OTTAWA WATERPROOFING PRO

Costs & Pricing

What waterproofing work costs in published Ontario pricing: exterior and interior per-foot ranges, crack injection per crack, sump pumps, backwater valves and window wells

16 Expert Answers from Waterproofing IQ

ottawawaterproofingpro.com/construction-brain

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Q1

Why do exterior waterproofing quotes in Westboro vary so much per foot?

On published Ontario contractor price pages, exterior waterproofing runs about $100 to $350 per linear foot of wall, commonly $150 to $250, so a wide spread between quotes is something to read line by line rather than accept or dismiss.

What the published pages name as changing the price

Deeper foundations and tight access cost more. Beyond that, the biggest thing to check is whether two quotes describe the same job: the same walls and length, the same protection (dampproofing or waterproofing), and the same decision about the drain tile at the bottom of the wall. A quote that replaces the tile and one that leaves it in place are different scopes, and their per-foot figures cannot be compared directly.

Ontario's Building Code requires dampproofing on a below-grade foundation wall where the ground outside is higher than the floor inside (9.13.2.1), and waterproofing where hydrostatic pressure occurs (9.13.3.1). The Code gives no number for when that happens, so ask each contractor which one their quote covers and why.

Questions to ask each contractor before you compare numbers:

- Is the price per linear foot for the full wall or only the affected section?
- Does the quote include new drain tile, and where does it discharge?
- Is backfill and grading included?
- Is anything finished inside affected, and is that in the price?
- Who pulls any required permit, and is the fee in the quote?

On permits, the City of Ottawa lists "Structural foundation repairs and drain tile replacement" as building permit work. If new tile is in the scope, ask who applies and whether the fee is included.
Before you sign, ask each contractor to walk you through what the per-foot price includes and excludes, so you are comparing the same scope across every quote.

Q2

How do I compare two interior drain quotes for my Barrhaven basement?

Published 2025–26 prices for an interior drain and sump system run about $70 to $150 per linear foot of wall, with some published Ontario figures ranging from $50 to $230. If two quotes land far apart, check whether they describe

the same scope before comparing the prices.

The first thing to check is what each quote actually covers. An interior drain channel cut into the slab, a sump pit, and a sump pump are three separate items, and a quote can include all of them, some of them, or just one. Ask each contractor to break the price down so you can see what you are paying for each piece. Key things that shift the number: whether the drain runs along one wall or the full perimeter, whether a new sump pit is being dug or an existing one is being used, and whether a battery backup is included with the pump.

What to read carefully in each quote

- The length of drain channel in linear feet, and which walls it covers.
- Whether a sump pit is new construction or existing, and its dimensions. Ontario's Building Code (9.14.5.2) sets minimums of 750 mm deep and 0.25 m² in area, with a cover that resists removal by children and is airtight.
- Where the sump discharges. The Code (9.14.5.1) requires discharge to a sewer, a drainage ditch, or a dry well meeting specific conditions. The City advises pumping to the ground at least 1.2 m from the foundation.
- Whether a battery backup pump is included.
- Who pulls any required permit. Ask each contractor whether the City requires a permit for the specific scope they are quoting, and who is responsible for getting it.
- Whether a licensed plumber does or signs off the plumbing connections. Plumber is a compulsory trade in Ontario; you can check the Skilled Trades Ontario Public Register.
- Ask each contractor for their insurance details in writing, and ask for a WSIB clearance certificate.

On the contract itself, the Consumer Protection Act, 2002 requires that a direct agreement over $50 be in writing, include a fair description of the work with itemized prices and start and completion dates, and give you 10 days to cancel after you receive the written copy. If either quote is an estimate, the supplier cannot charge more than 10 per cent over it.

One practical check: ask both contractors to describe in writing exactly where the water is coming from and what their system addresses. The City lists three ways water enters a basement, and a contractor or plumber has to look at the house to say which applies to yours. If one quote addresses a different source than the other, you are not comparing the same job.

When you set the two written quotes side by side, line up the wall lengths covered, confirm whether each includes a new pit or uses an existing one, and check where each one discharges, so you are comparing the same job.

Q3

Why is one Ottawa waterproofing quote higher than another for the same wall?

For exterior waterproofing, published Ontario contractor pricing runs about $100 to $350 per linear foot of wall, commonly $150 to $250, and interior drain and sump systems run about $70 to $150 per linear foot. A quote anywhere in those ranges can be fair, depending on what it covers, so the first thing to compare is the scope.

Ask each contractor to name, in writing, every item in the price:

- which walls, and how many linear feet
- whether the work is dampproofing or waterproofing, and why (the Code requires waterproofing where hydrostatic pressure occurs, 9.13.3.1, and gives no number for that)
- whether the drain tile is replaced, and where it discharges
- whether a sump pit and pump are included, and whether the pit is new or existing
- what is finished inside, and whether the price covers taking it out or putting it back
- the number of cracks being injected, if any
- who pulls the permit, and whether the fee is in the price

The published pages name a few things that change the price: deeper foundations and tight access cost more; crack injection is about $500 to $1,500 per crack; a new sump pit adds about $500 to $1,500 compared with replacing a pump in an existing pit. Two quotes that differ on any of those lines are pricing different jobs.
Get the warranty terms from each contractor in writing too: what is covered, for how long, and whether they transfer to a buyer. Compare them as part of the scope.

Before you sign, ask each contractor to walk you line by line through what is and is not included, so the quotes describe the same job.

Q4

How much is crack injection per crack in Nepean?

Crack injection is about $500 to $1,500 per crack in published Ontario contractor pricing, with one Ottawa-area source quoting from around $300 for epoxy work.

A quote should spell out a few things worth checking before you agree to anything:

- which material is being used (the Ottawa-area price pages list epoxy and polyurethane; ask the contractor to explain the choice for your wall)
- whether the price covers surface preparation and any patching after injection, or just the injection itself
- what the written warranty covers, how long it runs, and whether it transfers to a buyer
- whether the work is being done from inside, outside, or both, since that affects what the contractor needs access to

Crack injection is not named on either of the City of Ottawa's permit lists, so ask the City's Building Code Services before the work starts. "Structural foundation repairs" are on the permit list, so ask the contractor upfront what happens if the crack turns out to be part of a structural problem.
We found no Ontario or City of Ottawa licence for waterproofing contractors, so the credential to ask about is whether a licensed plumber does or signs off any plumbing work if the repair touches a drain or pipe. Ask for their insurance details in writing, and if you are hiring rather than doing the work yourself, ask the contractor to confirm they have WSIB coverage.

The most useful question to put to any contractor before you commit: ask them to show you, in writing, exactly what the warranty covers.

Q5

Price per foot for an interior drain and sump system in Orleans?

An interior drain and sump system runs about $70 to $150 per linear foot of wall in published Ontario contractor pricing, with figures on some pages ranging from $50 to $230. The wall length drives any quote, and the price also shifts depending on whether a new sump pit is being constructed or an existing one used, whether battery backup is included, and how much of the basement interior is finished and needs to come apart.

A few things to nail down before comparing quotes:

- Scope by wall: ask which walls are included and get the linear footage written out, not just a lump sum.
- Sump pit and pump: ask whether the quote covers a new pit or assumes one already exists, and whether a battery backup pump is included. Published 2025-26 prices for a replacement pump in an existing pit run about $500 to $1,200; a new pit adds about $500 to $1,500; a pump with battery backup runs about $2,000 to $4,000.
- Discharge: ask where the sump will discharge and whether that connection is in the quote.
- Permit: the City of Ottawa says a building permit is required to install a sump pit and pump as protective plumbing. Ask which contractor pulls it and confirm it is included in the price.
- Plumbing sign-off: plumber is a compulsory trade in Ontario, so ask whether a licensed plumber does or signs off the plumbing portion of the work.

On the rebate side, the City's Residential Protective Plumbing Program lists a maximum of $1,500 for a primary or secondary sump pump with battery backup in an existing pit, or $3,000 where a new pit is also constructed. The City rebates the lesser of that maximum or the actual cost of the work, the application must be received within 18 months of the permit's issue date (the City changed this from 12 months on July 1, 2026), and the program is listed as currently under review, so check ottawa.ca before counting on it. Rebates are not available for maintenance, repair or replacement of an existing device, so if there is already a pump in the pit, ask the City whether your job qualifies.
The form on this page can forward your details to contractors listed in the Ottawa Construction Network directory.

Before you sign, ask the contractor to write the wall length and the sump details as separate lines, so two quotes can be compared item by item.

Q6

Are exterior waterproofing quotes in Barrhaven priced by the foot or by the job?

Exterior waterproofing is priced per linear foot of wall on the published Ontario contractor pages: about $100 to $350, commonly $150 to $250, for excavation, membrane, drainage and new tile. A contractor can still give you one total for the job; what matters is that you can see the wall length behind it.

If a Barrhaven quote gives only a lump sum, ask the contractor to write in the wall length they are pricing, so you can divide it out and compare it with other quotes and with the published range. Deeper foundations and tight access cost more, and whether the drain tile is replaced changes the scope, so ask each quote to say:

- which walls, and how many linear feet
- whether the work is dampproofing or waterproofing, and why

- whether the drain tile is replaced, and where it drains
- what is finished inside, and whether anything inside is affected
- who pulls the building permit

On the Code side, dampproofing is required on a below-grade foundation wall where the finished ground outside is higher than the floor inside (9.13.2.1), and waterproofing is required where hydrostatic pressure occurs (9.13.3.1). The Code gives no number for that, so the quote should name which one it covers. The City of Ottawa lists "Structural foundation repairs and drain tile replacement" as permit work, so if new tile is in the scope, ask who applies for the permit and whether its fee is in the price.

Before signing, ask the contractor to confirm the wall length in writing, so a per-job total and a per-foot quote can be compared on the same footing.

Q7

Is weeping tile priced separately from the membrane on an Ottawa quote?

The published Ontario price pages we found fold weeping tile into the exterior and interior per-foot ranges rather than pricing it on its own. Published Ontario contractor pricing for exterior work, which covers excavation, the membrane, drainage and new tile, runs about $100 to $350 per linear foot of wall, commonly $150 to $250. That range assumes tile replacement is part of the scope; if a quote omits it, the per-foot figure may look lower but the comparison is not equal.

The same is true for interior drain and sump systems: published 2025-26 prices run about $70 to $150 per linear foot, and the drain channel at the base of the wall is priced as part of that system, not separately. Too few published figures exist for weeping tile priced entirely on its own to give a reliable standalone range, so if a quote breaks it out as a separate item, ask what that figure includes and excludes.

What changes the price on either approach is wall length, foundation depth, how tight the access is around the house, whether tile is being replaced and where it drains, what is finished on the inside, and whether a new sump pit is needed or an existing one is used.

A few things worth asking before you accept any quote:

- Does the quote name dampproofing or waterproofing? Ontario's Building Code treats them differently: dampproofing is the minimum where outside grade is higher than inside grade (clause 9.13.2.1), while waterproofing is required where hydrostatic pressure occurs (clause 9.13.3.1). Ask the contractor which one the quote covers and why.
- Is tile replacement included, and if so, where does it drain? The Code requires foundation drains to discharge to a sewer, a drainage ditch or a dry well (clause 9.14.5.1).
- Is the membrane work and the tile replacement priced together, or is one excluded? If excluded, ask for the reason in writing.

When you put two written quotes side by side, line up the wall lengths each covers, confirm whether each one names dampproofing or waterproofing and which Code clause the contractor says applies, and check whether tile replacement is in or out of each scope and where the drain discharges, so you are comparing the same job rather than two different scopes at different prices.

Q8

New window well with a drain in Findlay Creek, how much?

About $1,600 to $3,800 per well is the published 2025–26 Ontario contractor range for a window well with drainage. Ontario's Building Code requires every window well to be drained to the footing level or another suitable location (9.14.6.3).

Ask what the quote assumes for depth, access and the drain.

A fair written quote for this job should spell out:

- the size and material of the well itself
- how the drain connects and where it discharges
- how the excavation is backfilled and graded after (Ontario's Building Code clause 9.12.3 requires backfill graded to prevent drainage toward the foundation)
- who requests the locate before any digging starts, since Ontario Dig Authority asks for that request at least 5 business days before excavation

One thing worth confirming before work starts: if you are adding a window where there was none before, or enlarging or relocating an existing window opening, the City of Ottawa requires a building permit for that part of the work. Replacing a well at an existing window opening is not named on either of the City's lists, so ask the City's Building Code Services whether your specific job needs one before work begins.
The request form on this page sends your project details to Ottawa waterproofing contractors listed in the Ottawa Construction Network directory.

What is the single most useful question to ask before signing? Ask the contractor to confirm in writing exactly where the well drain discharges and to show you that connection on the quote.

Q9

Battery backup sump pump installed in Riverside South, what price range?

A sump pump with battery backup runs about $2,000 to $4,000 in published 2025–26 Ontario contractor pricing where an existing pit is already in place. If a new pit needs to be constructed, add the published range of about $500 to $1,500 for that work.

Ask what the quote assumes about the existing pit, the discharge line, and whether the primary pump is being replaced or kept.

A few things to confirm before the work starts. The City of Ottawa says a building permit is required to install a sump pump as a protective plumbing device, and the permit application must include floor plans and the device's

location, type, make and model. Ask the contractor whether a licensed plumber does or signs off the plumbing part of the installation, since plumber is a compulsory trade in Ontario. The City's Residential Protective Plumbing Program offers a rebate of up to $1,500 for a primary or secondary sump pump with battery backup power installed in an existing pit, or up to $3,000 where a new pit is also constructed. The City rebates the lesser of that maximum or the actual cost of the work, the application must be received within 18 months of the permit's issue date (the City changed this from 12 months on July 1, 2026), and the program is listed as currently under review, so check ottawa.ca before relying on it. Rebates are not available for maintenance, repair or replacement of an existing protective plumbing device, so if your pump is already there and you are replacing it rather than adding to it, ask the City whether your job qualifies.

The most useful thing to have in writing before signing: the make and model of both the primary pump and the battery backup unit.

Q10

Cost of a new sump pit and pump in a Gloucester basement?

A pump with battery backup is about $2,000 to $4,000 and a new pit adds about $500 to $1,500, in published 2025–26 Ontario contractor pricing.

Ask what the quote assumes about what is finished on the floor, where the discharge line runs, and whether battery backup is included. The permit is a separate cost; the City of Ottawa requires a building permit to install a sump pit and pump as protective plumbing, and on the 2026 fee schedule a plumbing-only permit is $117 per application.

The City's Residential Protective Plumbing Program offers a rebate of up to $3,000 for a primary or secondary sump pump with battery backup power where a new sump pit is also constructed. The City rebates the lesser of that maximum or the actual cost of the work, the work must be complete and the rebate application received within 18 months of the building permit's issue date (the City changed this from 12 months on July 1, 2026), and the City lists the program as currently under review, so check ottawa.ca before relying on it. The rebate is not available for maintenance, repair or replacement of an existing device, so ask the City whether your specific job qualifies.

A few things worth confirming in writing before any work starts:

- the scope: pit dimensions (Ontario's Building Code requires at least 750 mm deep and at least 0.25 m² in area, with a cover that resists removal by children and is airtight), pump model, and whether battery backup is included
- where the discharge line goes and whether a check valve and union are included, as the Code requires both
- who pulls the building permit and who requests the City inspection when the work is done
- whether a licensed plumber does or signs off the plumbing portion of the job

The form on this page can forward your details to contractors listed in the Ottawa Construction Network directory. Before you commit to a quote, ask the contractor to confirm in writing exactly where the discharge line will terminate and how that connects to your existing storm or drainage system.

Q11

What should one wall of exterior waterproofing cost in Kanata?

Published Ontario contractor pricing for exterior waterproofing runs about $100 to $350 per linear foot of wall, commonly $150 to $250 per linear foot. A single wall in Kanata could land anywhere in that range depending on several factors specific to the job.

The length of the wall and how deep the foundation sits change the price, and deeper foundations and tight access cost more. Whether the contractor replaces the drain tile at the bottom of the wall, and where that tile drains to, also affects the price. If the interior side of the wall is finished, removing and restoring that finish adds to the cost as well.

A complete quote for one wall of exterior waterproofing should spell out:

- the linear footage being quoted and the depth of the excavation
- whether dampproofing or waterproofing is included, and which membrane or system is being applied
- whether the existing drain tile is being replaced and where it will discharge
- who requests the locate before any digging starts (Ontario Dig Authority asks for that request at least 5 business days before excavation, under Ontario's Underground Infrastructure Notification System Act, 2012)
- who pulls any required building permit

Get at least two itemized quotes so you can compare scope, not just price. A quote that is vague about tile replacement or membrane type is harder to compare than one that lists each item separately.
Before you sign, ask each contractor to confirm in writing whether the quote covers dampproofing or full waterproofing, and why they are recommending one over the other for your wall.

If you want local contractors to see your job, the request form on this site sends your details to Ottawa waterproofing contractors listed in the Ottawa Construction Network directory.

Q12

How much does exterior foundation waterproofing cost per foot in Ottawa?

Published Ontario contractor pricing puts exterior foundation waterproofing at roughly $100 to $350 per linear foot of wall, commonly $150 to $250. Deeper foundations and tight site access push costs toward the higher end of that range.

What moves a quote up or down comes down to a handful of job-specific factors: how long the wall is, how deep the footing sits, how much room the excavator has to work alongside the house, whether the existing drain tile is being replaced and where it will discharge, and how much finishing work is inside the basement once the wall is exposed.

What a fair quote should spell out

Ask each contractor to put the following in writing before you compare numbers:

- which walls are included and their measured length
- whether the work is dampproofing or waterproofing, and why they are recommending one over the other for your foundation
- whether the drain tile is being replaced, what size pipe, what stone cover, and where it drains
- what surface preparation is included for the wall (parging on a block wall, sealing holes on poured concrete)
- who requests the locate with Ontario Dig Authority before any digging starts, since the Act requires a locate request and Ontario Dig Authority asks for it at least 5 business days before excavation begins
- who pulls any required permit

Get at least three written quotes so the scope items, not just the per-foot rate, can be compared side by side. If one quote is significantly lower, ask what it leaves out rather than assuming it is the better deal.
The single most useful question to put to each contractor before signing: ask them to point to the line in the quote that covers drain tile, and explain whether they are replacing it or leaving it in place.

If you want local Ottawa contractors to see your project details, the request form on this page sends your information to waterproofing contractors listed in the Ottawa Construction Network directory.

Q13

Does a finished basement raise the cost of an interior drain in Orleans?

Published 2025–26 prices for an interior drain and sump system run about $70 to $150 per linear foot of wall, with some published Ontario contractor pages showing a range from $50 to $230. Whether your basement is finished is one of the factors that affects where your quote lands within that range.

Ask each contractor to spell out what the price assumes about what is finished along the walls, what comes out, and whether anything is put back.

A few other things affect the cost for your specific job:

- wall length being drained
- whether a new sump pit is needed or an existing one is used
- whether battery backup is included with the pump
- what is finished inside and how much of it must come down

The sump pit itself has its own price range. Replacing a pump in an existing pit runs about $500 to $1,200; a new pit adds about $500 to $1,500; a pump with battery backup is about $2,000 to $4,000 for the pump portion. Ask each contractor whether those are included in the per-foot price or quoted separately.
On the permit side, the City of Ottawa says a building permit is required to install a sump pit and pump as protective plumbing. Whether the interior drain channel itself falls under "drain tile replacement" on the permit list is not stated, so ask the City's Building Code Services before work starts.

Ask each contractor for a written breakdown showing the wall length being quoted, what demolition and patching is included, and whether the sump pit and pump are part of the price or a separate line.

Q14

What price range do published Ontario pages give for window wells with drains?

A window well with drainage is about $1,600 to $3,800 per well in published Ontario contractor pricing.

Ask what the quote assumes for depth, access, the drain and where it runs. Ontario's Building Code requires every window well to be drained to the footing level or another suitable location (9.14.6.3).

A fair quote for this work should spell out how the well drain connects and where it discharges, whether the window itself is being replaced or only the well, and who pulls any required permit. Enlarging or relocating a window, or

adding one where none existed before, is on the City of Ottawa's permit list. Replacing a well at an existing window of the same size is not named on either the permit or the exempt list, so ask the City's Building Code Services before the work starts. If any digging is involved, Ontario Dig Authority asks for a locate request at least 5 business days before excavation begins, and on a hired job the contractor is the excavator who submits it.

The City of Ottawa lists windows among the ways overland water gets into a house and advises sealing window wells. Its Compassionate Grant is not provided for basement flooding due to a leaking window well.

Local Ottawa waterproofing contractors listed in the Ottawa Construction Network directory receive the details you send through the form on this page.

Q15

How much does a City permit add to a sump pit job in Vanier?

The City of Ottawa's 2026 fee schedule sets the building permit fee for plumbing work at $117 per application. The City's Residential Protective Plumbing Program lists 100 per cent of the plumbing permit fee among its rebates.

The bigger cost is the sump pit and pump. Published Ontario contractor pricing puts a new pit at about $500 to $1,500 on top of the pump; replacing a pump in an existing pit is about $500 to $1,200, and a pump with battery backup about $2,000 to $4,000. The RPPP offers up to $3,000 toward a primary or secondary sump pump with battery backup where a new pit is also constructed, or up to $1,500 where the pit already exists. The City rebates the lesser of those maximums or the actual cost of the work. Two conditions attach to every rebate: the work must be complete and the application received within 18 months of the permit's issue date (the City changed this from 12 months on July 1, 2026), and the City lists the program as currently under review, so check ottawa.ca before relying on any figure here.

On process, the City requires a building permit before the work starts, with floor plans showing the pit's location, type, make and model of the devices. Ask whether a licensed plumber does or signs off the plumbing part of the installation. Once the work is complete, the City's steps include the building permit inspection, and that inspection report is part of the rebate application.

A fair quote for this job should spell out: whether a new pit is being dug or an existing one used, the pump make and model, whether battery backup is included, and who pulls the permit and arranges the City inspection.

Get written confirmation of which specific devices and installation costs they are pricing, so you can match the quote line by line against what the RPPP will and will not cover.

Q16

Does an outdoor backwater valve have a published price in Ontario?

We found only one published Ontario contractor price page for an outdoor backwater valve, so no range is shown for it here. An interior retrofit is a different job; published Ontario contractor pricing puts that at about $1,500 to $4,500.

An outdoor storm valve means digging, so ask for a quote that itemizes the valve, the excavation and reinstatement of the yard, the permit, and the plumbing labour. Separate lines are the only way to compare two quotes, and the City's rebate application asks for a paid, itemized invoice.

The City of Ottawa says a building permit is required to install protective plumbing devices, which include backwater valves. On the City's 2026 fee schedule, a plumbing-only permit is $117 per application.

The City's Residential Protective Plumbing Program lists up to $2,500 for an outdoor storm backwater valve on a home built before January 1, 2004. The City rebates the lesser of the maximum or the cost of the work, the work and the application must be done within 18 months of the permit's issue date, and the City lists the program as currently under review: check ottawa.ca before you rely on it. The rebate is not available for a device the City installed, or for repairing or replacing an existing one.

Because the job digs, the Act requires a locate request first; Ontario Dig Authority asks for it at least 5 business days before you dig, and locates are free. Plumber is a compulsory trade in Ontario, so ask whether a licensed plumber does or signs off the plumbing part.

Before signing, ask each contractor who applies for the permit and who requests the locate, and have both written into the contract.

Disclaimer: This guide is provided for informational purposes only by Ottawa Waterproofing Pro. It does not constitute professional advice. Always consult qualified contractors and your local building authority (the City of Ottawa) before starting any waterproofing or foundation project. Some of this work needs a City building permit, and a free locate request is required before any digging. Information is current as of November 8, 2026 and may change. Visit **ottawawaterproofingpro.com** for the latest answers.