OTTAWA STONEWORK

Costs & Pricing

Repointing, spalled brick replacement and stone veneer in published Ontario contractor pricing, 2025–26, and what shows up in a masonry quote

10 Expert Answers from Masonry IQ

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Q1

$28 a square foot for Ottawa repointing, is that high?

Near the top, but inside the range: published Ontario contractor pricing for 2025–26 puts repointing at about $10 to $30 per sq ft, with the middle of that range around $15 to $25. The figure you were quoted sits near the top of that published range, but it is not outside it.

A few things can push a price toward the upper end. Upper-storey work that needs scaffolding or a lift adds cost that has to go somewhere in the quote. Lime-mortar repointing, where the published range runs about $15 to $45 per sq ft, can also account for a higher number. The area being quoted matters too: a small section of wall can carry a minimum charge that makes the per-square-foot figure look high compared with a larger job. None of these make the number wrong; they make it worth understanding before you agree to it.

A fair written quote for repointing should spell out the area of wall being done, the floor or height involved and whether scaffolding or a lift is included, the mortar type and how the colour and joint profile will be matched, how the old mortar is being cut out and how dust will be controlled on site, and what happens to the debris.

Before signing, ask whether the price per square foot changes if the actual area measured on site turns out to be larger or smaller than the estimate.

Q2

Replacing 40 spalled bricks in Orleans, ballpark price?

Spalled brick replacement runs about $20 to $45 per brick installed in published Ontario contractor pricing, 2025–26, so multiply that by your count of bricks as a first rough figure; your quote will differ.

A few things move that number. Access matters: ground-floor work costs less than upper-storey work, and scaffolding or a lift can add about $500 to $3,000 on its own. Matching brick is another: ask where brick that matches your existing colour, size and texture will come from. Small jobs can also carry a minimum charge, so ask about that directly.

What a fair written quote for this job should spell out: the number of bricks being replaced and where on the wall, the mortar type and colour match, how the old bricks are removed and how dust will be controlled during that work, where matching brick is coming from, and cleanup and disposal of the old material.

Before signing, ask the mason what they will do if the replacement brick does not match once it is on the wall.

Q3

Lime mortar repointing on a Centretown rowhouse, price range?

Heritage lime-mortar repointing runs about $15 to $45 per sq ft of wall in published Ontario contractor pricing, 2025–26. Your quote will differ based on the specifics of the job.

What moves the number across that range: the total area of wall to be repointed, how many storeys up the work goes and whether scaffolding is needed (scaffolding can add about $500 to $3,000 on its own), how deteriorated the existing joints are and how deeply they need to be cut back, and whether the mortar colour and joint profile need to be matched carefully to the existing wall.

Centretown is a heritage conservation district, and its plan says lime-based mortar should be used when repointing historic brick, and that care should be taken to match the colour and joint profile. The plan also encourages using a mason experienced in lime-based mortar.

A fair written quote for this job should spell out the wall area being repointed, the mortar type (lime-based, and the mix or standard it follows), how the existing joints will be cut out and how dust will be controlled on site, the joint profile and mortar colour being matched, and cleanup and disposal of debris. Ask whether scaffolding or a lift is included or quoted separately, and ask where matching brick would come from if any damaged units need to come out at the same time.

Before anything else, take clear photos of the joints from close up and measure the rough area of wall you think needs work. Two masons looking at the same wall in person will give you a much sharper picture of scope and price than any range can.

Q4

Upper-storey repointing quotes in Ottawa run higher, why?

Published Ontario contractor pricing for 2025–26 puts repointing at about $10 to $30 per sq ft of wall, more for upper storeys, and scaffolding can add about $500 to $3,000; your quote will differ.

A few things move the number on an upper-storey job:

- Scaffolding or a lift: the height of the wall, how many faces need access, and whether the ground allows a lift to be positioned all affect the rental and setup cost.
- Fall protection: O. Reg. 213/91 requires fall protection where a worker may fall more than 3 m, and O. Reg. 297/13 requires working-at-heights training for those workers.
- Dust control at height: cutting out old mortar generates silica dust, a designated substance under O. Reg. 490/09. Ask how the crew will control dust at that elevation, whether through wet cutting, dust extraction or respirators, and how the site below will be protected.

When you compare quotes, ask each contractor to break out the wall area, the height and access method, the mortar type and colour match, how joints are cut out, and what disposal is included.

Q5

How much does repointing a brick bungalow cost in Kanata?

Published Ontario contractor pricing, 2025–26 puts repointing at about $10 to $30 per sq ft of wall, with the middle of the range around $15 to $25. Your quote will differ based on the specifics of your bungalow.

Several things move the number on a single-storey home:

- Area of wall to be repointed, measured in sq ft
- Whether scaffolding or a lift is needed to reach gable ends or higher sections (scaffolding can add about $500 to $3,000)
- Portland or lime mortar, and whether colour-matching is needed
- How deeply joints are cut out and by what method
- Whether any spalled or damaged bricks need replacing alongside the repointing (about $20 to $45 per brick installed)
- Removal and disposal of old mortar and debris

A written quote should spell out the wall area being repointed, the mortar type and joint profile, how joints will be cut

(and how silica dust will be controlled, such as wet cutting or dust extraction), how many bricks if any are replaced and where matching brick comes from, and what cleanup and disposal are included.
Ask each contractor whether the price is fixed or an estimate, and if it is an estimate, the Consumer Protection Act, 2002 limits the final charge to no more than 10 per cent above it. Get the scope and price in writing.

Q6

How do Ottawa masons price stone wall repair on an old house?

Stone wall repair has too few published prices to quote a range, so get written quotes from two or three masons and compare what each one includes.

What drives the number on a stone wall job:

- How much of the wall needs attention: loose or missing stones, failed mortar joints, cracked or spalled faces, or sections where the wall has shifted
- The type of stone and whether matching material is available locally or needs to be sourced
- How the wall is accessed: ground-level work costs less than upper sections that need a ladder or scaffolding, which can add about $500 to $3,000 on its own (published Ontario contractor pricing, 2025-26; your quote will differ)
- Whether the mortar joints need to be recut and repointed across a wide area or only at specific points
- Disposal of removed material

A fair written quote for this kind of work should spell out the scope clearly: which sections of wall are included, how the mason will cut out old mortar and what they will use to control dust on site, what mortar type and colour match is proposed, where replacement stone comes from and how it will be matched to the existing, whether scaffolding or a lift is included or quoted separately, and what cleanup and debris removal covers.
One question worth asking each mason before you decide: can you show me a comparable stone wall repair you completed, and how did you source matching stone for it?

Q7

What should repointing the front of my Glebe house cost?

Published Ontario contractor pricing, 2025–26 puts repointing at about $10 to $30 per sq ft of wall, with the middle of the published ranges around $15 to $25 per sq ft. Your quote will differ depending on what the mason finds when they look at the wall.

A few things move the number on a front-wall job:

- How much of the joint depth has deteriorated and how the old mortar is removed
- Wall height and whether scaffolding or a lift is needed (scaffolding can add about $500 to $3,000)
- Mortar type and whether colour-matching is needed to blend with the existing joints
- The joint profile called for and how tightly the crew works around windows, sills and any decorative detail

A fair written quote for this job should name the area of wall being repointed, the height and any scaffolding or lift charge, the mortar type and colour match, how joints will be cut out and how dust will be controlled on site, and what cleanup and disposal are included.
When you compare quotes, ask each mason what mortar they plan to use and why they chose it for your wall.

If the house is designated under the Ontario Heritage Act or sits within a heritage conservation district, the applicable district plan or designation by-law sets out what materials and methods are acceptable, and some work may need approval from the City's Heritage Planning staff before it starts. Worth confirming that before any mortar is touched.

Q8

Does matching old mortar colour raise an Ottawa repointing price?

Colour matching has too few published prices of its own to quote a range. Published Ontario contractor pricing, 2025–26 puts repointing at about $10 to $30 per sq ft of wall, with heritage lime work at about $15 to $45; your quote will differ.

A few things drive the colour-related portion of the cost:

- Whether the existing mortar colour can be matched with standard pigmented mortar or requires a custom blend
- Whether the mason sends a sample to a lab for mortar analysis before mixing (there are too few published prices to quote a range for that service; ask what it costs separately)

- How many different mortars are already on the wall

The Building Code (9.20.3.1.(1)) requires mortar to conform to CSA A179. The Code has no rule requiring colour matching; that is a quality and appearance decision between you and the mason.
A written quote for repointing should spell out the area of wall, the mortar type (Portland or lime-based), the intended colour and joint profile, how joints will be cut out and dust controlled on site, and what cleanup and disposal are included. Ask whether the mason will do a small test panel first so you can approve the colour match before the full job proceeds.

Q9

Scaffolding on an Ottawa repointing quote, how much extra?

Scaffolding can add about $500 to $3,000 on top of the repointing cost in published Ontario contractor pricing, 2025–26, and your quote will differ depending on the specifics of the job.

What the scaffolding line depends on: how much of the wall needs access and how high it goes, how long the scaffold stays up, and what is around the base of the wall (landscaping, a tight lot line).

A few things worth checking when you compare quotes: ask whether scaffolding is broken out as a separate line or folded into the per-square-foot repointing rate, because bundled quotes are harder to compare. Ask how many days the scaffold is expected to be on site, since a job that runs longer than planned can affect the rental cost. Also ask what protection goes around the base of the scaffold to keep debris off the ground.

The written quote should show the area of wall being repointed, the height and the access method, the mortar type and colour match, and what happens to the debris.

The most useful question to put to the mason before you agree to anything: ask them to walk you around the wall and explain exactly which faces need scaffold and which can be done from a ladder, so you understand what you are paying for.

Q10

What does a stone garden wall cost in Manotick?

There are too few published prices to quote a range for a freestanding stone garden wall. For this kind of job, ask each contractor for a written quote and compare them directly.

What the price will turn on: the length and height of the wall, whether you want dry-laid or mortared stone, the type of stone (fieldstone, cut limestone, or another), how level the ground is, how the base is prepared, and what the quote includes for stone supply, delivery, and disposal of any excavated material. A wall along a lot line may count as a fence under the City's Fence By-law, which limits fences on residential property to 1 m in a front yard and 213 cm in any other yard, measured from grade at the base; ask the City whether your wall counts. A wall that holds back soil is a retaining wall rather than a garden wall, and that is a different scope of work.

Before anyone starts, ask whether the job needs the City of Ottawa hardscaping licence. The City's hardscaping contractor licence covers hard landscaping features on private property such as retaining walls, steps, walkways and patios, and excludes "pools, decks and fences" and "minor repairs or minor alterations". It does not say where a freestanding garden wall falls, so ask the City. You can also check the City's published list of hardscaping licence holders to see whether a contractor appears on it.

A written quote for a stone garden wall should spell out the length and height, the stone type and source, base preparation, mortar or dry-laid method, joint profile if mortared, and cleanup and disposal.

Before work starts, ask the contractor for a written contract with the full scope and price, and request a WSIB clearance certificate if you want one (it is valid for up to 90 calendar days).

Disclaimer: This guide is provided for informational purposes only by Ottawa Stonework. It does not constitute professional advice. Always consult qualified contractors and your local building authority (the City of Ottawa) before starting any fence project. Fences in Ottawa must meet the City's Fence By-law, and a free locate is required before digging any post hole. Information is current as of November 15, 2026 and may change. Visit **ottawastonework.com** for the latest answers.