OTTAWA EPOXY FLOORS

Garage Floor Coatings

Epoxy, polyaspartic, and polyurea coatings for residential and commercial garage floors, including protection against road salt, hot tire pickup, and freeze-thaw damage.

5 Expert Answers from Epoxy IQ

ottawaepoxyfloors.com/construction-brain

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Q1

Do Ottawa contractors offer garage floor epoxy packages that include trim and threshold coatings?

Yes, most professional epoxy contractors in Ottawa do offer comprehensive garage floor packages that include trim work and threshold coatings. These complete systems provide a finished, professional appearance and better long-term protection than floor-only applications.

A typical Ottawa garage epoxy package includes coating the main floor area, applying epoxy up the wall perimeter (usually 4 to 6 inches), and treating the threshold where your garage floor meets the driveway. The wall trim coating prevents moisture wicking and creates a seamless, easy-to-clean transition. Threshold coating is particularly important in Ottawa because this area takes the heaviest abuse from snow, ice, road salt, and tire traffic during our harsh winters.

Professional contractors typically offer three package levels. Basic packages cover the floor and a 2-inch wall trim for **$5 to $8 per square foot** using water-based epoxy systems. Mid-range packages include 4 to 6-inch wall trim, threshold coating, and decorative flake chips using 100% solids epoxy for **$8 to $12 per square foot**. Premium packages feature full perimeter trim, threshold work, metallic or custom finishes, and polyaspartic topcoats for **$12 to $18 per square foot**.

The threshold area requires special attention because it experiences freeze-thaw cycles, standing water, and direct vehicle impact. Many contractors use polyaspartic coatings specifically for thresholds because they cure faster, remain flexible at low temperatures, and resist hot tire pickup better than standard epoxy. Some contractors also install aluminum threshold strips or transition pieces for added durability.

Ottawa's climate makes trim and threshold coating essential rather than optional. Spring snowmelt and winter moisture can penetrate untreated wall-floor joints, causing concrete deterioration and coating failure. Road salt tracked in by vehicles is particularly aggressive at these transition points. A properly sealed perimeter system prevents moisture intrusion and extends the life of your entire garage floor coating.

Most contractors apply the trim and threshold coatings as part of the same process as the main floor, ensuring proper adhesion between all components. The work is typically done after the base coat but before the final topcoat, creating a monolithic system. Cure times remain the same - avoid foot traffic for 24 hours and vehicle traffic for 5 to 7 days regardless of package level.

When getting quotes, specifically ask about trim height options and threshold treatment methods. Some contractors include basic trim work in their base pricing, while others charge additional fees. Clarify whether the threshold coating extends onto your driveway approach or stops at the garage door line. Also confirm whether

they'll address any existing cracks or damage in these high-stress areas before coating.

For the best results with Ottawa's extreme weather conditions, get quotes from at least three contractors and ensure they include comprehensive trim and threshold work in their proposals. You can browse experienced flooring contractors through the Ottawa Construction Network directory at justynrookcontracting.com to compare package options and pricing for your specific garage.

Q2

How much does adding a cove base to a garage epoxy floor cost in Nepean?

Adding a cove base to your garage epoxy floor in Nepean will typically cost between $8 and $18 per linear foot, depending on the height of the cove, the epoxy system used, and whether it's part of a new installation or added to an existing floor. For a standard two-car garage with approximately 80 to 100 linear feet of wall perimeter, you're looking at **$640 to $1,800 for the cove base addition**.

Understanding Cove Base Applications

A cove base creates a curved transition between your garage floor and walls, eliminating the sharp 90-degree corner where dirt, moisture, and road salt typically accumulate. In Nepean's climate, where garage floors endure constant freeze-thaw cycles and heavy salt exposure from winter driving, a cove base provides significant practical benefits beyond aesthetics. The curved profile makes cleaning much easier and prevents moisture from sitting in corners where it can cause concrete deterioration or coating failure.

Professional installation involves several steps that affect pricing. The contractor must first prepare the wall surface and floor edge, often requiring grinding or sanding to ensure proper adhesion. A flexible filler material or pre-formed cove strip is then installed to create the curved profile, followed by the epoxy coating application that matches your floor system. The height typically ranges from 2 to 6 inches, with 4-inch coves being most common for residential garages.

Material costs vary significantly based on the epoxy system. Water-based epoxy cove bases run $8 to $12 per linear foot, while 100% solids epoxy systems cost $12 to $16 per linear foot. Polyaspartic cove bases, which offer superior flexibility in Ottawa's temperature extremes, range from $14 to $18 per linear foot. If you're adding decorative flake or metallic finishes to match your floor, expect to pay at the higher end of these ranges.

Timing considerations are crucial in Ottawa's climate. Cove base installation requires the same temperature and humidity conditions as floor coating - ambient temperatures above 10°C and relative humidity below 85%. This effectively limits installation to April through November for unheated garages. Spring installation after snowmelt

season is ideal, as it addresses any moisture damage from winter and prepares your garage for the next harsh season.

The most cost-effective approach is including cove base in your initial epoxy installation rather than adding it later. Retrofitting a cove base to an existing epoxy floor requires careful surface preparation and color matching, which can add 20 to 30% to the total cost. If your garage currently has standard epoxy without cove base, the contractor will need to grind the existing coating at the wall edges and ensure proper adhesion of the new cove material.

For the best results in Nepean's challenging climate, consider getting quotes from multiple contractors through the Ottawa Construction Network directory, where you can compare approaches and pricing for cove base installation with your garage epoxy project.

Q3

How much does it cost to epoxy a detached workshop garage floor in Manotick?

Epoxy coating for a detached workshop garage in Manotick will typically cost between $8 and $15 per square foot professionally installed, with most workshop projects ranging from $2,400 to $6,000 depending on the size and coating system you choose. Workshop floors often require more durable systems than standard residential garages due to heavier equipment, chemical exposure, and increased foot traffic.

For a typical 300-400 square foot workshop, you're looking at **$2,400 to $6,000 for a complete professional installation**. A basic water-based epoxy system runs $6-8 per square foot, while a premium 100% solids epoxy with decorative flake costs $10-12 per square foot. If you want the ultimate in durability and fast return-to-service, polyaspartic coating systems run $12-15 per square foot but cure quickly enough for light foot traffic in 4-6 hours.

Workshop floors typically need more preparation than standard garage floors because they often have oil stains, paint spills, or existing sealers from previous use. Diamond grinding to create proper surface profile adds $2-4 per square foot to the base cost. If your workshop floor has significant cracks or spalling concrete, repair work can add another $3-6 per square foot depending on the extent of damage.

Manotick's rural location and workshop usage create specific timing considerations. Many detached workshops lack heating, which limits epoxy application to April through November when temperatures stay consistently above 10°C. Workshop floors also tend to have higher moisture vapor transmission rates than house-attached garages, making spring moisture testing absolutely critical before any coating application. The calcium chloride test should show less than 3 pounds per 1,000 square feet per 24 hours.

For workshop applications, I'd strongly recommend 100% solids epoxy or polyaspartic over water-based systems. Workshop floors see heavier abuse from tools, equipment, and chemicals that can quickly damage thinner water-based coatings. The extra cost upfront pays dividends in longevity and performance.

Get quotes from at least three contractors, and ensure they include moisture testing and proper surface preparation in their pricing. You can browse flooring contractors familiar with workshop applications through the Ottawa Construction Network directory at justynrookcontracting.com.

Q4

How do Ottawa contractors protect garage walls and doors during epoxy application?

Professional contractors in Ottawa use comprehensive masking and protection systems during epoxy application to prevent overspray and chemical damage to garage walls, doors, and stored items. The protection process is critical because epoxy and polyaspartic coatings can permanently stain or damage surfaces they're not intended for, and Ottawa's typical attached garages require extra care to prevent fumes from entering living spaces.

Most experienced contractors begin by removing or covering all stored items in the garage. **Plastic sheeting (typically 6-mil polyethylene) is taped along the bottom 4 to 6 inches of all walls** to catch any splatter from mechanical surface preparation or coating application. Door frames, electrical outlets, and fixtures receive individual masking with painter's tape and plastic or paper. **High-quality automotive masking tape is preferred over standard painter's tape** because it adheres better to dusty concrete surfaces and removes cleanly after the epoxy cures.

For garage doors specifically, contractors typically mask the entire bottom section up to about 3 feet high, since this area is most vulnerable to splatter during floor coating. **Weather stripping and door seals require special attention** — epoxy that gets into these areas can prevent proper door operation and is nearly impossible to remove once cured. Many contractors apply masking film that extends several inches beyond the door frame to catch any overspray from spray application methods.

Ottawa contractors often use negative air pressure systems in attached garages to prevent fumes from entering the home through shared walls or ceiling spaces. This involves setting up exhaust fans to pull air out of the garage while keeping doors to living spaces sealed. The protection process typically adds 1 to 2 hours to the project timeline and costs between **$200 to $400 for a standard two-car garage**, depending on the complexity of items requiring protection.

Professional surface preparation in Ottawa requires diamond grinding or shot blasting, which creates significant concrete dust. Contractors use plastic barriers to isolate the work area and industrial dust collection systems to minimize cleanup. **The concrete profile created by mechanical preparation must be between CSP-2 and CSP-3** (Concrete Surface Profile standards) for proper epoxy adhesion, which requires aggressive enough preparation to potentially damage unprotected surfaces.

Timing is crucial in Ottawa's climate — contractors schedule protection setup during the optimal application window between April and November when temperatures stay consistently above 10°C. **Humidity control is equally important**, as moisture trapped under plastic sheeting can interfere with epoxy curing and create adhesion

problems.

For your garage epoxy project, ensure any contractor you hire includes comprehensive protection in their written quote and asks about your specific concerns regarding stored items or sensitive surfaces. **You can browse experienced flooring contractors through the Ottawa Construction Network directory** to compare protection methods and get detailed quotes for your specific garage layout.

Q5

How much does a matte-finish garage floor epoxy cost compared to gloss in Ottawa?

Matte-finish garage floor epoxy typically costs the same as gloss epoxy in Ottawa — the price difference comes from the topcoat choice rather than the base epoxy system itself. You're looking at **$5 to $12 per square foot** for either finish, with the final cost depending on your chosen epoxy type and decorative options.

The base epoxy system (water-based, solvent-based, or 100% solids) determines most of your cost, not the final sheen level. For a standard two-car garage of 400-600 square feet, expect to pay **$2,000 to $7,200** regardless of whether you choose matte or gloss. The difference lies in the topcoat selection — matte finishes use either a matte urethane topcoat or specialized matte polyaspartic coating, while gloss finishes use standard clear topcoats.

Matte finishes offer several advantages for Ottawa garages. They hide dust, water spots, and minor scratches better than high-gloss surfaces, which is particularly valuable during Ottawa's salty winter months when road salt residue shows prominently on shiny floors. Matte surfaces also provide better slip resistance when wet, an important safety consideration given the amount of snowmelt tracked into Ottawa garages. However, matte finishes can be slightly more difficult to clean thoroughly, and they don't showcase decorative flake systems as dramatically as gloss finishes.

Ottawa's extreme climate makes topcoat selection crucial. Winter temperatures dropping to minus 30°C and summer heat exceeding 35°C create a 65-degree temperature swing that tests coating flexibility. Both matte and gloss polyaspartic topcoats handle this thermal cycling well, while urethane topcoats (available in both sheens) provide excellent chemical resistance against road salt damage.

The optimal application season runs **April through November** for unheated garages, as both matte and gloss systems require minimum 10°C temperatures during application and cure. Spring installation is particularly popular as homeowners address winter damage before the busy summer season.

Get quotes from multiple contractors specifying your preferred sheen level, as some contractors may have stronger experience with one finish type. You can browse experienced flooring contractors through the Ottawa Construction Network directory at justynrookcontracting.com to compare options and discuss which finish best suits your garage's specific conditions and usage patterns.
