedule against it before you plan the closure. After-hours or phased work to keep part of the store open is possible depending on the products and layout, but we found too few published prices to give a range for that premium.

Ask each contractor for the product data sheets and safety data sheets for every material they plan to use, proof of liability insurance, and references on similar retail floors.

One line worth checking in any quote for this store: ask exactly what surface prep is included in the price and what triggers an extra charge if the slab turns out to be in worse condition than it looks.

Q16

Can a contractor quote my Ottawa floor price without seeing the slab?

Without seeing the slab, a contractor can only estimate. Published 2025-2026 contractor ranges put commercial epoxy at about $8 to $15 per square foot installed (lighter systems from about $5), polyaspartic at about $6 to $15 and polished concrete at about $3 to $15, but where your job lands in those ranges depends on conditions that only a walk of the floor will reveal.

Several things shift a quote significantly and cannot be assessed remotely. The slab's condition, the extent of cracking, the presence of existing coatings or adhesive residue, and moisture levels all affect the prep scope and the system choice. Surface prep alone can run about $1 to $3 per square foot when it is quoted separately, and heavy resurfacing of damaged concrete costs more than that. Moisture testing under ASTM F2170 or ASTM F1869 shows the slab's condition only at the time and location tested, and if results exceed what the chosen product's data sheet allows, a moisture-mitigation primer may be needed. We found too few published prices to give a range for that primer work. A contractor quoting without this information is estimating against unknowns.

Before any grinding or removal of old tile or mastic, note that old vinyl tile and black mastic may contain asbestos and should be tested first. Before the contractor starts work, obtain a WSIB clearance certificate under WSIB policy 14-02-19; the householder exemption does not apply to a business, and without a clearance you may be liable for the contractor's WSIB payment obligations up to the value of the labour portion of the contract.

A fair quote following a site visit should set out the prep method and the target surface profile, the moisture test results and what happens if they exceed the product's limit, the specific system with its product data sheets and safety data sheets, the number of coats or target thickness, any cove base linear footage, anti-slip aggregate, line striping, and the closure window taken from the data sheet rather than a general promise. Ask for proof of liability insurance and references on similar commercial floors.

After the job is done, keep the written contract, the product data sheets and SDSs, the WSIB clearance certificate, any written warranty the contractor provides, and photographs of the slab before and after prep. Those records document what was installed and the condition of the surface it went over.

You can submit a project request through the form on this page and contractors listed in the Ottawa Construction Network directory will reply by email. Before any contractor leaves the site on the last day, ask them to confirm in writing which product was applied and at what thickness, so the record matches the data sheet you were given at the start.

Q17

Can a small Barrhaven bakery afford a seamless floor?

For a small Barrhaven bakery, here is what published prices say about a seamless resinous floor. Published 2025-2026 contractor ranges put lighter commercial epoxy systems from about $5 per square foot installed, with full commercial and industrial-grade epoxy running about $8 to $15 per square foot. Standard surface prep, if quoted separately, runs about $1 to $3 per square foot extra; check whether your quote includes it.

What moves the price for a bakery specifically: the condition of the existing slab, whether old tile or adhesive needs to come up, moisture test results and whether a moisture-tolerant primer is needed, the addition of an integral cove base along the walls, anti-slip aggregate broadcast into the finish coat, and whether the work needs to happen after hours or in phases to keep the kitchen running.

O. Reg. 493/17 (Food Premises), enforced by Ottawa Public Health, requires that floors in food preparation, handling and service areas be tight, smooth and non-absorbent, and kept clean and in good repair. A seamless resinous floor with an integral cove base is one way to meet that standard; it is not the only way, and the regulation does not name it. The regulation does not require floor drains, coving or slope. If you are re-flooring an existing kitchen, Ottawa Public Health asks to be notified before significant renovations to a food premises; contact OPH before booking the work, because we found nothing that says whether a floor re-coat counts as significant in their view.

Before any grinding, check whether old vinyl tile or black mastic is present. Those materials may contain asbestos; have them tested before any grinding begins. R.R.O. 1990 Reg. 851 (Industrial Establishments) s.11 says a floor used by workers shall not have any finish likely to make the surface slippery; anti-slip aggregate broadcast into the finish coat is one way to add texture, so ask the contractor how their proposal addresses that wording.

Ask for proof of liability insurance and references on similar food-service floors.

A fair quote for a bakery floor should spell out the prep method and target surface profile, the moisture test protocol and what happens if the slab reads high, the specific products with their data sheets and safety data sheets, the number of coats, cove base linear footage, anti-slip texture, and the return-to-service times from the data sheet so you can plan your closure.

Once the floor is in, file the written contract, the product data sheets and SDSs, any written warranty, and photos of the slab before and after prep.

Q18

Budget for coating an auto repair bay in Stittsville?

Budget about $8 to $15 per square foot installed for commercial and industrial-grade epoxy in a Stittsville repair bay, going by published 2025-2026 contractor ranges; lighter commercial systems start from about $5 per square foot. Polyaspartic and polyurea systems for commercial work run about $6 to $15 per square foot installed. Standard surface prep, if not already included in the quote, is about $1 to $3 per square foot extra; check whether your quote bundles it.

Several things will move a quote for an auto repair bay specifically. Slab condition shows up in the price: ask the contractor how they will assess oil and fluid in the concrete and what prep they propose before any coating goes down. Surface profile is set by the data sheet for the chosen system; one resinous system data sheet asks for CSP 3 to 4, one polyaspartic for about CSP 2 and above. Moisture test results will also affect the price if a moisture-mitigation primer is needed. Other factors include crack and joint repair, the linear footage of cove base if you want it at the wall base, anti-slip aggregate broadcast, floor line striping for bays and safety zones, job size, and whether work needs to happen after hours or in phases to keep the shop running.

A fair quote for an auto repair bay should itemize prep method and the surface profile it will achieve, moisture testing and what happens if the slab fails the threshold on the product's data sheet, the coating system with its product data sheets and safety data sheets, number of coats or thickness, anti-slip broadcast, cove base if applicable, line striping, and the closure window taken directly from the data sheet. Ask for proof of liability insurance and references on similar commercial or industrial floors.

Before you commit to a system, ask the contractor exactly how they plan to assess and address oil contamination in the slab, and what prep method they will use to achieve the surface profile the data sheet requires.

Q19

Non-slip floor for a seniors' residence kitchen in Ottawa, what budget?

For a seniors' residence kitchen in Ottawa, budget in the range of about $8 to $15 per square foot installed for a commercial epoxy system, about $6 to $15 per square foot for a polyaspartic system, while we found too few published prices to give a range for urethane cement. Surface prep, if quoted separately, adds roughly $1 to $3 per square foot on top of that. These are published 2025-2026 contractor ranges; your quote will differ based on the specifics of this kitchen.

Several things will move the number for a seniors' residence kitchen in particular. The slab condition matters: old tile or mastic, cracks, or a worn surface all add prep time and cost. Moisture in the slab can call for a moisture-tolerant primer, so ask whether it is in the base quote. A cove base running up the wall is priced by the linear foot. Ask whether anti-slip aggregate broadcast into the topcoat is priced in, and how much texture is planned. After-hours or phased work to avoid disrupting meal service will also affect the final number.

On the regulatory side, Ontario's Food Premises regulation, O. Reg. 493/17, s.7(1)(c), requires that the floor in a food preparation area be tight, smooth and non-absorbent. A resinous floor with anti-slip texture can meet that standard, but the regulation does not specify a particular system. Ottawa Public Health enforces this regulation and asks to be notified when a food premises is significantly renovated. We found no clear guidance on whether re-coating an existing kitchen floor counts as a significant renovation, so ask OPH before booking the work. R.R.O. 1990, Reg. 851, s.11(b) requires that no finish used on a floor in a workplace be likely to make the surface slippery, so ask the contractor how the texture they propose addresses that wording.

Ask for the product data sheets and safety data sheets for every product being applied, and check that the contractor carries liability insurance and has references on similar commercial kitchen floors.

When you compare quotes, ask each contractor to show you exactly which line items cover crack repair, moisture testing, a moisture-mitigation primer if the slab tests high, cove base, and the anti-slip broadcast, so none of them turns up as an add-on after you have signed.

Disclaimer: This guide is provided for informational purposes only by Ottawa Commercial Epoxy. It does not constitute professional advice. Always consult qualified contractors and your local building authority (the City of Ottawa or your own municipality), and Ottawa Public Health for a food premises, before starting any floor coating project. Read the product's data sheet and safety data sheet before work starts. Information is current as of November 15, 2026 and may change. Visit **ottawacommercialepoxy.ca** for the latest answers.