OTTAWA EPOXY FLOORS

Polyaspartic & Polyurea

Fast-curing polyaspartic and polyurea coating systems offering UV stability, low-temperature application, and rapid return-to-service times.

4 Expert Answers from Epoxy IQ

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Q1

How much does a polyurea basement floor coating cost per square foot in Ottawa?

Polyurea basement floor coating in Ottawa typically costs between $10 and $18 per square foot professionally installed, making it one of the premium coating options available for residential basement applications.

The pricing variation depends heavily on your basement's specific conditions and the polyurea system selected. Basic polyurea installations on well-prepared concrete in good condition fall toward the lower end at $10 to $12 per square foot. However, Ottawa basements often require additional moisture mitigation and surface preparation, pushing costs to $14 to $18 per square foot. If your basement has existing moisture issues, previous coatings that need removal, or significant concrete damage requiring repair, expect to pay toward the higher end of this range.

Polyurea offers exceptional performance benefits that justify its premium pricing, especially in Ottawa's challenging climate. Unlike standard epoxy, polyurea cures incredibly fast - often ready for foot traffic within 2 to 4 hours and fully cured within 24 hours. This rapid cure time means less disruption to your household and reduces the risk of moisture interference during Ottawa's humid spring and summer months. Polyurea also remains flexible at extremely low temperatures, making it ideal for basement applications where concrete movement from freeze-thaw cycles can crack rigid coatings.

For a typical Ottawa basement of 800 square feet, you're looking at $8,000 to $14,400 for a complete polyurea system. This includes proper surface preparation through diamond grinding, moisture testing (absolutely critical in Ottawa basements), primer application if needed, the polyurea coating, and any decorative elements like color flakes.

Ottawa's high water table and spring snowmelt make moisture testing essential before any basement coating application. Polyurea handles moisture vapor better than epoxy, but proper preparation remains crucial. The concrete must have a moisture vapor emission rate below 3 pounds per 1,000 square feet per 24 hours for optimal adhesion.

Given the technical complexity and specialized equipment required for polyurea application, this is definitely professional-only territory. Consider browsing flooring contractors through the Ottawa Construction Network directory at justynrookcontracting.com to get multiple quotes and find experienced polyurea installers in your area.

Q2

What is the price to strip old polyurea and reapply new polyaspartic in Ottawa?

Stripping old polyurea and reapplying new polyaspartic coating in Ottawa typically costs between $12 to $22 per square foot, with the removal process accounting for roughly half of that expense. This is significantly more expensive than applying coating to bare concrete because polyurea creates an extremely durable, chemically-bonded surface that requires aggressive mechanical removal methods.

The removal process involves diamond grinding or shot blasting to mechanically strip the existing polyurea coating down to bare concrete. This is labor-intensive work that generates substantial dust and requires professional equipment. In Ottawa's market, coating removal alone runs **$4 to $8 per square foot** depending on the polyurea thickness, adhesion strength, and floor area. Larger floors benefit from economies of scale, while smaller residential garages face higher per-square-foot costs due to equipment mobilization.

After removal, the concrete surface requires thorough cleaning and profile assessment before the new polyaspartic application. The polyaspartic coating itself costs **$8 to $15 per square foot** installed, depending on whether you choose a single-coat system or a multi-coat decorative finish with flake broadcast. **For a standard 500-square-foot garage, expect total project costs between $6,000 and $11,000** for complete polyurea removal and polyaspartic replacement.

Ottawa Climate Considerations

Ottawa's extreme temperature swings make polyaspartic an excellent choice for replacement coating. Unlike the original polyurea, polyaspartic can be applied in temperatures as low as -10°C with certain formulations, extending your application window. However, the removal work should be scheduled during moderate weather when dust control and ventilation are manageable. **Spring through fall represents the optimal window for this type of project**, allowing proper concrete drying after removal and ideal curing conditions for the new coating.

The project requires multiple site visits - initial assessment, removal work (typically 1-2 days for residential), concrete preparation, and final coating application. Most contractors require **5-7 days minimum** between removal and coating to ensure the concrete has stabilized and any residual moisture has evaporated.

This type of project definitely requires professional expertise. The removal process demands specialized equipment, proper dust containment, and experience identifying when all coating has been successfully removed. For contractor recommendations, you can browse flooring specialists through the Ottawa Construction Network directory at justynrookcontracting.com, where you'll find professionals experienced with both coating removal and polyaspartic application in Ottawa's challenging climate conditions.

Q3

How much does a clear polyaspartic sealer cost over a decorative epoxy base in Ottawa?

A clear polyaspartic sealer over decorative epoxy typically adds $3 to $5 per square foot to your total system cost in Ottawa, making it one of the most valuable upgrades you can make for long-term floor performance in our harsh climate.

The polyaspartic topcoat serves as a sacrificial wear layer that protects your decorative epoxy investment underneath. In Ottawa's extreme conditions — where garage floors endure road salt, snowmelt, freeze-thaw cycles, and temperature swings from minus 30 to plus 35 degrees Celsius — this clear protective layer is essentially mandatory for any decorative system you want to last more than a few years.

For a complete decorative epoxy system with polyaspartic topcoat, expect to pay **$10 to $16 per square foot installed** in Ottawa. This breaks down to $6 to $10 per square foot for the decorative epoxy base (whether flake broadcast or metallic), plus $3 to $5 per square foot for the polyaspartic sealer, with an additional $1 to $2 per square foot for enhanced surface preparation that decorative systems require. A standard two-car garage (500 square feet) would run **$5,000 to $8,000 total** for this high-end system.

The polyaspartic sealer provides several critical benefits in Ottawa's climate. It's UV-stable, meaning your decorative epoxy won't yellow or fade from sunlight streaming through garage windows. It offers superior chemical resistance against road salt and de-icing chemicals that Ottawa vehicles track in all winter. Most importantly, polyaspartic maintains flexibility at low temperatures, preventing the cracking and delamination that can occur when rigid coatings are subjected to our extreme temperature fluctuations.

Timing is crucial for this type of system. The multi-coat application requires ambient temperatures above 15 degrees Celsius throughout the entire cure period, which can take 3 to 5 days. This effectively limits installation to late spring through early fall for unheated garages, though basement applications can proceed year-round in climate-controlled spaces.

For a project of this caliber, professional installation is strongly recommended. The decorative base coat and polyaspartic topcoat require precise timing, proper mixing ratios, and skilled application techniques. Browse flooring contractors experienced with decorative systems through the Ottawa Construction Network directory at justynrookcontracting.com to get multiple quotes and see examples of their decorative work.

Q4

How much does a polyaspartic industrial floor cost for an Ottawa machine shop?

Polyaspartic industrial flooring for an Ottawa machine shop typically costs between $12 and $22 per square foot installed, with most projects falling in the $15 to $18 range depending on floor condition, thickness requirements, and chemical resistance specifications. For a typical 2,000 square foot machine shop, you're looking at $24,000 to $44,000 for a complete polyaspartic floor system.

Industrial Polyaspartic Systems for Machine Shops

Industrial polyaspartic coatings are excellent for Ottawa machine shops because they cure rapidly even in cold conditions, resist hydraulic oils and cutting fluids, and provide superior abrasion resistance against metal chips and heavy equipment. **A proper machine shop system typically uses 15 to 25 mils of polyaspartic coating** applied in multiple coats over diamond-ground concrete. The base coat penetrates and seals the concrete, while subsequent coats build thickness and chemical resistance.

High-solids polyaspartic systems cost $12 to $16 per square foot and work well for general machine shop applications. **Premium polyurea-polyaspartic hybrids run $16 to $22 per square foot** but offer superior chemical resistance to cutting oils, coolants, and hydraulic fluids common in machine shops. Most systems include a slip-resistant aggregate broadcast for safety around machinery.

Additional costs include concrete preparation at $3 to $6 per square foot for diamond grinding and crack repair, which is essential for proper adhesion. **Moisture mitigation adds $2 to $4 per square foot** if vapor emission testing reveals high moisture levels - common in Ottawa's climate where freeze-thaw cycles can drive moisture through concrete slabs.

Ottawa's extreme temperature swings make polyaspartic ideal for machine shops because it remains flexible at minus 30 degrees Celsius and won't crack like rigid epoxy systems. The fast cure time means minimal downtime - most polyaspartic floors accept foot traffic in 4 to 6 hours and machinery loads within 24 hours, compared to 5 to 7 days for traditional epoxy.

Industrial applications typically require building permits when the coating system affects fire ratings or when significant concrete repair is involved. Contact Ottawa Building Code Services at 3-1-1 to confirm requirements for your specific project.

For a project of this scope and complexity, get quotes from at least three contractors experienced in industrial flooring. The Ottawa Construction Network directory at justynrookcontracting.com lists flooring contractors who can assess your machine shop's specific requirements and provide detailed specifications for chemical resistance and

load ratings.
