OTTAWA ROOFING PRO

Costs & Pricing

What roof repairs, shingle replacement, flat roofs and metal roofs cost in Ottawa according to published 2026 quotes, and what shows up as an extra

16 Expert Answers from Roofing IQ

ottawaroofingpro.ca/construction-brain

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Q1

Fixing a few missing shingles in Stittsville, fair price?

Too few published Ottawa figures exist to quote a firm range for shingle repairs, so ask each roofer for a written, itemized quote before agreeing to anything.

That said, the things that move a repair price are straightforward. The number of missing shingles matters, and so does where they sit: near a valley, a chimney or a skylight, flashing work may be part of the job. If the sheathing underneath got wet while the shingles were off, the roofer may find soft or rotten wood and price that separately. Pitch and access also show up in quotes.

The 2024 Ontario Building Code (Div. B, 9.26.1.2.) says roofing must be installed to effectively shed water and prevent moisture getting into the building. The 2024 Ontario Building Code (Div. B, 9.26.5.1.) requires eave protection running at least 900 mm up the roof slope to a line not less than 300 mm inside the inner face of the exterior wall. If your missing shingles are near the eave, ask the roofer specifically how they plan to handle that. The Code also requires at least 4 nails or staples for 1 m wide shingles, with none left exposed, and nails must penetrate through the sheathing or at least 12 mm into it (Div. B, 9.26.7.4.). The City of Ottawa's list of projects not requiring a building permit names installing asphalt shingles; for anything beyond replacing shingles, confirm with the City. The Code still applies to the work.

For a fair quote, ask the roofer to give you:

- a written, itemized price that separates labour, materials and disposal
- a per-square-foot rate for any sheathing replacement found at tear-off, quoted in advance
- the written product warranty and their own workmanship warranty, both on paper
- confirmation that their crew's Working at Heights training under O. Reg. 297/13 is current
- a WSIB clearance, which you can verify through WSIB's online search

You are not required to obtain a WSIB clearance for work on the home you live in, but you can still request it. The Construction Act requires you to hold back 10 per cent of the price of services and materials as they are supplied; ask a lawyer about release timing if the job grows larger than expected.
The paperwork worth keeping when the job is done: the signed contract, the itemized quote, both warranties in writing, and photos of the roof before the crew starts and after they finish.

Q2

Price of a metal roof for an Ottawa house?

Published Ottawa-area quotes for metal roofing run about $8 to $22 per square foot installed, with standing seam at the upper end of that range. For a typical house that works out to a wide spread, and the gap between a low and a high quote on the same roof can be substantial, so getting at least two written quotes matters here.

Several things show up in a metal roofing quote that move the number. Roof size, pitch, and how many valleys, dormers, or chimneys are involved all affect labour time. The number of old shingle layers to remove changes the tear-off cost. Any rotten sheathing found once the old roof comes off is priced separately, and published Ottawa figures put that at about $3 to $6 per square foot of sheathing replaced. Flashing details at walls, chimneys, and the eave edge, plus any ventilation work, are line items to watch for. Disposal is another: roofers arrange their own bin and tipping fees, so ask whether disposal is included or added later.

On the permit question, the City of Ottawa's list of projects not requiring a building permit names installing asphalt shingles. We found no City statement covering metal roofing or a switch from one material to another, so confirm with the City before work starts. The 2024 Ontario Building Code (O. Reg. 163/24) applies regardless of permit status. For profiled metal roofing the Code sets a minimum slope of 1 in 4, with lower slopes permitted for low-slope profiled metal systems installed to the manufacturer's written recommendations (Div. B, 9.26.3.1.(3)). The Code also requires that roofing materials be installed in conformance with the manufacturer's written instructions (9.26.2.2.). Note that eave protection under the Code (9.26.5.1.) applies to shingle, shake, and tile roofs; on a metal roof, ask the roofer how the eave edge is detailed instead.

Before hiring, ask each roofer for a WSIB clearance certificate and ask whether the crew's Working at Heights training under O. Reg. 297/13 is current. The Consumer Protection Act, 2002 requires that a written agreement signed at your home include a fair description of the work, the total price, payment terms, and an itemized list of prices including taxes. You have 10 days to cancel it without giving a reason. The Construction Act requires you to hold back 10 per cent of the price of services and materials as they are supplied; ask a lawyer about release timing.

If your home is designated or in a Heritage Conservation District, talk to the City's heritage planners before changing roofing materials.

When you have two written quotes in front of you, line up the tear-off scope and number of layers, eave edge detailing, flashing locations, ventilation work, sheathing replacement price per square foot, and disposal, so you are comparing the same scope of work rather than two different jobs at two different numbers.

Q3

TPO flat roof per square foot in Ottawa, what's typical?

A TPO roof is priced as flat roofing, which runs about $6 to $18 per square foot installed in published Ottawa-area quotes, with tear-off adding roughly $1.50 to $3.50 per square foot on top of that. TPO sits within that flat-roof range, but too few published Ottawa-specific TPO figures exist to give it a tighter band than the broader flat-roof range.

What moves the number around for your roof includes the size of the field, how many old layers need to come off, the detail work at drains, curbs, parapets and penetrations, and whether any decking needs replacing. Disposal is another line item: Trail Road accepts homeowner construction waste at a residential rate of $172.70 per tonne above 250 kg, with a minimum charge of $43.20, but roofers generally arrange their own disposal, so ask whether it is included in the quote or billed as an extra.

On the permit question, the City of Ottawa's list of projects that do not need a building permit names installing asphalt shingles. We found no City statement that flat-roof membrane replacement is exempt, so confirm with the City before work starts. The 2024 Ontario Building Code (O. Reg. 163/24) requires TPO to meet ASTM D6878, and the Code requires that roofing be installed following the manufacturer's written instructions (Div. B, 9.26.2.2.). We found no TPO slope figure in the Code table we read, so ask the roofer what slope the membrane maker requires and how your roof meets it.

A written quote worth comparing to others should break out at minimum: the membrane material and thickness, the insulation board type and R-value if it is being replaced, the number of old layers being removed, drain and flashing work, disposal, and the written warranty covering both materials and labour. Ask whether the warranty is from the manufacturer, the installer, or both, and what it requires to stay valid.

You can request quotes from roofing contractors listed in the Ottawa Construction Network directory through the form on this page.

File the signed contract, the itemized quote, the warranty papers and before-and-after photos together once the membrane is down; they answer most later questions.

Q4

What price range is normal for a flat roof replacement in Ottawa?

Published Ottawa-area quotes put flat roof installation at about $6 to $18 per square foot, with tear-off running about $1.50 to $3.50 per square foot on top of that. Two published price pages differed by about two times, which is why the range is wide.

What moves a flat-roof price within that range includes the size of the roof, how many layers of old membrane need to come off, whether the deck underneath has rotted sections that need replacing (published Ottawa prices show about $3 to $6 per square foot for sheathing replacement as an extra), the membrane material chosen, flashing at parapets and penetrations, and access to the roof surface. Get both the installation price and the tear-off price quoted separately in writing so you can compare quotes on the same basis.

Permit and Code points worth knowing

The City of Ottawa's list of projects that do not need a building permit names installing asphalt shingles specifically. We found no City statement that flat-roof membrane replacement is exempt, so confirm with the City before work starts whether a permit is required for your project.

The 2024 Ontario Building Code (O. Reg. 163/24) sets material standards for flat-roof membranes: EPDM must meet ASTM D4637, TPO must meet ASTM D6878, PVC must meet CAN/CGSB-37.54, and modified bituminous membranes must meet CGSB 37-GP-56M and CSA A123.23. Modified bitumen needs a minimum slope of 1 in 50. The Code also requires that roofing materials be installed in conformance with the manufacturer's written instructions (Div. B, 9.26.2.2.). A roofer should be able to tell you which standard the membrane they are proposing meets.

On the financial side, the Construction Act requires you to hold back 10 per cent of the price of services and materials as they are supplied; ask a lawyer about release timing. If the quote is negotiated and signed somewhere other than the roofer's place of business, the Consumer Protection Act, 2002 gives you 10 days to cancel without reason, and if the agreement includes an estimate, the final charge cannot exceed that estimate by more than 10 per cent. Ask whether disposal of the old membrane is included in the quote, because Trail Road accepts homeowner construction waste at a residential rate but roofers generally arrange their own disposal.

Before you sign, ask the roofer to confirm in writing which membrane standard the proposed product meets and what the written manufacturer warranty covers for this specific installation.

Q5

Why do Ottawa roof replacement quotes vary so much?

Roof replacement quotes in Ottawa vary because each quote is priced for a specific roof, and several things about that roof change the labour and material cost significantly. Published Ottawa-area quotes for asphalt shingle replacement on a typical house run from about $8,000 to $22,000.

Here is what drives the spread:

- Roof size, measured in squares (100 square feet each), sets the baseline for materials and labour.
- Pitch and steepness.
- Complexity, meaning the number of valleys, dormers, chimneys and changes in plane, adds cutting, flashing and time.
- The number of old shingle layers to remove changes the tear-off price; get both a one-layer and a two-layer price if you are unsure what is up there.
- Rotten or damaged sheathing found at tear-off is priced as an extra, about $3 to $6 per square foot of sheathing replaced; ask for that rate in writing before work starts.
- Flashing at the chimney, valleys and walls, and any ventilation work, are sometimes included and sometimes quoted separately.
- Disposal: roofers arrange their own bin and tipping, and that cost may or may not be in the number you are looking at.

The 2024 Ontario Building Code (Div. B, 9.26.5.1.) requires eave protection on a shingle roof, running at least 900 mm up the slope to a line at least 300 mm inside the inner face of the exterior wall. Some quotes include this material explicitly; others fold it in. Ask which it is. The Code (Div. B, 9.26.2.2.) also requires installation to follow the manufacturer's written instructions.
For the permit side: the City of Ottawa lists installing asphalt shingles as a project that does not need a building permit, though the Code still applies and heritage-designated properties are not exempt. If the job involves structural work or switching to a different roofing material, confirm with the City before work starts.

On the financial side, the Construction Act requires an owner to hold back 10 per cent of the price of services and materials as they are supplied. Ask a lawyer about release timing. If you are hiring for the home you live in, you are not required to obtain a WSIB clearance, though you can search the contractor's current clearance online. For a rental or investment property, the homeowner exemption does not apply.

A fair written quote should set out the scope of work, the shingle specification, what happens if sheathing is damaged, what eave protection is included, how disposal is handled, and the warranty terms. The Consumer Protection Act, 2002 requires that if the agreement is signed somewhere other than the contractor's place of

business, it must be in writing, signed by both parties, and itemized, and you have 10 days to cancel without reason.

Before you put a signature on anything, ask each roofer to walk you through exactly what their quote includes and excludes for sheathing, flashing and disposal, so you are comparing the same scope across every number on the table.

Q6

Near the top of the published range for a Barrhaven two-storey roof: fair quote?

Published Ottawa-area quotes for asphalt shingle replacement with a one-layer tear-off run about $8,000 to $22,000, so a quote near the top of that range is not automatically unfair, but it does need to be explained line by line before you sign anything.

Several things show up in a quote at the higher end of that range: the roof's size and pitch, access, and complexity: valleys, dormers, a chimney, or multiple roof planes each add labour and flashing work. If the roofer has flagged any of these on your roof, the higher number may reflect the actual scope. What you want to confirm is whether the quote spells out each of those items or whether it is a single lump sum with no breakdown.

The 2024 Ontario Building Code (Div. B, 9.26.5.1.) requires eave protection running at least 900 mm up the roof slope to a line not less than 300 mm inside the inner face of the exterior wall. It must be installed when shingles are replaced. The Code also requires valleys to be flashed (9.26.4.3.), and a chimney saddle where the upper side of a chimney on a sloping roof is more than 750 mm wide (9.26.4.8.). A fair quote names these items; a quote that omits them is not a complete picture of the job. The City of Ottawa's list of projects not requiring a building permit names installing asphalt shingles, though the Code still applies. If your home is designated or in a Heritage Conservation District, talk to the City's heritage planners before work starts.

On the business side, the Consumer Protection Act, 2002 requires that a direct agreement, which a quote signed at your kitchen table is likely to be, set out a fair description of the work, the total amount payable, the terms of payment, and an itemized list of prices including taxes. You have 10 days to cancel after receiving that written copy. If the quote includes an estimate, the supplier cannot charge more than 10 per cent above it. The Construction Act requires you to hold back 10 per cent of the price of services and materials as they are supplied; ask a lawyer about release timing. Ask the roofer for their WSIB clearance before work starts; the homeowner exemption covers the home you live in, not a rental or investment property.

Sheathing found to be rotten at tear-off is priced as an extra; published Ottawa-area quotes show about $3 to $6 per square foot of sheathing replaced. Ask whether that rate is already written into the quote or whether it will appear as a surprise charge.

When you set two written quotes side by side, line up the tear-off scope and number of layers, the eave protection specification, the flashing and valley details, the ventilation work if any, the sheathing rate per square foot, and what each contractor does with the old material, so you are comparing the same job rather than two different scopes of work.

Q7

Budget for re-roofing a bungalow in Kanata?

For a typical bungalow in Kanata, published Ottawa-area quotes for asphalt shingle replacement with a one-layer tear-off run about $8,000 to $22,000. Where your bungalow lands in that range depends on what the roofer finds and quotes.

What shows up in the price for this roof: the total roof area, the pitch, how many old layers need to come off, whether the roofer finds rotten sheathing at tear-off (published Ottawa prices show about $3 to $6 per square foot of sheathing replaced, billed as an extra), the number of valleys, dormers or a chimney, flashing and ventilation work, access to the site, and disposal. Ask what each of those is priced at before you sign.

A few rules apply to the work itself. The 2024 Ontario Building Code (Div. B, 9.26.5.1.) requires eave protection on a shingle roof: at least 900 mm up the roof slope to a line not less than 300 mm inside the inner face of the exterior wall. Kanata sits at about 4,520 heating degree-days, so the climate exemption does not apply and eave protection is required. When shingles are replaced, the eave protection rule applies. The Code also requires at least two thicknesses of shingle over the entire roof, a head lap of at least 50 mm, and at least 4 nails or staples for 1 m wide shingles, none exposed, with nails penetrating through or at least 12 mm into the sheathing (Div. B, 9.26.7.). Roofing materials must be installed to the manufacturer's written instructions (Div. B, 9.26.2.2.).

On permits: the City of Ottawa lists installing asphalt shingles as a project that does not need a building permit. If you are switching to metal or changing the roof structure in any way, confirm with the City before work starts. If the home is designated under the Ontario Heritage Act or sits in a Heritage Conservation District, talk to the City's heritage planners first.

Before hiring, ask about a few practical things:

- whether the quote covers a full tear-off or an overlay, and get both priced if you want to compare
- the per-square-foot price for any sheathing replacement found at tear-off
- what disposal is included and how the roofer handles it
- the written warranty on both materials and labour
- a current WSIB clearance certificate for the contractor

The Construction Act requires you to hold back 10 per cent of the price of services and materials as they are supplied; ask a lawyer about release timing.
After the job is done, keep the signed contract, the itemized quote, the written warranty, and photos of the roof before and after: those are the documents worth having if a question comes up later.

Ask the roofer to walk you through exactly what the quote includes for eave protection, flashing and ventilation, and what triggers an extra charge, before you commit to anything.

Q8

How much does a new asphalt shingle roof cost in Ottawa?

Published Ottawa-area quotes put a full asphalt shingle replacement, including one layer of tear-off, at about $8,000 to $22,000 for a typical house. That range is wide because several things specific to your roof pull the number up or down.

The quote will reflect your roof's size, pitch, and how many levels and angles it has. Valleys, dormers, and chimneys add time and material. If the roofer finds rotten sheathing once the old shingles come off, published Ottawa prices show that repair running about $3 to $6 per square foot of sheathing replaced, billed as an extra on top of the base price. If there are two layers of shingles already on the roof, the second-layer tear-off adds cost that too few published Ottawa figures exist to quote precisely, so ask for it priced separately in writing. Flashing, ventilation work, and disposal are other line items that vary by job.

On the code side, the City of Ottawa lists installing asphalt shingles as a project that does not need a building permit, though heritage-designated properties and buildings in a Heritage Conservation District are not exempt from that requirement. The 2024 Ontario Building Code still applies to the work itself. When shingles are replaced, the eave protection rule applies: the 2024 Ontario Building Code (Div. B, 9.26.5.1.) requires eave protection running at least 900 mm up the roof slope to a line at least 300 mm inside the inner face of the exterior wall. That material and its installation should be in the quote.

A fair written quote will spell out:

- the roof area and number of layers being removed
- the price per square foot if sheathing needs replacing
- eave protection, underlayment, and flashing included or excluded
- ventilation work, if any
- disposal of old material
- the written product and workmanship warranty

The Consumer Protection Act, 2002 requires that a written agreement signed somewhere other than the contractor's place of business include a fair description of the work, the total amount payable, itemized prices including taxes, and the terms of payment. You have 10 days to cancel that kind of agreement without any reason

after receiving your written copy. The Construction Act requires you to hold back 10 per cent of the price of services and materials as they are supplied; ask a lawyer about release timing. You can search the contractor's WSIB clearance online before work starts.
After the job is done, keep the signed contract, the itemized quote, the written warranty, and photos of the roof both before work started and after it was finished.

Q9

Why does my Orleans quote charge for "deck repair as needed"?

"Deck repair as needed" means the roofer will charge extra for any sheathing they find damaged once the old shingles are off. The roofer cannot see what is underneath until tear-off begins.

Why sheathing condition matters

The 2024 Ontario Building Code (Div. B, 9.26.2.2.) requires roofing materials to be installed in conformance with the manufacturer's written instructions, and sets a fastening requirement of at least 4 nails or staples for 1 m wide shingles, with nails penetrating through or at least 12 mm into the sheathing (Div. B, 9.26.7.4.). Ask how soft or rotten boards will be handled.

Orleans sits at about 4,500 heating degree-days, so the Code's climate exemption for eave protection does not apply. Eave protection is required under the 2024 Ontario Building Code (Div. B, 9.26.5.1.): it must run from the roof edge at least 900 mm up the slope to a line at least 300 mm inside the inner face of the exterior wall.

Published Ottawa-area quotes show deck repair priced at about $3 to $6 per square foot of sheathing replaced, billed as an extra on top of the base shingle price. The base replacement range for a typical house with one-layer tear-off runs about $8,000 to $22,000. These are published 2026 prices; the deck-repair line is separate because no roofer can know the area or severity before tear-off.

Before signing, make sure the quote spells out the per-square-foot rate for sheathing, not just the phrase "as needed." A fair written quote should also include the tear-off price, eave protection, flashing, ventilation work if any, disposal, and the written warranty. The Consumer Protection Act, 2002 requires that a direct agreement, one signed somewhere other than the roofer's place of business, include an itemized list of prices. If the agreement includes an estimate, the supplier cannot charge more than 10 per cent over it, so pinning down the deck-repair rate in writing limits your exposure.

You can get a sense of sheathing condition before anyone arrives by going into the attic on a dry day and looking up. Soft spots, staining, frost residue on the underside of the boards, or daylight showing through are worth

showing the roofer. From inside the house, water stains on the ceiling near the eaves after a winter thaw point to the same area. Take photos of anything you notice and share them when the roofer comes to quote.

Q10

Paying for a roof with a Better Homes Ottawa loan: rate and limits?

The Better Homes Ottawa Loan Program offers a fixed rate of 4.33%, with a minimum loan of $10,000 and a maximum of $125,000 or 10% of your property's assessed value, whichever is less. Repayment runs up to 20 years and comes off your property tax bill.

The catch for roofing is what the program lists as eligible measures. A straight roof replacement on its own is not a listed measure. What is listed includes attic insulation and associated attic ventilation, ENERGY STAR skylights and tubular daylighting devices, green roofs, and solar photovoltaic systems. So if your project is a shingle or membrane replacement with no other work, the loan program as described does not cover it. If your project also involves attic insulation or a qualifying ventilation upgrade, that portion may be eligible. Check the current program rules directly with the City, because eligibility details can change.

If you are combining a roof replacement with attic insulation work, it is worth asking the City whether the insulation and ventilation portion qualifies on its own, and whether the loan can be structured around that scope.

A few things worth knowing on the financing side. The Consumer Protection Act, 2002 says that if you sign a roofing contract at your home rather than at the contractor's place of business, it is likely a direct agreement. The contractor must give you a written copy that includes a fair description of the work, the total amount payable, itemized prices including taxes, and the payment terms. You have 10 days to cancel after receiving that written copy. If the contractor gave you an estimate, they cannot charge more than 10% above it. The Construction Act requires an owner to hold back 10% of the price of services and materials as they are supplied; ask a lawyer about release timing on a larger job.

Published Ottawa-area quotes for asphalt shingle replacement on a typical house run about $8,000 to $22,000. Replacing sheathing found to be rotten at tear-off is priced as an extra, with published figures around $3 to $6 per square foot of sheathing replaced.

If the insulation or ventilation part of the job goes to the City for a loan, keep that scope as its own priced line in every quote, so you can show exactly what the loan would cover.

Q11

Should I pick metal or asphalt on price alone for my Ottawa home?

Choosing on price alone is harder than it looks, because the two materials are priced in different units. Published Ottawa-area quotes put asphalt shingle replacement at about $8,000 to $22,000 for a typical house with one layer torn off. Metal roofing runs about $8 to $22 per square foot installed, with standing seam at the upper end of that range. Because metal is quoted per square foot, only a full written quote for your roof shows how the two totals compare.

Several things shift the comparison before you even get to material preference. Roof size, pitch, and complexity, including valleys, dormers, and chimneys, show up in both quotes. Tear-off adds cost on either side: if there is more than one existing layer, that work is priced separately and we found too few published Ottawa figures to quote it. Rotten sheathing found at tear-off runs about $3 to $6 per square foot as an extra on either job. Flashing, ventilation upgrades, and disposal are also separate line items that can move the final number.

The permit question matters here

The City of Ottawa lists installing asphalt shingles as a project that does not need a building permit, though heritage-designated properties are not exempt. For metal roofing, we found no City of Ottawa statement confirming an exemption, so confirm with the City before work starts. Either way, the 2024 Ontario Building Code applies. For metal, the Code sets a minimum slope of 1 in 4 for profiled metal roofing, with lower slopes allowed for low-slope profiled metal systems installed to the manufacturer's written recommendations (Div. B, 9.26.3.1.). When shingles are replaced, the eave protection rule applies: protection must run at least 900 mm up the roof slope to a line at least 300 mm inside the inner face of the exterior wall (Div. B, 9.26.5.1.). Ottawa's heating degree-days of roughly 4,440 to 4,520 mean the climate exemption does not apply here.

On lifespan, a 2007 NAHB industry study puts asphalt shingles at about 20 years; for metal, only roofers and manufacturers publish figures, so read the written warranty carefully. The NAHB notes that local weather, installation quality, and maintenance all affect how long any roof lasts.

A fair quote for either material should spell out, in writing: roof area and pitch, number of layers being removed, sheathing replacement price per square foot, eave protection, flashing, ventilation work, and disposal. Ask whether the contractor carries WSIB coverage; as a homeowner hiring for your own residence you are not required to obtain a clearance, but you can search the contractor's current clearance online. Under the Consumer Protection Act, 2002, if you sign a quote at your home rather than the contractor's office, you have 10 days to cancel without reason.

Ask each roofer to show you exactly how sheathing replacement, extra layers, and disposal are priced, since those lines can add to the final invoice.

Q12

Small roof leak repair in Ottawa, what should it cost?

Too few published Ottawa figures exist to quote a reliable range for small roof repairs, so ask each roofer to give you a written, itemized quote before any work starts.

Ask what the quote covers: any fee to find the source, the labour to seal or replace the damaged area, any flashing work if the leak is at a chimney, skylight, valley or wall joint, replacement shingles or membrane material, and disposal. Ask whether any inspection fee is credited if you go ahead.

The 2024 Ontario Building Code (Div. B, 9.26.1.2.) says roofing, including flashing, shall be installed to effectively shed water and prevent moisture from getting into the building. That standard applies to repair work too, not only full replacements. The City of Ottawa's list of projects not requiring a building permit names installing asphalt shingles; heritage-designated properties and properties in a Heritage Conservation District are not covered by that exemption. If your repair involves anything structural, confirm with the City before work starts.

A few things worth checking before you hire anyone. You can search a contractor's WSIB clearance online; the clearance is valid for up to 90 days and is renewable. Under O. Reg. 297/13, the employer is responsible for ensuring workers who may use fall protection have completed an approved Working at Heights training program, valid for three years; you can ask whether the crew's training is current. If the roofer gives you a quote signed at your kitchen table, the Consumer Protection Act, 2002 treats that as a direct agreement: it must be in writing, signed by both parties, and include a fair description of the work, the total amount, payment terms, and an itemized price list including taxes. You have 10 days to cancel it without any reason after receiving your written copy. If the agreement includes an estimate, the supplier cannot charge more than 10 per cent above it.

The Construction Act requires you to hold back 10 per cent of the price of services and materials as they are supplied; ask a lawyer about release timing.

Ask each roofer to say in writing what they found, what they fixed, and how any rotten sheathing will be priced if they open up more than expected.

Q13

Standing seam versus metal shingles: which costs more in Ottawa?

Metal roofing runs about $8 to $22 per square foot installed in published Ottawa-area quotes, with standing seam at the upper end of that range. Published quotes put standing seam at the upper end of that range; get both profiles priced on your roof.

Roof size, pitch, complexity (valleys, dormers, chimneys), access, the number of old layers to tear off, the condition of the sheathing and flashing work all show up as line items in published quotes.

The 2024 Ontario Building Code (Div. B, 9.26.3.1.) sets a minimum slope of 1 in 4 for profiled metal roofing, though lower slopes are permitted for low-slope profiled metal systems installed to the manufacturer's written recommendations. The Code also requires that roofing materials be installed in conformance with the manufacturer's written instructions (9.26.3.1.(3) and 9.26.2.2.). The City of Ottawa's permit exemption names installing asphalt shingles only, and we found nothing on metal either way; confirm with the City before work starts whether a permit is needed for your specific job.

A fair written quote for either profile should break out the cost of tear-off separately, state a per-square-foot price for any rotten sheathing replaced at tear-off (published Ottawa-area quotes show about $3 to $6 per square foot for sheathing), list flashing and ventilation work as separate items, and name who handles disposal and at what cost. Ask for the manufacturer's written warranty on the panels and a separate workmanship warranty from the contractor. You can also search the contractor's current WSIB clearance online before signing.

Before you commit to a quote, ask the roofer to show you exactly how rotten sheathing found at tear-off will be priced, since that line can grow after work begins.

Q14

Cost of an EPDM roof on a garage in Orleans?

For an EPDM garage roof in Orleans, the published Ottawa-area flat-roof figure is about $6 to $18 per square foot installed, with tear-off adding roughly $1.50 to $3.50 per square foot on top of that if the old membrane needs to come off.

What moves the number for a garage in Orleans:

- the size of the roof and how accessible it is from the ground
- whether the existing membrane or built-up roofing comes off or the new EPDM goes over it

- the condition of the roof deck underneath, since rotten or soft sheathing found at tear-off is priced separately
- the drain or scupper detail and any flashing at the walls or parapet
- disposal, which roofers usually arrange themselves, so ask whether it is included in the quote

The 2024 Ontario Building Code's standards table requires EPDM to meet ASTM D4637. The Code also sets a minimum slope of 1 in 50 for modified bituminous membranes; EPDM is governed by its own standard and manufacturer's instructions, which the Code (Div. B, 9.26.2.2.) says must be followed. Because the City of Ottawa's permit exemption names installing asphalt shingles specifically, an EPDM flat roof on a garage does not clearly fall under it. Confirm with the City of Ottawa's Building Code Client Service Centre before work starts, so you know whether a permit is needed.

A fair written quote for this job should spell out the membrane specification and thickness, whether the old roofing is being removed, the per-square-foot price for any deck repairs found during tear-off, how the edges and any penetrations are flashed, the written manufacturer warranty and the contractor's own workmanship warranty, and WSIB clearance. The Construction Act requires you to hold back 10 per cent of the price of services and materials as they are supplied; ask a lawyer about release timing if the job is a larger one.

The most useful question to put to the roofer before you agree to anything: ask them to show you the EPDM product specification and explain exactly how the edge detail and any wall flashing will be done.

Q15

Rotten sheathing on my Nepean re-roof: how much does it add to the cost?

Rotten sheathing found at tear-off is priced as an extra, and published Ottawa-area quotes put it at about $3 to $6 per square foot of sheathing replaced. That range is separate from the base cost of the re-roof itself, which published 2026 prices put at about $8,000 to $22,000 for a typical house with a one-layer tear-off.

The final number depends on how much sheathing needs to come out. A roofer cannot know that until the old shingles are off, because rot is not always visible from the attic or the surface. Sections around chimneys, valleys, skylights and the eaves are places a roofer will look closely, but the full picture only appears once the deck is bare.

The 2024 Ontario Building Code (Div. B, 9.26.2.2.) requires roofing materials to be installed in conformance with the manufacturer's written instructions; ask the roofer how soft or rotten sheathing will be handled. The Code also requires eave protection on a shingle re-roof, running at least 900 mm up the roof slope to a line not less than 300 mm inside the inner face of the exterior wall, laid beneath the starter strip.

On the permit side, the City of Ottawa lists installing asphalt shingles as a project that does not need a building permit, though the Code still applies. If the rot turns out to be structural, meaning rafters or trusses are affected rather than just the sheathing panels, that work likely needs a permit; confirm with the City before proceeding if the roofer finds structural damage.

A few things worth getting in writing before you sign:

- the per-square-foot price for sheathing replacement, stated clearly as a line item
- whether disposal of the old sheathing is included in that rate or billed separately
- how the roofer will document what was replaced (photos, a count of sheets) so you can verify the charge
- the price for eave protection and any flashing work, also as separate line items

You can search the roofer's current WSIB clearance online before work starts; the homeowner exemption covers your own residence, not a rental.

A line in a roofing quote that can hide extra cost on this job is a vague allowance for "sheathing as required" with no unit price attached, because without a per-square-foot rate you have no way to check the bill when the job is done.

Q16

Ottawa roof quote lists "extra layers as found", what could it cost?

There are too few published Ottawa prices for removing an extra layer of old shingles to give a range. That means you need to ask the roofer to price it explicitly before work starts.

What "extra layers as found" means for your quote

When a crew strips your roof, they may find one layer of shingles already sitting on top of another. Published quotes price a second layer as an extra. The phrase "as found" means the charge only applies if the extra layer exists, which you may not know until tear-off begins.

Ask how it will be priced: per square (100 square feet of roof) or as a lump sum, and whether disposal of the extra layer is included.

On disposal: Trail Road, the City of Ottawa's waste facility at 4475 Trail Road, takes homeowner construction waste at a residential rate of $172.70 per tonne above 250 kg, with a minimum charge of $43.20 for loads under 250 kg, and landfill fees are exempt from HST. Roofers generally arrange their own disposal, so ask whether disposal is included in the per-layer charge or invoiced separately.

For the main shingle replacement itself, published Ottawa-area quotes run about $8,000 to $22,000 for a typical house with a one-layer tear-off, so you can see how a second-layer removal adds a meaningful variable. If the roofer also finds rotten sheathing underneath, published prices for replacing it run about $3 to $6 per square foot, and that is another line to confirm in writing before signing.

On the permit side, the City of Ottawa lists installing asphalt shingles as a project that does not need a building permit, though the 2024 Ontario Building Code still applies to the work. One Code requirement worth confirming with your roofer: when shingles are replaced, eave protection is required, running at least 900 mm up the roof slope to a line at least 300 mm inside the inner face of the exterior wall.

Under the Consumer Protection Act, 2002, if the quote includes an estimate, the contractor cannot charge more than 10 per cent above it, so getting the extra-layer rate written into the agreement matters. You also have 10 days to cancel a direct agreement, such as one signed at your home, without giving a reason.

Ask the roofer to give you a fixed per-square price for the extra-layer removal in writing before the job starts, so there is no dispute once the old shingles are already on the ground.

Disclaimer: This guide is provided for informational purposes only by Ottawa Roofing Pro. It does not constitute professional advice. Always consult qualified contractors and your local building authority (the City of Ottawa or your own municipality) before starting any roofing project, and do not go on a roof yourself. Roofing work in Ontario must meet the 2024 Ontario Building Code

(O. Reg. 163/24). Information is current as of November 15, 2026 and may change. Visit **ottawaroofingpro.ca** for the latest answers.