OTTAWA COMMERCIAL EPOXY

Hiring & Quotes

Choosing a commercial floor contractor in Ottawa: the WSIB clearance, insurance, references, data sheets, and what a written quote should include

5 Expert Answers from Coatings IQ

ottawacommercialepoxy.ca/construction-brain

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Q1

Is my Ottawa floor quote too vague to sign?

A quote worth signing names the specific product system (primer, body coat, topcoat), the surface preparation method and the ICRI concrete surface profile the contractor is targeting, the number of coats and their thickness, the moisture test method and what happens if the slab fails it, and the closure window tied to the data sheet, not a verbal promise. If any of those are missing, the quote is too vague to sign.

Here is what a complete commercial floor coating quote should include, so you can check yours line by line:

- The product system by full name, with a product data sheet and a safety data sheet for each component
- The surface preparation method and the ICRI concrete surface profile (CSP number) the contractor is targeting
- Number of coats, wet or dry film thickness per coat, and total system thickness
- Moisture testing: which standard (ASTM F2170 or ASTM F1869), who pays for it, and what the contractor will do if the slab reads above the product's limit
- Crack and joint treatment, if any cracks or control joints are visible
- Anti-slip broadcast material and aggregate type, if the floor is in a wet or trafficked area
- Cove base, if quoted, with height and linear footage
- The closure window referenced to the data sheet's return-to-service times, and whether work is after-hours or phased
- A WSIB clearance certificate before work begins, and proof of current liability insurance

Under WSIB policy 14-02-19, you as the principal must obtain a clearance certificate before the contractor starts, and it must remain in effect throughout the work. Without it, you may be liable for the contractor's WSIB payment obligations up to the value of the labour portion of the contract. Under the Construction Act, each payer must retain a holdback of 10 per cent of the price of services or materials as supplied, and a contractor's lien expires 60 days after the earlier of substantial performance or the contract being completed, abandoned or terminated, unless preserved. Get legal advice if a payment dispute arises.
If the quote covers a food preparation or service area, ask Ottawa Public Health before booking whether the work counts as a significant renovation requiring their notification. O. Reg. 493/17 requires that floors in food premises be tight, smooth and non-absorbent; the quote should describe how the finished system meets that, but ask OPH what they will want to see.

Before a contractor visits, pull together what you know about the floor: its age, what was on it before, what spills or traffic it handles day to day, whether there is any old tile or adhesive that may need testing for asbestos before any grinding begins, and how many hours or days you can realistically close the space. That information will let a

contractor price the job accurately and give you a quote specific enough to hold them to.

Q2

Is it a bad sign if a contractor skips the moisture test in Kanata?

Skipping a moisture test before applying a resinous floor coating is a meaningful gap in the process, and it is worth asking about before work begins. ASTM F2170 says excess slab moisture can cause failures such as debonding, peaking and deterioration of coatings and microbial growth, and a contractor who skips testing leaves you with no documented reading.

The data sheets for the products matter here. The epoxy and polyaspartic data sheets we read ask for a slab at or below about 75 to 80% relative humidity; one urethane cement data sheet tolerates much wetter slabs. Without a test, neither the contractor nor the facility manager knows whether the slab is within the product's stated limits at the time of application. The data sheet for the product being applied governs, and the test result is the only way to confirm the slab qualifies.

If a contractor says a test is unnecessary, ask them to put the reason in writing and name the product data sheet they are relying on. ASTM F2170 notes that results show the slab's condition only at the time of the test and in the specific locations tested.

Before work begins, a business hiring a contractor should also obtain a WSIB clearance certificate (WSIB policy 14-02-19), confirm the contractor carries liability insurance, and ask for the product data sheets and safety data sheets for everything being applied.

A few things worth confirming before the job starts:

- Which moisture test method will be used, ASTM F2170 or ASTM F1869, and what the product's data sheet requires
- What the contractor will do if the reading exceeds the product's limit (a moisture-tolerant primer or a different system)
- Whether the quote includes prep, the moisture test and any remediation, or whether those are separate line items
- The WSIB clearance certificate and proof of liability insurance

Before signing, ask the contractor to show you the data sheet for the specific product going on your floor and point to the moisture limit it lists.

If you would like to hear from local Ottawa floor coating contractors about your Kanata project, the request form on this site sends your details to contractors listed in the Ottawa Construction Network directory.

Q3

A tenant in Ottawa wants a new floor, what should the landlord ask?

A landlord whose commercial tenant is having a floor coating installed should treat the job as likely construction work on their building under OHSA, and ask a focused set of questions before the contractor starts.

Under the Occupational Health and Safety Act, the party who controls the premises can carry obligations as an "owner," and under the Construction Act, whether a commercial tenant is the "owner" depends on the facts and the lease. A landlord should get legal advice before assuming the tenant's contractor is entirely the tenant's responsibility. What is clear: OHSA s.30(1) requires the owner to determine whether any designated substances are present at the project site and prepare a list before the project begins. Under s.30(3), a prospective contractor must have that list before entering into a binding contract. Old vinyl tile or black mastic on the existing floor may contain asbestos; the landlord should ask whether any such materials have been tested before any grinding begins. Under OHSA s.30(5), an owner who fails to list a designated substance it ought reasonably to have known of is liable to the constructor and contractors for their resulting losses; whether that owner is the landlord or the tenant is a question for legal advice.

WSIB policy 14-02-19 requires a clearance certificate before construction work begins, and the clearance must stay in effect throughout the job. The householder exemption does not apply to a business. A landlord who is a principal on the project may be liable for the contractor's WSIB payment obligations without a clearance. The landlord should ask the tenant for a copy of the clearance certificate before work starts and keep it for at least three years.

On permits: ottawa.ca lists "New flooring" among projects that do not need a building permit, but that page does not say whether it covers commercial buildings, so the landlord should confirm with the City of Ottawa. If the floor job involves adding a floor drain, that is a plumbing alteration and a permit is needed. If the building is a designated heritage property or in a Heritage District Overlay, the exemption does not apply. If the floor work is part of a change of use that increases hazard, the Building Code Act s.10 requires a permit before that change proceeds.

If the tenant's space is a food premises, Ottawa Public Health asks to be notified when a significant renovation is planned. The landlord should ask the tenant whether OPH has been contacted, and not assume a floor recoat falls below that threshold without checking.

A few practical questions worth putting in writing before the job starts: Has the existing floor been tested for designated substances? Is there a WSIB clearance certificate in hand? Has the City confirmed whether a permit is needed? Has OPH been contacted if the space is a food premises?

After the job closes out, the landlord should keep the written contract, the product data sheets and safety data sheets, the WSIB clearance, any written warranty, and photographs of the floor before and after the work.

Q4

Should I hire a flooring company or an epoxy specialist near Ottawa?

For a commercial floor coating job in Ottawa, the contractor type matters less than whether the person doing the work has hands-on experience with the specific system your floor needs and can show you the product data sheets and safety data sheets for what they plan to apply.

The label on the company does not tell you what you need to know: what systems they have applied on floors like yours, in facilities like yours, and what those floors look like a few years later. Ask for references on similar commercial jobs, a WSIB clearance certificate, and proof of liability insurance. The site you are reading is a matching service, not a contractor, and does not screen or verify any of those things on your behalf.

A few rules apply regardless of who you hire. Under WSIB policy 14-02-19, your business must obtain a clearance certificate before the contractor starts work and keep it in effect throughout the job; the householder exemption does not apply to a business. Under OHSA s.38(1.1), if your own staff remain on site during the work, ask the contractor for the safety data sheet for each product; Section 2 covers hazards and Section 9 covers flash point, which matters if any product is solvent-based. Ontario Fire Code 4.1.5.2 says open flames, sparks or heat shall not be permitted near flammable or combustible liquids unless controlled in a manner that will not create a fire or explosion hazard.

If your floor is in a food preparation or service area, O. Reg. 493/17 s.7(1)(c) requires it to be tight, smooth and non-absorbent. Ottawa Public Health enforces that regulation and asks to be notified when a food premises is significantly renovated; contact OPH before booking the work to confirm whether your project triggers that requirement.

On cost, published 2025 to 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, and polyaspartic and polyurea commercial work at about $6 to $15 per square foot. Surface preparation, when quoted separately, runs about $1 to $3 per square foot extra; check whether prep is included.

Lay the quotes next to each other and check: the product names with data sheets and SDSs attached, the prep method and the ICRI surface profile the contractor is targeting, whether a moisture test is included and what happens to the quote if the result fails the product's limit, the number of coats or the thickness called for in the data sheet, whether cove base is included and at what linear footage, what anti-slip texture is specified, and the closure window the contractor is committing to based on the data sheet's return-to-service figures.

Q5

Before signing, which prep questions should I ask in Ottawa?

Surface preparation is the part of a floor coating quote that is easiest to leave vague, so put these questions to the contractor in writing before you sign.

Start with what is on the slab right now. Ask the contractor to identify every existing coating, adhesive or surface treatment and explain how they plan to remove it. Old vinyl tile and black mastic may contain asbestos, and under the Occupational Health and Safety Act s.30(1) you, as the owner of the project site, must determine whether any designated substances are present and give a prospective contractor that list before a binding contract is signed. Have old tile or mastic tested before any grinding begins. If you do not have test results, say so in writing before the contractor starts.

Ask specifically about the surface profile the contractor is targeting and how they will achieve it. The ICRI concrete surface profile scale runs from CSP 1 to CSP 10; data sheets for different systems ask for different profiles, so ask which method the contractor will use to reach it, shot blasting or diamond grinding, and how they will control the dust. Ask whether the prep cost is included in the square-foot price or quoted separately. Published 2025-2026 contractor ranges put standard prep at roughly $1 to $3 per square foot when it is broken out, and heavy resurfacing of damaged concrete costs more than that, with no published ceiling.

Ask about moisture. The contractor should test the slab using ASTM F2170 (in-situ relative humidity probes) or ASTM F1869 (calcium chloride vapour emission), and the results should be in writing before any coating goes down. Ask what happens if the slab reads above the limit on the product data sheet: will they use a moisture-tolerant primer, and what does that add to the cost? Ask the same question about cracks and joints: are repairs included, or are they a line item that appears after grinding reveals them?

A few other questions worth putting in writing before you sign:

- What is the exact closure window, in hours, based on the data sheet for the specific product being applied, not a general estimate?
- Will work happen after hours or in phases to keep part of the facility open, and what is the cost of that?
- Does the quote include cove base, anti-slip broadcast, or safety line striping, or are those separate?
- Can you see the product data sheet and the safety data sheet for every material being applied? Under OHSA s.38(1.1), your workers who remain on site during coating work must have access to those SDSs.
- Do you have a current WSIB clearance certificate? Under WSIB policy 14-02-19, you must obtain and hold a clearance before work begins, and you can be held liable for the contractor's WSIB obligations if you do not.

If the floor is in a food premises, ask Ottawa Public Health before booking whether your planned re-floor counts as

a significant renovation requiring their notification.

One line in a floor coating quote where extra cost can hide is the one that says "surface preparation included" without specifying the method, the target surface profile, and whether crack repair, adhesive removal and moisture mitigation are covered or billed separately once the floor is ground and inspected.

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.