OTTAWA FLOOD RESTORATION

Rebuild Like for Like

Putting the damaged space back the way it was: drywall, insulation, flooring and trim, without upgrades

5 Expert Answers from Flood Repair IQ

ottawafloodrestoration.ca/construction-brain

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Q1

What goes back first in a flooded basement rebuild in Manotick?

The sequence in a flooded basement rebuild follows a straightforward logic: nothing goes back until the structure is dry, inspected and cleared for safety.

The order of work

After tear-out, the first stage is drying. Wet framing, concrete and masonry need to reach acceptable moisture levels before anything is enclosed. Health Canada notes that furnishings and building materials are less likely to grow mould if dried within 48 hours. Once drying is complete, a contractor can confirm no mould remediation is needed before rebuilding starts.

After drying, the sequence runs roughly like this:

- Any structural framing repairs, including posts, beams or joists, come before everything else, because finishes cover them once installed.
- Insulation and vapour barrier go in next, against the foundation walls.
- Rough-in plumbing or electrical work that was damaged comes before the walls are closed. Electrical repairs in a flooded home require a Licensed Electrical Contractor, who files a notification with the Electrical Safety Authority; the ESA then tells the utility when reconnection is safe.
- Drywall follows once the rough-in work has been inspected and signed off.
- Flooring is last, because it sits on top of everything else and can be damaged if trades are still working above it.

A few things affect this order in your specific case. If the home was built before 1990, a professional should check for asbestos before any demolition or repair work proceeds. If insulation is being replaced with a different type than what was originally there, the City of Ottawa's Building Code Services should be asked whether a permit is required; the City does not list same-type insulation replacement either way, so it is worth confirming. Flooring replacement does not require a permit. Structural framing replacement does.
If the basement had a finished recreation room rather than essential living space such as a primary bedroom, the scope of what goes back may also affect eligibility under any help programs, so check with your insurer and, if applicable, the province's DRAO map before finalizing the rebuild scope.

Ask the contractor for an itemized quote that spells out what comes out, how the space is dried and confirmed dry, and exactly what goes back in what order.

Q2

Our Nepean basement had carpet. Can we put back something different after the flood?

Flooded carpet must come out: Health Canada states that flooring soaked by flood water should be removed and discarded. Whether you put something different back is largely a question for your insurer, not a building permit question.

The City of Ottawa lists replacement of flooring as work that does not require a permit, so the permit side is straightforward. The insurance side is less so. Your policy wording decides what it will pay for, and coverage for flooding is not typically included in a standard policy, as Canada.ca notes, meaning your flood or sewer-backup coverage depends on whether you added those endorsements. If your insurer is involved, ask in writing how it handles flooring replacement, specifically whether it will pay for a different material or only for carpet of equivalent value. Get that answer in writing before you choose anything.

A few things that shape the answer for your basement:

- If your insurer is paying, ask in writing whether it covers like-for-like replacement only.
- The subfloor underneath the carpet may also have been soaked. Health Canada's guidance on discarding flood-soaked flooring applies to what was damaged; the contractor assessing the job can tell you what the subfloor condition is.

On cost, published estimates seen October 2026 put a full restoration of a finished basement, cleanup plus rebuild, at about $8,000 to $25,000 or more. We did not find two independent published prices for flooring replacement alone, so we give no figure for that scope.
Before anything is pulled up, photograph the carpet, the subfloor beneath any lifted edges, and the waterline on the walls. Keep any receipts for the original flooring too.

Q3

Should a flooded furnace be replaced or repaired in Gloucester?

Whether a flooded furnace can be repaired or needs full replacement depends on what a licensed technician finds after inspection, and that inspection has to happen before anyone relights or restarts the unit.

The City of Ottawa states that after a home is flooded, a certified gas technician must turn the gas service back on. Your gas utility says to have a licensed technician inspect any water-damaged equipment, and that you should not

relight appliances yourself. The ESA's flood guidance also notes that allowing equipment and wiring to dry out and then reenergizing it is not a recommended practice. Both the gas and electrical sides of the furnace need to be assessed before the unit runs again.

The repair-or-replace decision comes from that inspection. Ask the technician to put the findings in writing.

A few things worth having in writing before any work proceeds:

- Ask your insurer, in writing, whether furnace repair or replacement is covered under your policy and how the payment process works.
- Ask the technician for a written assessment stating what was damaged and what the recommended course of action is, with itemised costs for both repair and replacement if both are options.
- Furnaces are restricted door-to-door products under the Consumer Protection Act, 2002: a business can contract for one at your home only if you contacted it first and invited it.
- If a new furnace is installed, ask the contractor whether a permit is required for the gas line work and who files the ESA notification for the electrical connection.

On cost, we did not find two independent published prices for furnace repair or replacement after flood damage, so no range appears here.
Have the written technician's assessment in hand before you commit to either path, then share it with your insurer so the coverage question and the repair decision move forward together.

Q4

What should be checked before the walls go back up in a flooded Orleans basement?

Before the walls go back up, the framing, insulation cavity, subfloor and any mechanical systems behind the drywall need to be confirmed dry, structurally sound and free of mould.

Work through these checks in order:

- Drying. Ask the contractor, in writing, how they will confirm the framing is dry before anything goes back.
- Mould on framing and concrete. Health Canada notes there is no safe indoor level for mould. Health Canada recommends a professional for a single patch larger than three square metres. If flooding involved sewage, Health Canada recommends professional remediation regardless of patch size.
- Electrical. The Electrical Safety Authority states that allowing wiring and equipment to dry out and then re-energizing it is not a recommended practice. A Licensed Electrical Contractor needs to inspect any wiring, outlets or panels that were submerged and file a notification with the ESA before power is restored to those circuits. Ask for the ESA Certificate of Acceptance.
- Structural framing. If any support posts, beams or joists show damage, a suitably qualified professional such as a professional engineer should assess them before the wall cavity is closed. The City of Ottawa lists removal or replacement of structural framing as a permit-required project.
- Insulation. Health Canada says to dispose of insulation that was exposed to flood water and cannot be dried. If you are replacing batt insulation with a different type, such as spray foam, the City of Ottawa's Building Code Services requires a permit for that change. Ask Building Code Services directly whether your specific replacement scenario needs a permit before the work starts.
- Gas appliances and lines. If a furnace, water heater or any gas-fired equipment in the basement was submerged, the City of Ottawa states that a certified gas technician must turn your gas service back on, and your gas utility says to have a licensed technician inspect any water-damaged equipment. Do not relight appliances yourself.

For a home built before 1990, the City of Ottawa notes that asbestos may be present; check with a professional before any repair or demolition work. Testing and removal services are available through ottawaabatement.com. Have the contractor put together an itemized quote that spells out exactly what comes out, how each material is confirmed dry, and what goes back in its place.

Q5

Do baseboards and doors get replaced after a flood in Riverside South?

Whether baseboards and doors come out depends on what they are made of and whether they can be dried. Health Canada says to dispose of materials exposed to flood water that cannot be dried, and Ottawa Public Health says to remove and discard porous, wet building materials. Health Canada also says to remove finished walls completely if the water was several feet high, took many days or longer to drain, or the area was very humid for an extended period.

A flood repair puts back what was damaged, like for like.

A few things shape the scope of this work for your home:

- Water type: Health Canada says special precautions apply if a house is flooded with sewage.
- What the contractor says can be dried, and what has to go, item by item, in writing.
- What your adjuster has agreed to before anything is discarded.

Replacing flooring does not require a building permit under the City of Ottawa's Building Code Services guidance for flood repairs. The same City flood FAQ says replacing windows or doors one-for-one needs no building permit, and it does not list baseboards either way, so if you are unsure whether any part of your repair scope needs a permit, ask Building Code Services directly and get the answer in writing.
For the July 1, 2026 flood, the City has suspended permit fees for repair, reconstruction or demolition of homes damaged by that event, so confirm that status when you contact Building Code Services.

When you are ready to move forward, ask a contractor for an itemized quote that lists exactly what comes out, how the space is dried and what materials go back in.

Disclaimer: This guide is provided for informational purposes only by Ottawa Flood Restoration. It does not constitute professional advice. Always consult qualified contractors and your local building authority (the City of Ottawa) before repairs start. Removing drywall so insulation can dry needs no building permit; replacing insulation with a different type or replacing framing does. Information is current as of November 22, 2026 and may change. Visit **ottawafloodrestoration.ca** for the latest answers.