

OTTAWA ADDITIONS

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# Sunroom Additions

Questions about three-season rooms, four-season sunrooms, solariums and enclosed porch additions

13 Expert Answers from Addition IQ

[ottawaadditions.com/construction-brain](https://ottawaadditions.com/construction-brain)

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## Does an Ottawa sunroom need footings down to frost depth?

Yes, an Ottawa sunroom absolutely needs footings that extend below the frost line — and in Ottawa, that means excavating to a minimum depth of **1.2 to 1.5 metres below grade**. This is non-negotiable under the Ontario Building Code, and for good reason: Ottawa's freeze-thaw cycle is among the most punishing of any major Canadian city, with ground temperatures swinging dramatically between seasons.

### Why Frost Depth Matters So Much in Ottawa

When soil freezes, it expands — sometimes dramatically. If your sunroom footings sit above the frost line, the frozen ground beneath them will heave upward in winter and settle back down in spring. Over a few seasons, this repeated movement cracks foundations, distorts door and window frames, separates the sunroom from the main house structure, and can render the addition unusable or unsafe. Ottawa's clay-rich **Leda clay soil**, found across much of the region, is particularly susceptible to frost heave because it retains moisture and expands significantly when frozen. A sunroom built on shallow footings in Ottawa is not a question of *whether* it will fail — it's a question of *when*.

This is one of the most important distinctions between Ottawa and milder Canadian cities. Prefabricated sunroom systems marketed online often assume frost depths of 0.6 to 0.9 metres, which is adequate in Vancouver or Victoria but completely insufficient here. Any contractor proposing helical piers, surface pads, or shallow footings for a **four-season sunroom** in Ottawa should be asked very specific questions about how they plan to address frost heave.

There is one nuance worth understanding: **three-season sunrooms** that are structurally independent from the main house — meaning they are not physically attached in a way that transfers loads — can sometimes be permitted on surface-mounted deck footings or helical piers in Ottawa, depending on the specific design and how the City of Ottawa's Building Code Services interprets the application. However, this approach is risky in Ottawa's climate and is generally not recommended by experienced local builders. The moment you want year-round use, proper heating, or a tight thermal connection to your home, you need full frost-depth footings.

For a **fully insulated four-season sunroom** — which is the only type that makes practical sense for Ottawa's minus 30 degree winters — expect your foundation costs to run **\$200 to \$350 per linear foot** for poured concrete footings and walls, depending on whether you use conventional poured concrete or insulated concrete forms (ICF). ICF is increasingly popular for Ottawa sunroom foundations because it dramatically reduces heat loss through the foundation walls, which is a real comfort issue in a room with large glass areas. Foundation waterproofing adds another **\$15 to \$25 per linear foot** and is essential given Ottawa's clay soils and spring melt conditions.

Permit-wise, the City of Ottawa requires a building permit for any attached sunroom addition, and the permit drawings must include foundation details showing footing depth and dimensions. Processing typically takes **4 to 8 weeks** for a straightforward sunroom application. If your property is in one of Ottawa's heritage conservation districts — Rockcliffe Park, New Edinburgh, Sandy Hill, or others — additional heritage review will extend that timeline.

The practical takeaway: budget for proper footings, insist on seeing the footing depth specified in your contractor's drawings before signing anything, and make sure a building permit is pulled before any excavation begins. Shortcuts on foundation depth are the single most common reason Ottawa sunrooms develop problems within five to ten years.

If you're ready to connect with contractors experienced in Ottawa sunroom additions, the **Ottawa Construction Network directory at [justynrookcontracting.com](https://justynrookcontracting.com)** is a good place to start comparing your options.

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Q2

## What is the difference between a three-season and four-season sunroom in Ottawa?

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

- Homeupgraders
- RenoMotion Inc.
- Grunt Work 4 Grunts
- The Fixer
- L.L. Renovation

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Q3

## Can a sunroom addition handle Ottawa's minus thirty degree winters?

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

- Luxe Painting and Renovations
- JC Carpentry
- Dump n Dash Hauling
- The Fixer
- Jaiko Cleaning Services

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Q4

## What type of glass should I use for a sunroom in Ottawa's extreme climate?

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

- Justyn Rook Contracting
- RenoMotion Inc.
- Diamond renovations
- Eastern Residential Solution
- MAK Construction and Development Inc

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Q5

## Do I need a building permit for a sunroom addition in Ottawa?

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

- Justyn Rook Contracting
- RenoMotion Inc.
- ALTIOR CONSTRUCTION
- Denys Builds Designs Renovations
- Renovo Construction

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Q6

## Can I convert my existing screened porch to a four-season sunroom in Ottawa?

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

- Justyn Rook Contracting
- JC Carpentry
- Home Front Services
- ARTEXPRO Tile & Finishes
- Speedy Pete's Inc

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Q7

## What is the best heating option for a sunroom addition in Ottawa?

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

- 613Bins
- JC Carpentry
- Custom By Arie
- Valcor Construction
- ARTEXPRO Tile & Finishes

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Q8

## Will a sunroom addition increase my heating bills significantly in Ottawa?

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

- Homeupgraders
- RenoMotion Inc.
- Callandgone
- BFI Renovations
- Custom By Arie

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Q9

## What roof style works best for a sunroom in Ottawa to handle snow loads?

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

- 613Bins
- RenoMotion Inc.
- Geerts Roofing Inc
- Diamond renovations
- Estra Design

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Q10

## Can I build a sunroom on a deck foundation in Ottawa?

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

- Justyn Rook Contracting
- RenoMotion Inc.
- Vanguard Environmental
- M.O.T. CONSTRUCTION INC.
- Dreamwood Construction & Renovations

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Q11

## How do I prevent condensation in my four-season sunroom during Ottawa winters?

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

- Homeupgraders
- RenoMotion Inc.
- Elie The Carpet Guy Inc.
- The Fixer
- Transitions Renovations

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Q12

## How do I ensure my sunroom stays warm in January in Ottawa?

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

- Justyn Rook Contracting
- RenoMotion Inc.
- Jaiko Cleaning Services
- Renovo Construction
- Capital City Drywall

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## What is the typical construction timeline for a sunroom addition in Ottawa?

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

- Justyn Rook Contracting
- RenoMotion Inc.
- Best Hand2Hand moving company
- MAK Construction and Development Inc
- ALM Construction & Landscaping Inc.

[View all contractors ?](#)

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