

OTTAWA EPOXY FLOORS

Commercial & Industrial Epoxy

High-performance epoxy and polyurea floor systems for warehouses, shops, showrooms, restaurants, and other commercial or industrial spaces.

4 Expert Answers from Epoxy IQ

ottawaepoxyfloors.com/construction-brain

Table of Contents

1. What is the installed price for a seamless epoxy floor in an Ottawa daycare centre?
.....
2. Can a commercial epoxy floor in Ottawa be power-washed without damaging the coating?
.....
3. Can Ottawa industrial epoxy flooring withstand constant water exposure in a car wash?
.....
4. Can Ottawa epoxy contractors install covered base systems for pharmaceutical clean rooms?
.....

Q1

What is the installed price for a seamless epoxy floor in an Ottawa daycare centre?

Commercial daycare epoxy flooring in Ottawa typically runs between \$12 and \$22 per square foot installed, with seamless systems at the higher end of that range due to strict health and safety requirements for childcare facilities.

Daycare centres require specialized commercial-grade epoxy systems that meet stringent health department standards. The most common choice is a **100% solids epoxy base coat with a polyurethane or polyaspartic topcoat** to create a completely seamless, non-porous surface that resists bacteria growth and allows for thorough sanitization. These systems typically apply at 12-15 mils thickness compared to 3-5 mils for residential water-based products. The seamless nature eliminates grout lines and seams where germs and moisture can hide, which is critical in childcare environments.

Surface preparation is extensive and costly for commercial daycare applications. The concrete must be diamond ground to achieve a concrete surface profile (CSP) of 3-4, ensuring maximum adhesion. All cracks, joints, and penetrations must be filled and sealed to achieve the seamless requirement. Moisture testing is mandatory - the concrete must have a moisture vapor emission rate below 3 pounds per 1,000 square feet per 24 hours. In Ottawa's climate, this often requires moisture mitigation primers that add \$2-4 per square foot to the project cost.

For a typical 2,000 square foot daycare space, expect total costs between \$24,000 and \$44,000 including surface preparation, moisture testing, multi-coat epoxy system, and polyurethane topcoat. Decorative options like safety-colored borders or play area markings add \$3-6 per square foot. The system must cure for 5-7 days before children can safely use the space.

Ottawa's climate requires careful timing for daycare epoxy installation. Summer break (July-August) is ideal when facilities can close for the full cure period. The space must maintain 15-25°C throughout application and curing, which may require temporary heating or cooling.

Commercial daycare flooring requires contractors experienced with health department regulations and commercial-grade materials. Browse commercial flooring contractors through the Ottawa Construction Network directory at justynrookcontracting.com to find professionals familiar with childcare facility requirements and Ontario health standards.

Q2

Can a commercial epoxy floor in Ottawa be power-washed without damaging the coating?

Yes, a properly installed commercial epoxy floor in Ottawa can absolutely be power-washed without damage, but the key factors are coating type, installation quality, and washing technique. Commercial-grade epoxy systems are specifically designed to withstand aggressive cleaning methods including pressure washing, which is often necessary in Ottawa's harsh climate where road salt, ice melt chemicals, and tracked-in debris create heavy contamination loads.

Commercial Epoxy and Pressure Washing Compatibility

100% solids epoxy and **polyurea systems** used in commercial applications are engineered for this type of maintenance. These coatings cure to 8-15 mils thick (compared to 3-5 mils for residential water-based epoxy) and form a chemically cross-linked surface that resists mechanical damage. In Ottawa's commercial facilities - from auto shops in Kanata to warehouse spaces in Gloucester - power washing is standard maintenance practice during spring cleanup when winter's accumulation of salt and grime needs removal.

The coating must be fully cured before pressure washing, which means waiting **5-7 days minimum** after installation for most epoxy systems, or **7-14 days for 100% solids epoxy** depending on temperature conditions. Ottawa's spring temperatures often hover around 10-15°C, which extends cure times compared to summer installations.

Water temperature and pressure settings matter significantly. Use water heated to 60-80°C maximum - higher temperatures can soften even commercial epoxy. Keep pressure between 1,500-3,000 PSI for routine cleaning, avoiding the 4,000+ PSI that might be used on bare concrete. Use a 25-40 degree spray tip rather than a zero-degree concentrated stream, and maintain 12-18 inches distance from the surface.

Commercial epoxy floors in Ottawa typically cost **\$8-18 per square foot** installed, with the higher-end systems specifically chosen for their ability to withstand mechanical cleaning. **Polyaspartic topcoats** add \$2-4 per square foot but provide additional chemical resistance against the cleaning agents often used with pressure washing.

Ottawa's freeze-thaw cycles and heavy salt exposure make regular pressure washing almost mandatory for commercial floors. The alternative - allowing contaminants to build up - leads to premature coating degradation and costly repairs. Spring cleaning after winter salt season and fall preparation before snow season are the most critical times.

For your next steps, ensure any commercial epoxy contractor discusses maintenance requirements including pressure washing protocols during the specification phase. The Ottawa Construction Network directory at justynrookcontracting.com lists commercial flooring contractors who understand these maintenance demands and can specify appropriate systems for your facility's cleaning requirements.

Can Ottawa industrial epoxy flooring withstand constant water exposure in a car wash?

Yes, properly specified industrial epoxy systems can absolutely handle constant water exposure in a car wash, but the coating selection and installation quality are critical for long-term success. Standard residential garage epoxy will fail quickly in this environment, so you need a high-performance commercial system designed specifically for wet service conditions.

For Ottawa car wash applications, **100% solids novolac epoxy** is the gold standard. Novolac epoxy offers superior chemical resistance compared to standard bisphenol-A epoxy, particularly against the combination of hot water, detergents, degreasers, and road salt that car washes encounter. These systems typically cure to 15-20 mils thickness and can handle continuous water immersion, thermal shock from hot water, and the aggressive chemicals used in modern car wash operations. **Polyurea systems** are another excellent option, offering faster cure times and exceptional flexibility to handle Ottawa's extreme temperature swings even in heated facilities.

The floor preparation is absolutely crucial for water-exposed applications. The concrete must be **diamond ground to a CSP-3 or CSP-4 profile** (concrete surface profile) to ensure maximum mechanical bond. Any existing sealers, oils, or contaminants must be completely removed. **Moisture testing is even more critical** than typical Ottawa applications - the concrete must have a moisture vapour emission rate below 3 pounds per 1,000 square feet per 24 hours, and relative humidity readings below 75% at the slab level.

Professional installation costs for car wash epoxy flooring run \$12-25 per square foot in Ottawa, depending on the specific system, floor condition, and required drainage integration. High-performance novolac systems typically cost \$15-22 per square foot, while polyurea installations range \$18-25 per square foot. The higher cost reflects the specialized materials, extensive surface preparation, and need for proper drainage detailing around floor drains and equipment pads.

Seasonal timing matters less for car wash facilities since they're typically heated, but proper curing conditions must still be maintained. The coating needs consistent temperatures above 15°C and humidity below 80% during the 5-7 day cure period. Most contractors schedule this work during slower business periods to minimize disruption.

Ontario Building Code requirements may apply depending on the scope of work. If you're renovating an existing car wash or installing new drainage systems, you'll likely need permits from the City of Ottawa. Commercial floor coatings in food service or automotive service facilities may also need to meet specific slip resistance and cleanability standards.

For a project this specialized, you'll want to work with contractors experienced in industrial flooring applications rather than residential garage specialists. Browse commercial flooring contractors through the Ottawa Construction

Network directory at justynrookcontracting.com to find professionals with car wash and automotive facility experience.

Can Ottawa epoxy contractors install coved base systems for pharmaceutical clean rooms?

Yes, experienced Ottawa epoxy contractors can install coved base systems for pharmaceutical clean rooms, but this is highly specialized work that requires specific certifications, materials, and installation protocols far beyond typical residential garage floor coating.

Pharmaceutical clean room flooring demands **seamless, non-porous surfaces** that can withstand aggressive chemical cleaning, sterilization procedures, and strict contamination control requirements. Coved base systems eliminate the 90-degree floor-to-wall junction where bacteria and contaminants typically accumulate, creating a curved transition that can be easily cleaned and sanitized. These systems typically use **100% solids epoxy or polyurethane** formulated specifically for pharmaceutical applications, often requiring **FDA compliance** and meeting **USP Class VI biocompatibility standards**.

The installation process involves precise substrate preparation, moisture vapor testing (critical in Ottawa's climate), application of primer systems, multiple coats of pharmaceutical-grade epoxy, and formation of the coved base using specialized troweling techniques or pre-formed cove strips. **Surface profile requirements are typically CSP-2 to CSP-3**, achieved through diamond grinding or shot blasting. The entire system must cure to specific hardness and chemical resistance standards before validation testing.

Cost expectations for pharmaceutical clean room flooring in Ottawa range from \$15 to \$35 per square foot, significantly higher than residential epoxy due to specialized materials, extensive surface preparation, controlled environment requirements during installation, and post-installation validation testing. Projects often require **temperature and humidity control during application**, which can extend timelines and increase costs, especially during Ottawa's extreme seasonal temperature swings.

Ontario Building Code and Health Canada regulations govern pharmaceutical manufacturing facilities, requiring specific permits and inspections. Contractors must demonstrate experience with **GMP (Good Manufacturing Practice) environments** and often need security clearances for pharmaceutical facility access.

For this specialized application, you'll need contractors with proven pharmaceutical industry experience, not general epoxy flooring installers. The Ottawa Construction Network directory at justynrookcontracting.com includes commercial flooring contractors, but pharmaceutical clean room work requires verification of specific industry credentials and project portfolio review before selection.

Looking for experienced contractors? The Ottawa Construction Network connects Ottawa homeowners with qualified professionals:

- Luxe Painting and Renovations
- RenoMotion Inc.
- Valcor Construction
- The Fixer
- Home Front Services

[View all contractors ?](#)

Disclaimer: This guide is provided for informational purposes only by Ottawa Epoxy Floors. It does not constitute professional advice. Always consult qualified, licensed contractors and your local building authority before starting any epoxy flooring, concrete coating, or floor resurfacing project. Information is current as of May 3, 2026 and may change. Visit ottawaepoxyfloors.com for the latest answers.