OTTAWA COMMERCIAL EPOXY

Epoxy Systems

Commercial epoxy floors: primers, body coats, broadcast and topcoats, and where epoxy suits a facility and where it does not

6 Expert Answers from Coatings IQ

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Q1

Is epoxy slippery when wet in an Ottawa entrance?

A smooth, glossy epoxy finish and a wet entrance are a combination that Reg. 851 s.11 is written to address. The finish you choose matters as much as the resin system itself.

R.R.O. 1990, Reg. 851 (Industrial Establishments), s.11 says a floor used by any worker shall not have "any finish or protective material used on it that is likely to make the surface slippery." The Occupational Health and Safety Act defines an industrial establishment broadly to include offices, shops and similar workplaces, so that rule applies to most commercial entrances. No slip-resistance number is set in Reg. 851, the 2024 Ontario Building Code, or the Accessibility for Ontarians with Disabilities Act; a DCOF or pendulum value in a contractor's quote is a product claim to compare, not a legal threshold.

The practical answer is that texture is added to the coating, not built into the resin. Aggregate, such as aluminium oxide or quartz, is broadcast into a wet coat to create grip. The coarser the broadcast, the more traction the floor holds when wet. A clear or lightly pigmented topcoat can then be applied over the aggregate to lock it in while leaving the texture exposed at the surface. Anti-slip additive can also be mixed directly into the topcoat. Ask the contractor which method they propose, what aggregate size they recommend for a wet-entry area, and how the finish will hold up to grit and salt tracked in from outside.

The 2024 Ontario Building Code (O. Reg. 163/24), s.3.8.1.3.(2), says walking surfaces in a barrier-free path of travel shall be "stable, firm and slip-resistant." If your entrance is on a barrier-free path, that requirement applies to the finished surface.

A few things worth confirming with the contractor before you choose a finish:

- What anti-slip method do they propose, and what aggregate size?
- Will the texture hold through cleaning with floor scrubbers and salt-removal products?
- Can they show a reference job in a similar wet-entry setting?
- Ask for the product data sheet and the Safety Data Sheet for every product they plan to use; Section 2 of the SDS covers hazards.

Before signing, ask the contractor to show you a finished sample of the proposed texture so you can judge the grip level yourself, because the right texture for a dry showroom floor is not the same as what an Ottawa entrance needs in February.

Q2

Our Kemptville equipment dealer floor, epoxy or sealer?

For a Kemptville equipment dealership, a commercial-grade epoxy coating is the more protective choice for a showroom or service bay floor; a sealer alone gives surface protection but far less resistance to the kind of mechanical and chemical loading a dealership floor sees. Published 2025-2026 contractor ranges put commercial and industrial epoxy at about $8 to $15 per square foot installed, with lighter commercial systems from about $5 per square foot. Multiply those figures by your floor area to get a rough budget.

What moves the quote for a dealership floor includes the condition of the slab, how much prep and crack repair is needed, whether old coatings or adhesive residue have to come off, the moisture test results and whether a moisture-tolerant primer is required, the system thickness, any anti-slip aggregate broadcast into the surface, and whether the work has to happen after hours or in phases to keep the service bays running.

A few things worth confirming before the work starts:

- Ask the contractor for the product data sheet and the Safety Data Sheet for every product they plan to use. Section 2 of the SDS covers hazards; Section 9 covers flash point, which matters if any solvent-based primer is going down near equipment with pilot lights or ignition sources. Ontario Fire Code s.4.1.5.2 says open flames, sparks or heat shall not be permitted in an area where flammable or combustible liquids are stored, handled or used, unless controlled in a manner that will not create a fire or explosion hazard.
- R.R.O. 1990, Reg. 851 (Industrial Establishments) s.11 requires that a floor used by any worker shall not have any finish or protective material used on it that is likely to make the surface slippery. Ask the contractor how the system they are proposing addresses that in your service area, particularly in any wash bay or area where fluids are present.
- Under OHSA s.30, before work begins you as the owner should determine whether any designated substances are present and give a list to the contractor before a binding contract is signed. If the floor has old vinyl tile or black mastic, have it tested before any grinding takes place, as it may contain asbestos.
- Get a WSIB clearance certificate from the contractor before work begins and keep it on file. WSIB policy 14-02-19 says a principal who retains a contractor for construction work must obtain a clearance that remains in effect while the contractor is working; the householder exemption does not apply to a business.
- Under the Construction Act, each payer must retain a holdback of 10 per cent of the price of services or materials as supplied (s.22(1)), and a contractor's lien expires 60 days after the earlier of substantial performance publication or contract completion, abandonment or termination, unless preserved (s.31(2)). Get legal advice on any payment dispute.

For permit questions in Kemptville, check with the Municipality of North Grenville directly, as we have no source for its permit rules.

The request form on this site sends your project details to floor coating contractors listed in the Ottawa Construction Network directory who work in the Kemptville area. Before signing, ask the contractor what surface profile they are targeting and how they confirmed the slab is ready to receive the system they are proposing.

Q3

Can epoxy be patched in one aisle of a Nepean warehouse?

Whether one aisle of an existing epoxy floor in a Nepean warehouse can be patched, and whether the patch will hold and match, depends on several things the contractor needs to assess on site before you commit to anything.

The bond between new epoxy and old epoxy depends on the condition of the existing coating: whether it is still adhering well, whether the surface can be prepared to the profile the new product's data sheet requires, and whether the slab beneath the damaged area has any moisture or contamination issue. One manufacturer's data sheet asks for a surface profile in the ICRI CSP 3 to 4 range for a resinous system; another asks for CSP 2 and above for a polyaspartic. The contractor should tell you what profile they are targeting and how they will achieve it in a single aisle without affecting the rest of the floor. Whether the patch will blend visually with the surrounding floor is a separate question: ask the contractor what match to expect, in writing, before you sign.

For each quote, check: the specific product proposed with its data sheet and SDS, the prep method and the ICRI surface profile the data sheet calls for, whether a moisture test is included and what happens if the slab fails it, the number of coats or the film thickness from the data sheet, whether cove base is in scope, what anti-slip texture if any is being broadcast, and the closure window the contractor is committing to based on the data sheet's return-to-service times.

You can submit a project request through the form on this page and receive replies from floor coating contractors listed in the Ottawa Construction Network directory.

Q4

Pharmacy floor in Alta Vista, is epoxy easy to clean?

Whether an epoxy floor will be easy to clean in your pharmacy depends on the system chosen, its finish and what it has to handle, so ask the contractor and check the product's data sheet against the cleaning agents you use.

For a pharmacy in Alta Vista, a few things shape the choice beyond cleanability. R.R.O. 1990, Reg. 851 (Industrial Establishments), s.11 requires that a floor used by workers shall not have any finish that is likely to make the surface slippery. Ask the contractor how the finish they propose, with or without anti-slip aggregate broadcast into a coat, meets that wording for your traffic and spills.

If your pharmacy also sells or handles food, ask Ottawa Public Health whether Ontario's Food Premises regulation (O. Reg. 493/17) applies to those areas before booking a re-floor; it asks for floors that are tight, smooth and non-absorbent.

On cost, published 2025-2026 contractor ranges put commercial epoxy at about $8 to $15 per square foot installed, with lighter commercial systems from about $5 per square foot. Standard surface prep, if not included in the quote, runs about $1 to $3 per square foot extra. Check whether your quote covers prep, crack repair, cove base and anti-slip texture, or prices them separately.

A fair quote for a pharmacy floor should include:

- the product data sheet and safety data sheet for every product applied
- the surface profile the contractor will achieve and how they will verify it
- moisture testing results and what happens if the slab is above the product's limit
- the closure window taken directly from the data sheet, not an estimate
- proof of liability insurance

Before the contractor visits, gather the floor's history (age, any previous coatings or adhesives, past water damage), a list of the cleaning chemicals and spills the floor sees, how long the pharmacy can realistically close or work in phases, and whether any existing tile or adhesive needs testing. You can submit a project request through this page and contractors listed in the Ottawa Construction Network directory will reply by email.

Q5

For an Ottawa shop, what separates a thin coat from a broadcast epoxy floor?

A thin-coat epoxy is a coating rolled onto the prepared slab. A broadcast system adds aggregate, such as aluminium oxide, quartz or coloured flake, scattered into a wet coat and then sealed over, which gives the surface texture.

The practical differences for a shop come down to a few things worth understanding before you get quotes.

A thin coat leaves a smoother surface; a broadcast system leaves texture. R.R.O. 1990, Reg. 851 (Industrial Establishments), s.11 says a floor used by workers shall "not have any finish or protective material used on it that is likely to make the surface slippery." No slip-resistance number is set in that regulation or in the Ontario Building Code, so the choice of texture is a judgment call, not a formula. The 2024 Ontario Building Code (O. Reg. 163/24), s.3.8.1.3.(2) requires walking surfaces in a barrier-free path of travel to be "stable, firm and slip-resistant," again without a number.

Surface profile matters for both. One manufacturer's data sheet asks for about CSP 2 and above for a polyaspartic system; another asks for CSP 3 to 4 for a resinous epoxy system. The contractor should confirm what profile the product requires and how they will achieve it.

Return to service comes from the data sheet. One 100%-solids epoxy data sheet lists foot traffic at 24 hours and light vehicles at 72 hours; the data sheet for your specific product governs, and the contractor should build the closure schedule from it, not from a general promise.

On cost, published 2025-2026 contractor ranges put commercial and industrial-grade epoxy at about $8 to $15 per square foot installed, with lighter commercial systems from about $5 per square foot. The aggregate, any additional coat and extra prep work all show up in the quote. Surface prep, when quoted separately, runs about $1 to $3 per square foot; check whether the quotes you receive include it.

Before signing, ask the contractor for the product data sheet and the safety data sheet for every product they plan to use. Under the Occupational Health and Safety Act, s.38(1.1), an employer whose staff remain on site during coating work must have the SDS available to those workers. Also ask whether the slab has been moisture-tested: one epoxy data sheet sets a limit of 80% relative humidity, and a result above the product's limit changes what primer or system is appropriate.

Ottawa Commercial Epoxy's request form on this page sends your project details to local floor coating contractors listed in the Ottawa Construction Network directory.

Q6

Industrial epoxy for a Bells Corners machine shop, worth it?

For a machine shop in Bells Corners, whether a commercial-grade epoxy is worth it depends on the slab, what the floor sees and how long the shop can close. Published 2025-2026 contractor ranges put installed industrial epoxy at about $8 to $15 per square foot, with lighter commercial systems starting around $5 per square foot. Surface preparation, if quoted separately, adds roughly $1 to $3 per square foot.

What moves that number for a machine shop: the condition of the existing slab, including any oil, coolant or hydraulic fluid it has absorbed; ask the contractor how they will deal with it and whether the product's data sheet allows coating over it. A contractor should test the surface profile against the data sheet's requirement, which for a resinous system one manufacturer's data sheet puts at CSP 3 to 4 on the ICRI scale. Slab moisture is another variable. One epoxy primer data sheet asks for relative humidity at or below 80 percent; if your slab tests higher, a moisture-tolerant primer adds cost. Crack and joint repair, cove base at the base of walls, and any anti-slip aggregate broadcast into the topcoat all affect the final number. After-hours or phased work to keep the shop running adds cost too, and the data sheet sets the closure window, not the contractor's estimate.

When you get quotes, ask each contractor for the product data sheets and safety data sheets for every product they plan to use. Section 2 of each SDS covers hazards; Section 9 covers flash point, which matters in a shop with welding or grinding sparks nearby. Ask what surface profile they will achieve and how they will verify it, what moisture test they will run and what happens to the price if the slab fails, how many coats and what total thickness, and whether prep is included or quoted separately.

One question to put to the contractor before you sign: given the oil contamination history of this slab, what surface preparation method do you plan to use, and what does the product's data sheet ask for before coating?

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.