TORONTO DRYWALL INSTALLERS

Costs & Pricing

Drywall project costs, per-square-foot pricing, material estimates, and GTA market rates for installation and finishing

36 Expert Answers from Drywall IQ

torontodrywallinstallers.com/construction-brain

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Q1

What is the cost to add fire-rated drywall enclosures around furnace and water heater rooms in a GTA home?

Fire-rated enclosures around furnace and water heater rooms in the GTA typically cost $1,500-$4,500 for materials and professional installation, depending on room size, existing framing conditions, and whether you're enclosing one appliance or creating a separate mechanical room.

The **Ontario Building Code requires fire-rated assemblies around fuel-burning appliances** to protect the rest of the home from potential fire spread. This means using **5/8-inch Type X fire-rated drywall** on all walls and ceiling surfaces of the enclosure, properly taped and finished to maintain the fire resistance rating. A single gap or improperly finished joint can void the entire fire rating, making this definitively professional territory.

Material costs for a typical 8x10 foot mechanical room enclosure run $800-$1,400, including 5/8-inch Type X drywall ($20-$28 per 4x8 sheet), metal framing if needed ($150-$300), fire-rated joint compound, tape, and screws. You'll need approximately 12-15 sheets of Type X drywall for walls and ceiling. If you're just boxing in a furnace and water heater in an existing basement, the enclosure might be smaller (6x8 feet), reducing material costs to $500-$900.

Professional installation adds $700-$3,100 to the project. The complexity depends heavily on your existing setup. If your furnace and water heater are already in a framed room that just needs drywall, installation is straightforward. However, many GTA homes have appliances sitting openly in the basement, requiring new framing to create the enclosure. This involves building walls around the equipment while maintaining proper clearances for combustion air, service access, and code-required working space.

Critical considerations that affect cost include access panels and ventilation. The enclosure needs a fire-rated access door or removable panel for service work on the equipment. Combustion air requirements mean you cannot simply seal the room — proper ventilation openings must be maintained per manufacturer specifications and Ontario Building Code requirements. Gas-fired equipment needs adequate combustion air, and electric water heaters still need service access.

In older GTA homes, this project often uncovers complications that increase costs. Asbestos-containing materials around old furnaces require professional abatement before proceeding. Electrical panels located near the furnace may need to be relocated to maintain proper clearances. Plumbing or ductwork might need minor modifications to fit within the new enclosure while maintaining code clearances.

Timing affects pricing significantly in the GTA market. Winter projects cost 15-25% more because contractors are busier with heating system emergencies and access to unheated basements is less comfortable for workers.

Summer and fall are ideal timing for this type of project.

This work typically requires a building permit because you're creating a new fire-rated assembly. The permit adds $150-$300 to the project cost but ensures the work meets Ontario Building Code requirements and gets properly inspected. Some contractors include permit costs in their quotes; others charge separately.

Never attempt this as a DIY project. Fire-rated assemblies must be installed exactly to manufacturer specifications and Ontario Building Code requirements. Incorrect screw spacing, wrong joint compound, or gaps in the assembly eliminate the fire protection. Insurance companies may deny claims if fire-rated assemblies are improperly installed by non-professionals.

Get quotes from contractors experienced with fire-rated assemblies — not all drywall installers are familiar with the specific requirements for mechanical room enclosures. Ask to see photos of previous fire-rated work and verify they understand combustion air and clearance requirements for your specific equipment.

Need help finding a drywall contractor experienced with fire-rated assemblies? Toronto Drywall Installers can match you with local professionals who understand Ontario Building Code requirements for mechanical room enclosures.

Q2

What hidden costs should Toronto homeowners watch for when getting drywall installation quotes?

Toronto drywall quotes often exclude disposal fees, primer, texture matching, and corner protection — costs that can add 25-40% to your final bill. Understanding these hidden expenses upfront helps you compare quotes accurately and avoid budget surprises.

Material delivery and disposal fees are the most common surprise costs in GTA drywall projects. Many contractors quote material costs but charge separately for delivery ($75-$150) and debris removal ($200-$600 depending on project size). In Toronto's dense neighbourhoods, disposal is particularly expensive because contractors must bag and haul debris rather than using large bins that require street permits. Old drywall, especially from pre-1990 homes, may require special disposal if asbestos testing reveals contamination — adding $500-$2,000 to removal costs.

Primer and paint preparation are frequently excluded from drywall quotes, even though raw drywall cannot be painted directly. A quality PVA drywall primer costs $0.50-$0.75 per square foot including labour, but many homeowners discover this only after the drywall work is complete. Similarly, if your project involves matching existing textures (common in Toronto's older homes), texture application may be quoted separately at $1.50-$3.00

per square foot.

Access and protection costs in Toronto's housing stock can be substantial. Moving furniture, protecting hardwood floors, and working around tight stairwells in century homes adds labour time. Many contractors charge extra for plastic sheeting and floor protection ($200-$500), especially important during popcorn ceiling removal or dusty demolition work. In condos, building requirements for construction hours, elevator booking fees, and dust containment can add $300-$800 to project costs.

Electrical and mechanical coordination often creates unexpected expenses. Drywall installers typically charge extra to cut around electrical boxes, HVAC vents, and plumbing penetrations that aren't standard rectangular outlets — expect $25-$75 per custom cutout. If your electrician hasn't finished rough-in work or if pot lights need adjustment after drywall installation, you'll pay for return visits and patching.

Finish level upgrades represent a major cost variable rarely explained clearly in initial quotes. Most contractors quote Level 3 finish (adequate for textured surfaces) but Toronto's smooth-ceiling preference requires Level 4 finish, adding $1.00-$1.50 per square foot. Level 5 finish for critical lighting areas or high-end homes costs an additional $1.50-$2.50 per square foot over Level 4. These upgrades are essential in homes with large windows or track lighting where imperfections become highly visible.

Structural issues discovered during installation can derail budgets quickly. Toronto's older homes frequently have out-of-plumb walls, sagging ceiling joists, or inadequate framing that must be corrected before drywall installation. Shimming walls, adding blocking, or reinforcing ceiling framing costs $150-$400 per area but is essential for professional results.

Permit and inspection fees catch many homeowners off-guard. While simple drywall replacement doesn't require permits, basement finishing, garage conversions, and new partition walls do. Toronto building permits range from $300-$1,500 depending on project scope, plus inspection fees. Some contractors include these costs, others don't — clarify upfront.

Seasonal and timing factors affect GTA drywall costs significantly. Winter projects in unheated spaces require temporary heating to maintain proper compound curing temperatures — adding $200-$500 to project costs. Rush jobs during peak renovation season (spring/summer) often carry 15-25% premiums. Conversely, winter scheduling can sometimes reduce labour costs by 10-15%.

Fire-rated and specialty assemblies have hidden complexity costs. Garage fire separations require specific Type X drywall installation techniques, proper joint sealing, and sometimes fire-rated caulking — adding $2-$4 per square foot over standard installation. Soundproofing assemblies with resilient channel or double drywall layers require precise installation that increases labour time by 40-60%.

Quality control and warranty issues vary dramatically between contractors. Some include two site visits for touch-ups and nail pop repairs in their base price, others charge $200-$400 per callback. Establish what's included in the warranty period and what constitutes normal settling versus workmanship defects.

When getting quotes, specifically ask about: delivery and disposal fees, primer application, texture matching, floor protection, permit costs, access challenges, finish levels, and what's included in the warranty. Request itemized quotes that separate materials, labour, and additional services. The lowest quote often excludes the most items — a complete quote 20-30% higher than a bare-bones estimate usually represents better value and fewer surprises.

Need help finding transparent drywall contractors who provide detailed, all-inclusive quotes? Toronto Drywall Installers can match you with local professionals who understand these cost factors and provide comprehensive project estimates.

Q3

How much should I budget for drywall work in a Toronto condo unit conversion from commercial to residential?

Converting commercial space to residential in Toronto requires extensive drywall work, typically costing $15-30 per square foot for the complete drywall scope, or $30,000-75,000 for a 2,000 square foot unit. This wide range reflects the complexity of meeting residential building code requirements, fire separations, and sound transmission standards that didn't exist in the original commercial build.

Commercial-to-residential conversions present unique drywall challenges that go far beyond standard residential renovation. The existing commercial space likely has exposed ceilings, concrete or steel stud demising walls, and minimal interior partitions. Creating a functional residential layout requires building new partition walls, dropped ceilings to conceal mechanical systems, and achieving fire and sound separations that meet Ontario Building Code requirements for multi-unit residential buildings.

Fire separation requirements drive much of the drywall scope and cost. The unit's demising walls (shared with adjacent units or common areas) must achieve a minimum 1-hour fire resistance rating, typically requiring double layers of 5/8-inch Type X drywall on both sides of the wall assembly. If the conversion creates multiple dwelling units on the same floor, fire separations between units require similar assemblies. The ceiling assembly must also provide fire separation from the floor above, often requiring resilient channel and double drywall layers to achieve the required fire rating while maintaining adequate ceiling height.

Sound transmission requirements add significant complexity and cost. Ontario Building Code requires STC 50 (Sound Transmission Class 50) between dwelling units, which standard single-layer drywall on metal studs cannot achieve. Meeting STC 50 typically requires resilient channel, double drywall layers, or specialized sound-dampening products like QuietRock. A single screw that short-circuits the resilient channel by touching both the channel and the stud eliminates the sound isolation benefit of the entire assembly, making proper installation critical.

Mechanical integration significantly impacts drywall scope. Commercial buildings typically have exposed ductwork, sprinkler systems, and electrical that must be concealed in residential conversions. This requires extensive bulkheads, dropped ceilings, and careful coordination between trades. HVAC modifications for individual unit control often require new ductwork routing that affects ceiling heights and drywall layouts. The building's existing sprinkler system may require modifications to meet residential occupancy requirements, affecting ceiling drywall installation.

Specific cost breakdown for Toronto condo conversions:

- **Demising wall fire separations**: $8-15 per square foot (double Type X, proper fire-stopping)
- **New interior partitions**: $6-12 per square foot (standard residential walls)
- **Dropped ceilings with fire rating**: $10-18 per square foot (resilient channel, double drywall)
- **Sound isolation assemblies**: $12-25 per square foot (resilient channel, QuietRock, or double-wall systems)
- **Bulkheads and soffits**: $15-30 per linear foot depending on size and complexity
- **Level 5 smooth finish**: $3-5 per square foot (often required for high-end residential finishes)

  Building management and permit considerations add time and cost. Most Toronto condo buildings require detailed renovation applications, engineering drawings, and proof of proper insurance before approving major conversions. The work likely requires building permits from the City of Toronto, structural engineering review (especially if removing or modifying existing walls), and multiple inspections during construction. Dust containment, noise restrictions, and material delivery logistics in high-rise buildings increase labour costs by 15-25% compared to ground-level work.

  Timeline expectations significantly affect pricing. Commercial-to-residential conversions typically take 3-6 months for the complete renovation, with drywall work spanning 4-8 weeks depending on the scope. Winter work in buildings with limited heating may require temporary heating for proper compound curing, adding cost. The complexity of coordinating multiple trades (electrical, plumbing, HVAC, drywall, flooring) in a conversion project often leads to schedule delays that increase overall costs.

  Quality expectations in Toronto's condo market demand premium finishes. Most buyers expect Level 5 smooth walls and ceilings, custom millwork integration, and flawless corner details. The investment in a

commercial conversion is substantial enough that cutting corners on drywall finishing is counterproductive — visible imperfections will hurt resale value and buyer perception.

Professional installation is essential for commercial conversions due to the fire rating requirements, sound transmission standards, and coordination complexity. This is not a project for general handymen or DIY approaches. The contractor should have specific experience with commercial-to-residential conversions and understand both commercial construction methods and residential building code requirements.

Need help finding experienced drywall contractors for your conversion project? Toronto Drywall Installers can match you with professionals who specialize in complex commercial-to-residential work through the Toronto Construction Network.

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

- Kitchen Land
- Focus on Flooring and General Contracting
- Olkron Developments
- Norseman Construction & Development
- Youbility Inc.

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Q4

How much should I budget for drywall work in a Toronto triplex conversion to maximize rental income?

Budget $15,000-$35,000 for the drywall scope of a Toronto triplex conversion, but the total project cost will be $150,000-$400,000+ depending on the building's condition and your finishing level. Drywall represents roughly 10-15% of your total renovation budget, but it's critical for maximizing rental income because tenants judge apartment quality primarily on wall and ceiling finish quality.

Drywall-Specific Costs for Triplex Conversion

Fire separation requirements will drive your highest drywall costs. Ontario Building Code requires 1-hour fire separation between dwelling units, which means **double layers of 5/8-inch Type X drywall on all party walls and ceilings**. This fire-rated assembly costs $6-$10 per square foot installed versus $3-$5 for standard walls. A typical triplex has 800-1,200 square feet of fire separation surfaces, so budget $5,000-$12,000 just for fire-rated drywall assemblies.

Sound isolation is equally important for tenant satisfaction and rental income. Toronto tenants expect quiet units, and poor sound control leads to complaints, turnover, and lower rents. Install **resilient channel with double 5/8-inch drywall** on party walls and ceilings between units. This assembly achieves STC 55-60 (exceeding the code-minimum STC 50) and costs $8-$12 per square foot. For premium units, consider QuietRock soundproof drywall at $55-$90 per sheet — expensive upfront but justifies $100-$200 higher monthly rent per unit.

Finish level directly impacts rental rates. Level 4 finish with smooth ceilings commands $200-$400 more monthly rent than textured walls and popcorn ceilings. Budget $3-$5 per square foot for Level 4 finish throughout, or $4-$6 for Level 5 in living rooms and bedrooms where tenants notice imperfections under raking light from windows.

Unit-by-Unit Breakdown

Each 600-800 sq ft unit typically requires:

- 1,200-1,600 sq ft of wall drywall: $3,600-$6,400
- 600-800 sq ft of ceiling drywall: $2,100-$4,400
- Fire separation assemblies: $1,500-$4,000
- **Total per unit: $7,200-$14,800**

Basement unit considerations: If converting the basement to a third unit, you'll need **moisture-resistant drywall** throughout and **proper vapour barrier installation**. Basement units require minimum 1.95-metre ceiling height under Ontario Building Code — factor in bulkheads around ductwork and beams that reduce rentable space but require additional drywall finishing.

Maximizing Rental Income Through Drywall Choices

Smooth ceilings are non-negotiable in today's Toronto rental market. Removing popcorn/stipple texture and achieving smooth Level 4 finish adds $2-$4 per square foot but increases rental appeal dramatically. Tenants associate textured ceilings with outdated, low-quality units.

Bathroom and kitchen drywall should be **mould-resistant (purple board)** rather than standard green board. The $4-$6 per sheet premium prevents moisture damage that leads to expensive repairs and tenant complaints. Use **Level 5 finish** in bathrooms where steam and humidity highlight imperfections.

Condo-quality finishing in living areas justifies premium rents. This means **Level 5 smooth finish, rounded corners instead of sharp metal corner bead, and perfect paint lines**. The additional $1-$2 per square foot finishing cost can increase monthly rent by $150-$300 per unit.

GTA Market Realities

Permit requirements add complexity and cost. Triplex conversions require building permits, fire department approval, and multiple inspections. The fire separation drywall must be inspected before concealment — any shortcuts discovered during inspection require complete removal and reinstallation.

Seasonal timing affects costs and scheduling. Winter drywall work in unheated buildings requires temporary heating ($200-$500/month) to maintain proper compound curing temperatures. Summer work in poorly ventilated spaces may require dehumidification to prevent mould growth behind new drywall.

Toronto's housing shortage means quality rental units command premium rents, but tenants have high expectations. Visible drywall imperfections, uneven textures, or poor corner details immediately signal "cheap renovation" and justify tenant demands for lower rent.

Professional installation is essential for triplex conversions. Fire-rated assemblies must meet exact specifications — a single incorrectly placed screw can void the fire rating. Sound isolation assemblies require precise installation where one mistake eliminates the acoustic benefit. DIY drywall work in rental properties often fails inspection and requires complete professional re-work.

The drywall scope represents your most visible investment in the triplex conversion. Quality finishing directly correlates with rental rates, tenant satisfaction, and long-term property value in Toronto's competitive rental

market.

Need help finding experienced drywall contractors familiar with multi-unit fire separation requirements? Toronto Drywall Installers can match you with professionals through the Toronto Construction Network who understand the specific demands of rental property conversions.

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

- Kitchen Land
- Norseman Construction & Development
- yourCloset.ca
- Vista Builders Ltd
- Metro Rent-All

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Q5

How much do Toronto contractors charge for weekend or rush drywall work to meet a tight renovation deadline?

Weekend and rush drywall work in the GTA typically costs 25-50% more than standard rates, with premium contractors charging $600-$1,000+ per day per worker for weekend service. Most established drywall contractors are booked 2-4 weeks out during peak season, so true rush work commands significant premiums.

Standard GTA drywall rates run $400-$700 per day per worker during regular business hours (Monday-Friday, 7 AM to 5 PM). For **weekend work**, expect to pay $500-$900 per day per worker, with Saturday work generally costing less than Sunday. **Evening and holiday work** can push rates to $800-$1,200 per day per worker, especially during peak renovation season (April through October).

Rush project premiums depend on how quickly you need the work completed. If you need a contractor to drop other projects and prioritize your job, expect to pay 50-75% above standard rates. For example, a basement drywall project that would normally cost $8,000 over two weeks might cost $12,000-$14,000 if you need it completed in one week with weekend work included.

The biggest challenge isn't cost — it's availability. Quality drywall finishers in the GTA are typically booked solid, especially during spring and summer. The contractors willing to take rush weekend work are often either new to the market (less experienced) or charge premium rates because they can afford to be selective. Many established contractors simply won't take rush jobs because it disrupts their scheduled workflow and other client commitments.

Drying time limitations create additional complications for rush drywall work. Joint compound needs 24 hours between coats under ideal conditions, longer in cold or humid weather. Toronto's climate means winter rush jobs in unheated spaces require temporary heating, while summer humidity can extend drying times. You can't rush the compound curing process — attempting to apply the second coat over wet compound causes cracking and bond failure.

Quality concerns with rush work are significant. Proper drywall finishing requires patience and attention to detail. The best finishers take pride in their work and resist being rushed through the taping and finishing process. Level 4 and Level 5 finishes require multiple thin coats with proper drying time between each application. Rush jobs often result in thicker coats, visible joint lines, and sanding marks that show through paint.

Practical strategies for tight deadlines include hiring multiple crews to work simultaneously on different areas, scheduling the work in phases (hanging first, then taping/finishing), and being flexible with finish levels in less critical areas. Consider whether you truly need Level 4 finish throughout, or if Level 3 with texture in bedrooms and secondary areas would meet your timeline.

Material availability can also impact rush projects. Specialty products like QuietRock soundproof drywall, moisture-resistant boards, or specific textures may require special ordering. Standard 1/2-inch and 5/8-inch regular drywall is readily available, but fire-rated Type X or lightweight boards might need 1-2 days' notice from suppliers.

When rush work makes sense: closing deadlines for home sales, insurance claim timelines, or preparing for major events. **When to avoid rush work:** purely cosmetic renovations where quality matters more than speed, or projects where the premium cost exceeds the benefit of faster completion.

Need help finding a drywall contractor who can work within your timeline? Toronto Drywall Installers can match you with professionals who specialize in time-sensitive projects, though availability and premium pricing will depend on current market demand and your specific requirements.

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

- Kitchen Land

- LMP Scaffolding Services
- Focus on Flooring and General Contracting
- A Renovation Company Toronto Corporation
- Metro Rent-All

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Q6

How much does it cost to frame and drywall a new partition wall in a Toronto open-concept condo?

Adding a new partition wall in a Toronto condo typically costs $800-$2,500 for materials and labour, depending on the wall length, height, and finish level required. However, condo partition projects involve unique challenges that can significantly impact both cost and feasibility.

The **framing portion** runs $8-$15 per linear foot for a standard 8-9 foot ceiling height using 2x4 lumber with 16-inch spacing. A 12-foot partition wall requires approximately $100-$180 in framing materials (lumber, plates, screws, blocking) plus $200-$400 in labour. **Drywall installation** adds $2.50-$4.00 per square foot for hanging and $2.00-$3.50 per square foot for Level 4 taping and finishing. A 12-foot wall with 9-foot ceilings has roughly 216 square feet of drywall surface (both sides), costing $975-$1,620 for complete drywall work.

Condo-specific complications often double these base costs. Most Toronto condos require building management approval before installing new partition walls, even non-load-bearing ones. The building may require engineered drawings, structural review, or permits depending on the wall location and building policies. **Sound transmission requirements** are critical — if the new wall creates a bedroom or separates living spaces, it may need to meet Ontario Building Code STC (Sound Transmission Class) requirements, requiring sound-rated assemblies with resilient channel, double drywall, or sound-dampening materials that add $5-$10 per square foot.

Electrical integration significantly impacts costs. Running new circuits for outlets, switches, or lighting requires an electrician and often involves fishing wires through existing walls or ceiling spaces — challenging in concrete-construction condos common in Toronto's downtown core. Electrical work adds $300-$800 depending on the complexity. **HVAC considerations** are equally important — new walls can disrupt air circulation patterns, potentially requiring ductwork modifications or additional return air paths.

Material delivery and workspace constraints in Toronto condos add 15-25% to project costs. Narrow hallways, small elevators, and building restrictions on construction hours (typically 9 AM to 5 PM weekdays only) increase

labour time. Many buildings charge move-in fees ($200-$500) and require contractors to use service elevators during specific hours. **Dust containment** is mandatory in most condos — plastic sheeting, negative air machines, and daily cleanup add $200-$500 to the project cost.

Timing considerations are crucial in Toronto's condo market. Winter projects in heated buildings proceed normally, but summer work during peak air conditioning season may require coordination with building management to avoid disrupting HVAC systems. **Permit requirements** vary by building and wall location — some condos treat all new walls as alterations requiring building permits, while others allow non-structural partitions with management approval only.

Professional installation is strongly recommended for condo partition walls. The combination of building code requirements, sound transmission standards, electrical integration, and building management compliance makes this unsuitable for DIY. Poor installation can result in costly rework, building violations, or neighbor complaints about sound transmission.

Additional costs to budget for include building permits ($150-$400 if required), engineering review ($500-$1,500 for complex projects), electrical work ($300-$800), paint and primer ($100-$300), and potential HVAC modifications ($400-$1,200). Factor in 10-20% contingency for unexpected conditions like concrete walls, hidden utilities, or building-specific requirements.

Need help finding a drywall professional experienced with Toronto condo projects? Toronto Drywall Installers can match you with contractors familiar with building management requirements and sound-rated wall assemblies through the Toronto Construction Network.

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

- Kitchen Land
- Olkron Developments
- City Soundproofing Toronto
- The Deck Store Inc
- Focus on Flooring and General Contracting

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Q7

How much does it cost to drywall a full basement in Toronto including framing, insulation, and finishing?

A full basement drywall project in the GTA — including framing, insulation, vapour barrier, hanging, taping, and finishing — typically runs $5,000 to $12,000 for the drywall scope alone in an 800 to 1,200 square foot basement. If you're looking at a complete basement renovation that also includes electrical, plumbing, flooring, and trim, you're looking at $25,000 to $60,000 or more depending on the complexity and finishes you choose.

Let's break down the drywall-specific costs so you know where your money goes. **Framing** for basement walls using pressure-treated bottom plates and standard 2x4 studs typically costs $2.00 to $4.00 per linear foot installed, and most basements need 120 to 160 linear feet of wall framing depending on layout. **Insulation** is next — Ontario Building Code requires a minimum of R-20 for below-grade basement walls, and rigid foam board or batt insulation installed between studs runs $1.50 to $3.00 per square foot. The **6-mil polyethylene vapour barrier** is code-required in Ontario's Climate Zone 6 and must go on the warm side of the insulation (between the insulation and the drywall) to prevent moisture from condensing inside the wall cavity. Skipping this step is one of the most expensive mistakes a homeowner can make — it virtually guarantees mould growth that will require tearing everything out and starting over.

Hanging drywall in a basement runs $2.50 to $4.00 per square foot for walls and $3.50 to $5.50 per square foot for ceilings. Most GTA contractors use standard 1/2-inch drywall on basement walls, but many experienced installers recommend **moisture-resistant green board or purple board** for the bottom 4 feet of basement walls where moisture risk is highest, adding $0.50 to $1.50 per square foot to the material cost. Ceilings should be 5/8-inch to resist sagging, especially given the humidity that basements in the GTA experience during summer months.

Taping and finishing is where the real skill shows, and it's the single biggest factor in how your basement looks when it's done. A standard **Level 4 finish** (paint-ready with smooth joints and two to three coats of compound) costs $2.00 to $3.50 per square foot. If your basement has large windows or recessed lighting that creates raking light across the walls, you may want to invest in a **Level 5 finish** at $3.00 to $5.00 per square foot — this involves a full skim coat over the entire surface and eliminates any visible joint lines under critical lighting.

Several factors specific to GTA basements affect the final price. **Ceiling height** matters — Ontario Building Code requires a minimum 1.95 metres of clear ceiling height in basements, and low ceilings with ductwork, beams, and plumbing often require creative bulkhead framing that adds labour and material costs. **Column wraps** around steel support posts typically run $200 to $400 each. **Bulkheads** to conceal ductwork and plumbing cost $15 to $30 per linear foot for framing and drywall. If your home was built before 1990, you'll need **asbestos testing** before disturbing any existing materials — if asbestos is found, certified abatement adds $3,000 to $8,000 to the project.

Timing and Planning Tips

Winter basement drywall work in the GTA requires careful attention to humidity and temperature. Joint compound needs the space to be above 10 degrees Celsius and ideally at 35 to 50 percent relative humidity for proper curing. Most furnaces keep basements warm enough, but the extremely dry winter air (often 15 to 25 percent humidity) can cause compound to dry too quickly and crack. Professional crews often use humidifiers during winter finishing.

A permit is required for basement finishing in Toronto — this covers framing, insulation, electrical, plumbing, and drywall. The permit ensures inspections happen at the right stages: after framing and insulation (before drywall goes up) and after completion. Budget $300 to $800 for the permit itself.

This is firmly a hire-a-professional project. Basement drywall involves vapour barrier installation, fire-rated assemblies around furnace rooms, navigating mechanical systems, and achieving a quality finish in a space where imperfections become very visible once the room is furnished and lit. Get at least three quotes from experienced GTA drywall contractors, and make sure each quote specifies the board type, finish level, insulation R-value, and whether bulkheads and column wraps are included. You can browse drywall and insulation contractors through the Toronto Construction Network directory at torontoconstructionnetwork.com/directory?trade=insulation.

Q8

What is the average price per square foot for drywall installation in the Greater Toronto Area in 2026?

In 2026, the average price for drywall installation in the Greater Toronto Area ranges from $2.50 to $4.00 per square foot for hanging walls and $3.50 to $5.50 per square foot for ceilings, with taping and finishing adding another $2.00 to $5.00 per square foot depending on the finish level. When you combine hanging and finishing for a complete job, most GTA homeowners pay between $5.00 and $9.00 per square foot all-in for standard residential drywall work.

These prices reflect the reality that **GTA drywall costs are 25 to 35 percent higher than smaller Ontario markets** like Hamilton, Barrie, or Peterborough. Several factors drive this premium: higher labour rates in Toronto's competitive market, traffic and parking challenges that eat into a crew's productive time, higher disposal costs for drywall waste (Toronto charges significantly more for construction debris than surrounding municipalities), and the overall higher cost of doing business in Canada's largest city.

The per-square-foot price varies significantly based on what's included and the type of work involved. **Standard wall hanging** using 1/2-inch regular drywall sits at the lower end at $2.50 to $4.00 per square foot including

materials and labour. **Ceiling installation** is more expensive at $3.50 to $5.50 per square foot because ceiling sheets are harder to handle, require more labour (often a drywall lift or an extra worker), and 5/8-inch board is recommended for ceilings to prevent sagging — a heavier, more expensive product than the standard 1/2-inch wall board.

The **finish level** has the biggest impact on your per-square-foot cost after the board is hung. A **Level 3 finish** — tape embedded and one coat of compound, suitable for areas that will receive a textured finish — runs $1.50 to $2.50 per square foot. A **Level 4 finish** — the standard paint-ready finish with tape, two to three coats of compound, and sanding — costs $2.00 to $3.50 per square foot. A **Level 5 finish** — a premium smooth finish with a full skim coat over the entire surface, used in high-end homes and rooms with critical lighting — runs $3.00 to $5.00 per square foot. The difference between Level 4 and Level 5 is invisible in some rooms but glaringly obvious in spaces with large windows or directional lighting that creates raking light across the walls.

Specialty applications push prices higher. **Fire-rated assemblies** using 5/8-inch Type X drywall (required by Ontario Building Code for garage-to-house separations and furnace rooms) cost $3.50 to $6.00 per square foot. **Soundproofing assemblies** using resilient channel, double layers of drywall, and acoustic sealant run $5.00 to $10.00 per square foot — and using premium products like QuietRock or Green Glue compounds pushes that higher still.

Board type also affects your per-square-foot cost. Standard 1/2-inch drywall runs $14 to $20 per 4x8 sheet (roughly $0.45 to $0.65 per square foot for material alone). Moisture-resistant green board costs $20 to $28 per sheet, mould-resistant purple board runs $24 to $32, and fire-rated Type X 5/8-inch is $20 to $28. QuietRock soundproof drywall at $55 to $90 per sheet can more than double your material costs.

When comparing quotes from GTA drywall contractors, make sure you're comparing the same scope. A per-square-foot price should specify whether it includes materials, what board type and thickness, the finish level, how many coats of compound, whether primer is included, and if the contractor handles debris removal. Some contractors quote hanging and finishing separately, while others give an all-in price. **Material delivery** typically adds $50 to $150 depending on quantity and location, though many GTA suppliers offer free delivery on orders over $500.

For the most accurate pricing on your specific project, get three quotes from experienced local drywall contractors who will assess your space in person. Every project has variables — ceiling height, number of cuts around windows and doors, bulkheads, patches needed on existing surfaces — that affect the real cost. Toronto Drywall Installers can match you with local drywall professionals for free estimates through the Toronto Construction Network.

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- Kitchen Land
- Neo Group Inc.
- Olkron Developments
- Leveloff.LTD
- Vista Builders Ltd

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Q9

How much should I budget for a complete drywall replacement in a three-bedroom Toronto home?

For a complete drywall replacement in a typical three-bedroom Toronto home (1,200 to 1,800 square feet of living space), you should budget $15,000 to $35,000 depending on the scope, finish level, and whether you're replacing walls only or walls and ceilings. This range covers demolition of existing drywall, disposal, new board installation, taping, finishing, and priming — but not painting, which is a separate trade.

The cost breaks down into several phases. **Demolition and disposal** of existing drywall is often the most underestimated cost in a full replacement. Removing old drywall generates an enormous amount of dust and heavy debris — a single 4x8 sheet of drywall weighs 50 to 60 pounds, and a three-bedroom home has roughly 250 to 400 sheets on the walls and ceilings combined. Demolition runs $1.50 to $3.00 per square foot, and drywall disposal in Toronto is expensive. You'll need a bin rental ($400 to $800 for a 14 to 20 yard bin) and Toronto's construction waste tipping fees add up quickly. Budget $2,000 to $5,000 for demolition and disposal alone.

Before any demolition begins, **asbestos testing is essential** if your home was built before 1990. Joint compound and textured ceilings from that era commonly contain asbestos, and disturbing asbestos-containing materials without certified abatement is illegal under Ontario Regulation 278/05. Testing costs $200 to $500 for multiple samples. If asbestos is found, professional abatement adds $3,000 to $8,000 or more depending on the extent — a significant budget item that catches many homeowners off guard.

Hanging new drywall in a replacement scenario costs $2.50 to $4.00 per square foot for walls and $3.50 to $5.50 for ceilings. A three-bedroom home typically has 3,500 to 5,500 square feet of wall and ceiling surface area (remember, square footage of wall surface is much larger than the floor area of the home). This puts the hanging

cost at $10,000 to $18,000 for a full replacement. Most contractors will use standard 1/2-inch board on walls and 5/8-inch on ceilings, with moisture-resistant board in bathrooms and the kitchen.

Taping and finishing adds $2.00 to $3.50 per square foot for a standard Level 4 paint-ready finish, or $3.00 to $5.00 per square foot for a Level 5 premium smooth finish. For a three-bedroom home, finishing runs $7,000 to $15,000 depending on the level. In a full replacement where you're starting with fresh board throughout, a Level 5 finish is worth considering for main living areas, especially rooms with large windows — the raking light that comes through those windows will expose every imperfection in a Level 4 finish.

Factors That Push Costs Higher

Several common scenarios in Toronto homes increase the budget beyond the baseline. **Older Toronto homes** in neighbourhoods like the Annex, Rosedale, Riverdale, or High Park often have irregular framing, out-of-plumb walls, and ceiling joists that aren't level — conditions that require shimming, furring, and extra compound to achieve flat, smooth surfaces. **Plaster-to-drywall conversion** in pre-war homes is even more expensive because plaster and lath removal is slower, messier, and generates more debris than drywall demolition. If you're replacing plaster with drywall, add 30 to 50 percent to the baseline estimate.

Condos have their own cost drivers. Party wall fire ratings (typically 1-hour using 5/8-inch Type X drywall) must be maintained, construction hours are usually restricted by building management, and dust containment requirements add setup time and material costs. Elevator booking for material delivery and debris removal adds logistical complexity.

Seasonal timing matters in the GTA. **Winter work** in a heated home is fine, but the dry furnace air (often 15 to 25 percent humidity) causes joint compound to dry too quickly and unevenly, potentially leading to cracking. Professional finishers manage this with humidifiers. **Summer humidity** slows drying times but generally produces better compound curing.

A full drywall replacement is absolutely a job for experienced professionals. Get at least three detailed quotes that specify demolition scope, asbestos testing, board types, finish level, and what's included in cleanup and disposal. Toronto Drywall Installers can match you with local drywall contractors for free estimates on your project.

- City Soundproofing Toronto
- Neo Group Inc.

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Q10

What does a Level 5 drywall finish cost compared to a standard Level 4 finish in Toronto?

A Level 5 drywall finish in the GTA costs $3.00 to $5.00 per square foot compared to $2.00 to $3.50 per square foot for a standard Level 4 finish — a premium of roughly 40 to 60 percent that delivers a flawless, glass-smooth surface suitable for the most demanding lighting conditions. For a typical 12x12 room with about 560 square feet of wall surface, the difference works out to roughly $500 to $900 more for Level 5.

To understand why this premium exists, you need to know what each finish level actually involves. A **Level 4 finish** is the standard paint-ready finish used in most GTA homes. It includes tape embedded in compound on all joints, three coats of compound (bedding coat, fill coat, and finishing coat) applied progressively wider with each pass, sanding between coats, and a final sand to smooth everything out. This produces a surface that looks great under normal lighting conditions and is perfectly acceptable for most bedrooms, hallways, and living rooms.

A **Level 5 finish** includes everything in Level 4 plus a **full skim coat of compound or specialty primer over the entire surface** — not just the joints and screw heads, but every square inch of the board. This eliminates the subtle difference in texture and porosity between the compound-covered joints and the bare drywall paper surface. That difference is invisible under diffused lighting but becomes glaringly obvious under **raking light** — light that hits the wall at a low angle from a nearby window, pot light, or directional fixture.

The cost difference comes down to labour. A Level 5 skim coat adds an entire additional step to the finishing process. The finisher must apply a thin, even coat of compound or skim-coat product across every wall and ceiling surface, then sand the entire surface to a uniform smoothness. This roughly doubles the finishing time compared to Level 4, which is why the price premium is so significant.

When is Level 5 worth the investment? In GTA homes, several common scenarios make Level 5 the right choice. Rooms with **large south- or west-facing windows** that wash the walls with direct sunlight at low angles will expose every ridge, crown, and joint line in a Level 4 finish. **Open-concept living and dining areas** in modern GTA homes often have extensive wall surfaces visible from multiple angles under varying natural light throughout the day. **High-end kitchen renovations** where pot lights and under-cabinet lighting create raking light on walls and soffits benefit enormously from Level 5. **Master bedrooms** in custom homes or major renovations where the homeowner wants a truly premium feel are another common application.

Conversely, **Level 4 is perfectly adequate** for bedrooms with diffused lighting, hallways, closets, basement recreation rooms with limited natural light, and any room that will receive a textured finish (texture hides joint lines, making Level 5 unnecessary — in fact, textured surfaces only need a Level 3 finish).

One critical point that many homeowners miss: **the primer matters as much as the finish level.** Even a perfect Level 5 surface will show flashing (visible differences in sheen where compound meets bare board) if you skip the primer or use a cheap product. A dedicated **PVA drywall primer** is essential — it seals the surface uniformly so paint goes on evenly. For Level 5 surfaces, some GTA finishers use specialty skim-coat primers like Sheetrock Level 5 compound, which combines the skim coat and priming steps.

When getting quotes from GTA drywall contractors, ask specifically what finish level is included and what the upcharge is for Level 5 in critical rooms. A smart approach is to specify Level 5 for main living areas and kitchens, and Level 4 for bedrooms and secondary spaces — this targets the investment where it makes the biggest visual impact without inflating the budget for the entire home. A skilled drywall finisher is the most important factor in achieving a quality finish at any level — finishing is genuinely an art that takes years to master, and the difference between a good finisher and an average one is visible on every wall in your home.

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- Bhogal Metal
- Neo Group Inc.
- City Soundproofing Toronto
- LMP Scaffolding Services

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Q11

How much do Toronto drywall contractors charge for labour per hour versus per square foot?

Most GTA drywall contractors charge $400 to $700 per day per worker, which works out to roughly $50 to $90 per hour, though the vast majority of residential drywall work in Toronto is quoted per square foot rather than by the hour. Per-square-foot pricing is the industry standard because it gives both the homeowner and the contractor a clear, predictable cost tied to the actual scope of work.

Here's why the distinction matters. **Hourly or daily rates** are typically used for small repair jobs, awkward spaces that are hard to estimate by area, or time-and-materials work where the scope is uncertain — for example, repairing

water damage where the full extent isn't known until the damaged material is removed. A drywall contractor charging $400 to $700 per day expects to complete a measurable amount of work in that time. An experienced two-person crew can hang 40 to 60 sheets of drywall per day in a straightforward layout, or tape and apply one coat of compound across 1,500 to 2,500 square feet of surface.

Per-square-foot pricing is used for most projects and breaks down by task. **Hanging** (installing the board on walls and ceilings) runs $2.50 to $4.00 per square foot for walls and $3.50 to $5.50 for ceilings, including materials and labour. **Taping and finishing** runs $1.50 to $2.50 per square foot for Level 3, $2.00 to $3.50 for Level 4, and $3.00 to $5.00 for Level 5. A **complete job** (hanging plus finishing) on standard walls with a Level 4 finish typically comes in at $5.00 to $7.50 per square foot all-in.

The advantage of per-square-foot pricing for homeowners is transparency. You know exactly what you're paying for, and the cost scales directly with the size of the project. It also protects you from paying for a slow crew — if a contractor quotes $3.00 per square foot for hanging, it doesn't matter whether they take two days or three. The price is the price.

That said, several factors cause per-square-foot rates to vary significantly across GTA projects. **Ceiling work** always costs more per square foot than walls because it's physically harder, requires more setup (drywall lifts, scaffolding, or extra hands), and finishing ceilings demands more skill since imperfections are highly visible under raking light from windows. **Small rooms with lots of cuts** — bathrooms, kitchens with many cabinets, rooms with multiple windows and doors — cost more per square foot than large open spaces because the crew spends more time measuring and cutting relative to the area covered. **High ceilings** (above 9 feet) require scaffolding and increase handling difficulty, adding $0.50 to $1.50 per square foot.

Basement work often falls at the higher end of the range because of the added complexity of working around ductwork, pipes, support columns, and low ceiling sections that require bulkhead framing. **Condo work** in Toronto high-rises carries a premium due to restricted construction hours, elevator booking requirements, dust containment, and the need to maintain fire-rated party wall assemblies.

For **repair work**, most GTA contractors charge a flat rate per repair rather than hourly or per square foot. A small patch (fist-sized hole) runs $150 to $300, a large section repair costs $250 to $500, and water damage repair runs $300 to $800 per affected area. These flat rates account for the reality that a small repair requires almost as much setup, travel, and cleanup time as a larger one — a contractor driving across Toronto to patch one hole has the same overhead whether the patch takes 30 minutes or two hours.

When comparing quotes, always clarify whether the price includes materials or is labour-only, what finish level is included, whether debris removal and cleanup are covered, and if there are extra charges for delivery, disposal, or primer. The cheapest per-square-foot quote isn't always the best value — an experienced finisher charging $3.50

per square foot for Level 4 will produce dramatically better results than an inexperienced crew at $2.00. Get matched with experienced local drywall contractors through Toronto Drywall Installers for free estimates on your project.

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- Neo Group Inc.
- Focus on Flooring and General Contracting
- Olkron Developments
- yourCloset.ca

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Q12

What is the total cost to drywall and finish a new addition on a Toronto semi-detached house?

The total cost to drywall and finish a new addition on a Toronto semi-detached house typically ranges from $8,000 to $25,000 for the drywall scope, depending on the size of the addition, ceiling height, finish level, and whether fire-rated or soundproof assemblies are required on the shared party wall. A typical rear or side addition of 300 to 600 square feet of floor area generates 1,200 to 3,000 square feet of wall and ceiling surface that needs drywall.

Semi-detached homes have a critical requirement that standalone houses don't — the **shared party wall** between your home and the neighbouring unit. Ontario Building Code requires this fire separation to achieve a minimum **1-hour fire resistance rating and an STC (Sound Transmission Class) rating of 50 or higher**. If your addition extends or modifies the party wall in any way, the new section must meet these standards. This typically means **5/8-inch Type X fire-rated drywall** on resilient channel (to decouple the drywall from the framing and reduce sound transmission), with all joints properly taped and finished. The fire-rated assembly on the party wall runs $3.50 to $6.00 per square foot — significantly more than standard wall drywall at $2.50 to $4.00 per square foot.

For the **exterior walls** of the addition, the drywall goes over insulated framing with a 6-mil polyethylene vapour barrier on the warm side, as required by Ontario Building Code for Climate Zone 6. The insulation must meet a minimum R-24 for above-grade walls in renovations. Drywall installers should verify that insulation and the vapour barrier are properly installed before any board goes up — once drywall covers the walls, deficiencies in the vapour barrier or insulation are invisible but can cause serious moisture and mould problems down the line.

Ceiling drywall in an addition runs $3.50 to $5.50 per square foot using 5/8-inch board (recommended for ceilings to prevent sagging). If the addition includes a vaulted or cathedral ceiling, expect the price to increase by 25 to 40 percent due to the difficulty of working at angles and heights. Flat ceilings with pot lights or other fixtures require careful cutting and finishing around each opening.

The **interior partition walls** within the addition (bedroom walls, bathroom walls, closets) use standard 1/2-inch drywall at $2.50 to $4.00 per square foot for hanging. Bathroom and laundry areas should use **moisture-resistant green board or mould-resistant purple board** — green board runs $20 to $28 per 4x8 sheet compared to $14 to $20 for standard board, adding roughly $0.50 to $1.00 per square foot to the material cost.

Taping and finishing across the entire addition adds $2.00 to $3.50 per square foot for a standard Level 4 finish. For an addition with large windows (common in Toronto rear additions designed to bring in natural light), strongly consider a **Level 5 finish** at $3.00 to $5.00 per square foot for walls that receive direct sunlight — the raking light will expose every joint line in a Level 4 finish. Open-concept additions where the new space flows into the existing home are especially demanding because the eye naturally compares the new walls to the existing ones.

What Affects the Final Price

Several Toronto-specific factors influence your addition's drywall costs. **Access and staging** matter — semi-detached homes on narrow Toronto lots (many are only 15 to 20 feet wide) make material delivery and debris removal challenging. If drywall sheets can't be brought in through a side door or window, they may need to come through the house, adding labour time. **Matching existing textures** where the addition meets the original home requires skill — if your existing walls have a knockdown or orange peel texture, the finisher needs to blend the new work seamlessly into the old at $1.50 to $3.00 per square foot for texture application.

Permits are mandatory for any addition, and the building inspector will want to see the framing, insulation, vapour barrier, and fire-rated assemblies before drywall goes up. Don't let your contractor cover anything until the rough-in inspection is passed — ripping out drywall to fix deficiencies found later is expensive and demoralizing.

A new addition is firmly in professional territory. You need a drywall crew experienced with fire-rated party wall assemblies, vapour barrier detailing, and achieving seamless transitions between new and existing spaces. Browse drywall and insulation contractors through the Toronto Construction Network directory at torontoconstructionnetwork.com/directory?trade=insulation for free estimates on your project.

Q13

How much does it cost to soundproof shared walls in a Toronto duplex using double drywall and resilient channel?

Soundproofing a shared wall in a Toronto duplex using resilient channel and double drywall typically costs $5.00 to $10.00 per square foot, with a typical shared wall of 150 to 300 square feet running $1,500 to $3,000 per side — or $3,000 to $6,000 if both sides are done. Adding acoustic compounds like Green Glue or upgrading to QuietRock pushes the cost to $8.00 to $15.00 per square foot for a premium sound isolation assembly.

Understanding what you're building — and why each component matters — is essential for getting value from a soundproofing investment. A proper sound isolation assembly for a duplex party wall starts with **resilient channel** (hat-shaped metal strips screwed horizontally across the studs at 16 or 24-inch spacing). The drywall is then screwed to the resilient channel rather than directly to the studs. This creates a physical break — a decoupling — between the wall structure and the drywall surface, which prevents sound vibrations from travelling through the framing. Resilient channel itself is inexpensive at $1.50 to $3.00 per linear foot, but the labour to install it correctly is critical.

The **most important warning** about resilient channel is this: **a single screw driven through the drywall and resilient channel into the stud behind it completely short-circuits the sound isolation for that entire section of wall.** This is the number one installation error, and it's devastatingly common with inexperienced crews. The screw creates a rigid connection — a sound bridge — that bypasses the decoupling the resilient channel provides. This is why soundproofing work must be done by contractors who specifically understand acoustic assemblies, not just any drywall crew.

Double drywall means two layers of drywall on the resilient channel, adding mass to the wall. More mass means more sound energy is absorbed rather than transmitted. A typical configuration uses two layers of 5/8-inch Type X drywall (which also satisfies the Ontario Building Code requirement for 1-hour fire-rated party wall separation in duplexes). The first layer is screwed to the resilient channel, and the second layer is screwed through into the first layer, with joints staggered by at least 12 inches so no joint lines align between layers.

For even better performance, **Green Glue compound** ($15 to $20 per tube, two tubes per 4x8 sheet) is applied between the two drywall layers. Green Glue is a viscoelastic damping compound that converts sound energy into heat as it passes between the layers. A double drywall assembly with Green Glue on resilient channel can achieve an **STC rating of 55 to 60**, well above the Ontario Building Code minimum of STC 50 for party walls between dwelling units. Without Green Glue, the same assembly achieves STC 48 to 54.

Alternatively, **QuietRock** — a specialty soundproof drywall with a viscoelastic polymer core — can replace the double drywall approach. A single layer of QuietRock achieves STC improvements of 15 to 20 points over standard

drywall, but at $55 to $90 per 4x8 sheet compared to $20 to $28 for standard 5/8-inch Type X, the material cost is substantially higher. The labour savings from hanging one layer instead of two can partially offset this.

Here's a realistic cost breakdown for a **shared wall measuring 200 square feet** (a common size in Toronto duplexes — 25 feet long, 8 feet high), treating one side:

Standard sound isolation assembly — resilient channel, double 5/8-inch Type X drywall, acoustic caulk at perimeter: **$1,200 to $2,000. Enhanced assembly** — add Green Glue between layers, acoustic putty pads on electrical boxes, resilient channel on both sides of studs: **$1,800 to $3,000. Premium assembly** — QuietRock, resilient channel, acoustic caulk, putty pads, plus insulation upgrade to mineral wool batts in the cavity: **$2,500 to $4,000.**

Don't forget the **flanking paths** — sound doesn't just travel through the wall. It travels through the floor, ceiling, electrical outlets, HVAC ducts, and any gap in the assembly. Sealing all perimeter edges with **acoustic caulk** (not regular caulk), installing **acoustic putty pads** behind electrical boxes, and ensuring the ceiling and floor connections are properly detailed are all essential. A perfectly built wall with an unsealed electrical box will leak sound like a window left open.

This is specialist work — hire a drywall contractor with specific soundproofing experience. Ask to see examples of previous sound isolation projects and verify they understand resilient channel installation requirements. Find experienced contractors through the Toronto Construction Network directory at torontoconstructionnetwork.com/directory?trade=insulation.

Q14

What are typical prices for moisture-resistant drywall installation in a GTA bathroom or laundry room?

Moisture-resistant drywall installation in a GTA bathroom or laundry room typically costs $4.00 to $7.00 per square foot for board and installation, plus $2.00 to $3.50 per square foot for taping and finishing — putting a typical bathroom at $1,200 to $3,000 for the drywall scope alone. The premium over standard drywall reflects the higher material cost and the extra care required in high-moisture environments.

The first decision is **which type of moisture-resistant board** to use, and this is where many homeowners (and some contractors) make costly mistakes. **Green board** (moisture-resistant drywall with green paper facing) has been the standard for decades. It has a moisture-resistant core and water-repellent paper facing that resists humidity better than regular drywall. GTA pricing runs $20 to $28 per 4x8 sheet compared to $14 to $20 for

standard board. Green board is appropriate for bathroom walls and ceilings that are exposed to humidity but not direct water contact — think the walls around the vanity, the ceiling above the shower, and laundry room walls.

Purple board (mould-resistant drywall like Georgia-Pacific's DensArmor or CGC's Mold Tough) is the superior choice and increasingly the standard recommendation for GTA bathrooms. Instead of paper facing, it uses fibreglass mat facing that eliminates the paper food source that mould needs to grow. At $24 to $32 per 4x8 sheet, it costs more than green board, but in Toronto's humid summers — when bathroom humidity can stay elevated for hours after showers — the extra mould resistance is worth every penny. For a typical bathroom with 250 to 400 square feet of wall and ceiling surface, the material upgrade from green to purple board adds only $100 to $200 to the total project cost.

One critical rule: neither green board nor purple board should be used as a tile substrate in shower or tub surrounds. Direct water exposure will eventually penetrate any gypsum-based product, no matter how moisture-resistant the facing. Shower and tub surrounds require **cement board** (Durock, HardieBacker, or equivalent) at $25 to $40 per 3x5 sheet, installed with proper waterproofing membrane behind it. The cement board handles the wet zone, and moisture-resistant drywall handles the rest of the room.

For a **standard GTA bathroom** (roughly 5x8 to 8x10 feet), here's what the drywall scope typically costs. The **walls** have about 200 to 350 square feet of surface once you subtract the vanity, shower/tub surround (which gets cement board), window, and door. The **ceiling** adds another 40 to 80 square feet. Using purple board throughout with a Level 4 finish, you're looking at $1,200 to $2,500 for materials, hanging, taping, and finishing.

A **laundry room** is generally simpler and less expensive because there's less moisture exposure than a bathroom (no shower steam), but moisture-resistant board is still the right choice. Washing machine leaks and dryer humidity make standard drywall a poor choice. A typical laundry room (6x8 to 8x10 feet) runs $800 to $1,800 for the drywall scope with moisture-resistant board.

Bathroom exhaust ventilation is critical and directly affects your drywall's longevity. Ontario Building Code requires mechanical ventilation in all bathrooms, and a properly sized exhaust fan (minimum 50 CFM for a standard bathroom, 1 CFM per square foot for larger bathrooms) is essential to remove moisture before it penetrates the drywall. Even mould-resistant board will develop problems if the bathroom has inadequate ventilation. Make sure your exhaust fan vents to the exterior — not into the attic, which is a shockingly common violation in older GTA homes.

GTA-specific humidity is a real concern here. **Lake Ontario's moderating effect** keeps lakefront neighbourhoods like the Beaches, Mimico, Port Credit, and Lakeshore slightly more humid year-round, making moisture-resistant board even more important in bathrooms in these areas. During **summer months**, when outdoor humidity combines with shower steam, bathrooms without adequate ventilation can sustain humidity levels above 70 percent

— ideal conditions for mould growth behind standard drywall.

This is a project where professional installation pays for itself. Improper sealing around tub and shower edges, gaps at the floor line, and failure to maintain the vapour barrier integrity behind bathroom walls all lead to hidden moisture problems that won't show up for months or years — by which time the damage requires a complete tear-out. Get matched with experienced drywall contractors through Toronto Drywall Installers for free estimates.

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Q15

How much does it cost to remove old plaster walls and replace them with modern drywall in a Toronto Victorian home?

Removing plaster and lath walls and replacing them with modern drywall in a Toronto Victorian home is one of the most labour-intensive and expensive drywall projects you can undertake, typically costing $8.00 to $15.00 per square foot of wall surface — or $15,000 to $40,000 for a full home conversion in a typical two-storey Victorian. The high cost reflects the enormous amount of demolition labour, debris disposal, and the additional work required to bring old framing up to modern standards before new drywall can go on.

Plaster-and-lath construction is the standard in Toronto's established Victorian-era neighbourhoods — **Cabbagetown, the Annex, Riverdale, High Park, Rosedale, Leslieville, Parkdale, and Roncesvalles** are full of homes built between 1870 and 1930 with three-coat plaster over wooden lath strips nailed to the studs. Plaster walls are typically 3/4 to 1 inch thick, extremely heavy (a 4x8 section of three-coat plaster weighs 80 to 100 pounds compared to 50 to 60 pounds for drywall), and when you start pulling them apart, they shatter into heavy, dusty chunks that fill bins fast.

Demolition is the biggest single cost. Removing plaster and lath generates five to eight times more debris by weight than drywall demolition, and the dust is extraordinary — fine plite dust gets into every room, every surface, every crevice. Professional crews seal off work areas with poly sheeting and run negative air pressure, but plaster dust is relentless. Budget $3.00 to $5.00 per square foot for demolition alone, plus bin rentals ($400 to $800 each, and a full home will need three to five bins). A two-storey Victorian with 4,000 to 6,000 square feet of wall surface generates 15 to 25 tonnes of plaster debris.

Before demolition begins, asbestos testing is mandatory for any Toronto home built before 1990. While Victorian-era original plaster doesn't contain asbestos, many of these homes had repair work, joint compound, or textured coatings applied in the 1950s through 1980s that may contain asbestos. Testing costs $200 to $500 for multiple samples and is a small price compared to the health risks and legal consequences of disturbing asbestos-containing materials without proper abatement.

Once the plaster and lath are removed, the **framing will need attention**. Victorian-era studs are typically true-dimension lumber (a full 2 inches by 4 inches, not the modern 1.5 by 3.5 inches), spaced irregularly — sometimes 16 inches on centre, sometimes 18, sometimes whatever the original builders felt like. Studs may be bowed, twisted, or have notches cut for old gas lines and knob-and-tube wiring. **Sistering** warped studs, adding blocking, and shimming to create flat planes for the new drywall adds $1.00 to $3.00 per square foot. If the walls had knob-and-tube wiring (common in pre-1940 Toronto homes), an electrician will need to rewire before drywall goes up — this is a separate and significant cost.

Insulation is another consideration. Most Victorian homes in Toronto have little to no wall insulation. With the walls open, this is the ideal time to add insulation — batt insulation between studs with a 6-mil polyethylene vapour barrier is required by Ontario Building Code for any renovation that opens the wall cavity. Adding R-14 to R-20 insulation during the project adds $1.50 to $3.00 per square foot but dramatically improves the home's comfort and energy efficiency. Given Toronto's extreme winter temperatures (-10 to -20 degrees Celsius), this upgrade pays for itself within a few years in reduced heating costs.

Hanging and finishing new drywall on prepared walls costs $5.00 to $8.00 per square foot for a Level 4 finish, or $6.00 to $10.00 for Level 5. The irregular framing in Victorian homes makes hanging more challenging — sheets need more shimming and floating to achieve flat walls, and corner angles are rarely perfectly square. **Plaster crown mouldings and ceiling medallions** — if your Victorian home has decorative plaster features you want to preserve — need to be carefully protected or removed before demolition and reinstalled after drywall is up, adding custom carpentry costs.

An alternative to full removal is **skim coating** the existing plaster — applying a thin layer of joint compound over the plaster surface to smooth out cracks and imperfections while preserving the original walls. This costs $3.00 to $5.00 per square foot and works well when the plaster is structurally sound but cosmetically damaged. It preserves the

character of the home and avoids the enormous cost and disruption of full demolition. However, if the plaster is crumbling, delaminating from the lath (hollow-sounding when tapped), or heavily water-damaged, skim coating is just putting lipstick on a problem.

This is exclusively professional territory requiring experienced crews who understand heritage home construction. Find contractors with specific experience in plaster-to-drywall conversion through the Toronto Construction Network directory at torontoconstructionnetwork.com/directory?trade=insulation.

Q16

What is the price difference between standard and fire-rated drywall for a Toronto garage conversion?

The material cost difference between standard 1/2-inch drywall and fire-rated 5/8-inch Type X drywall is only about $4 to $10 per 4x8 sheet — but in a Toronto garage conversion, fire-rated Type X drywall isn't optional. Ontario Building Code requires it on the garage side of any wall or ceiling separating the garage from the living space, and using standard drywall in this application is a code violation that creates a serious life-safety hazard. The total cost difference for a typical single-car garage conversion runs $500 to $1,500 more for fire-rated assemblies compared to standard drywall throughout.

Let's break down exactly what Ontario Building Code requires and what it costs. The **garage-to-house fire separation** must achieve a minimum **45-minute fire resistance rating**. This means the wall and ceiling between the attached garage and the living space must use 5/8-inch Type X drywall on the garage side, with all joints properly taped and finished — no gaps, no unsealed penetrations, no missing sections. The door between the garage and the living space must be a solid-core or fire-rated door with a self-closing mechanism. These aren't suggestions — they're code requirements that your building inspector will verify, and any garage conversion in Toronto requires a building permit.

Standard 1/2-inch drywall costs $14 to $20 per 4x8 sheet at GTA building supply stores. **Fire-rated 5/8-inch Type X drywall** costs $20 to $28 per sheet. The Type X designation means the gypsum core is reinforced with glass fibres that hold the board together longer during a fire, providing the rated fire resistance. It's also thicker and heavier — a 4x8 sheet of 5/8-inch Type X weighs about 70 pounds compared to 50 pounds for standard 1/2-inch, which means more labour to handle and install.

For a **typical single-car garage** (roughly 12x20 feet), the fire separation includes the shared wall with the house (about 160 square feet) and the ceiling if there's living space above (240 square feet). That's 400 square feet of fire-rated surface requiring approximately 13 to 15 sheets of Type X board. At $6 to $8 more per sheet than standard, the **material premium for the fire-rated sections is only $80 to $120.** The real cost difference comes from the labour — Type X is heavier to hang, the thicker board requires more compound to achieve flush joints, and the installer must ensure every joint, corner, and penetration is properly sealed to maintain the fire rating.

The **total drywall cost for a garage conversion** including all walls, ceiling, taping, and finishing typically runs $4,000 to $10,000. The breakdown looks like this: fire-rated Type X on the shared wall and ceiling at $3.50 to $6.00 per square foot installed and finished; standard drywall on the new exterior walls (over insulation and vapour barrier) at $2.50 to $4.00 per square foot; plus any interior partition walls at $2.50 to $4.00 per square foot. The fire-rated sections add roughly $500 to $1,500 to the total project cost compared to using standard board everywhere

— a small premium for a critical safety feature.

Beyond the fire-rated drywall, a garage conversion involves several other code requirements that affect your budget. **Insulation** is required on all exterior walls — minimum R-24 for above-grade walls, with a 6-mil polyethylene vapour barrier on the warm side. The **concrete floor** needs insulation and a subfloor system if it's being converted to living space. **Electrical and HVAC** modifications require their own permits and inspections. The total cost for a complete garage conversion in the GTA typically ranges from $15,000 to $40,000 depending on the scope, with drywall representing roughly 25 to 30 percent of the total.

One scenario that pushes fire-rated costs higher is when the garage has living space above it — a common layout in GTA homes where the second floor extends over the garage. In this case, the **entire garage ceiling** needs Type X drywall, and if the floor assembly between the garage and the room above doesn't already meet the fire resistance requirement, additional layers of Type X may be needed. A **Type C board** ($28 to $38 per sheet) provides enhanced fire resistance for situations where a 2-hour rating is required.

This is not a DIY project. Fire-rated assemblies must be installed correctly to provide their rated protection — a gap in the taping, an unsealed electrical box penetration, or a missing section of Type X drywall compromises the entire fire separation. Your building inspector will check these details, and getting it wrong means tearing it apart and redoing it. Get quotes from experienced contractors who understand fire separation requirements. Toronto Drywall Installers can match you with qualified drywall professionals through the Toronto Construction Network for free estimates on your garage conversion.

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Q17

How much should I expect to pay for ceiling drywall installation in a Mississauga bungalow with an open concept layout?

For ceiling drywall installation in a Mississauga bungalow with an open concept layout, expect to pay between $3.50 and $5.50 per square foot for hanging alone, or $6.00 to $9.00 per square foot for the complete job including taping, finishing, and primer. For a typical 1,200 to 1,500 square foot bungalow ceiling, that puts the total project cost in the range of $7,200 to $13,500 for a paint-ready Level 4 finish.

Open concept layouts are increasingly common in Mississauga bungalows, especially the post-war homes in Cooksville, Clarkson, and Lorne Park that homeowners are renovating by removing interior walls. While open concept living looks beautiful, it creates one of the more challenging ceiling drywall scenarios. A large, unbroken ceiling expanse means longer sight lines, which makes every imperfection more visible. Raking light from windows travels across a wide ceiling surface and highlights even subtle joint ridges and screw dimples that would go unnoticed in a smaller room.

Board selection matters significantly for ceiling work. Most professional drywall crews in the GTA will recommend 5/8-inch drywall for ceilings, even though 1/2-inch is technically acceptable under the Ontario Building Code when joists are spaced at 16 inches on centre. The thicker 5/8-inch board resists sagging over time, which is a real concern in open concept spaces where long spans of ceiling drywall are exposed. At $18 to $26 per 4x8 sheet for regular 5/8-inch, the material cost premium over 1/2-inch is modest compared to the long-term benefit. Lightweight 1/2-inch board ($18 to $24 per sheet) is another option that many GTA crews prefer for ceiling work because it is easier to handle overhead while still providing good sag resistance.

For a bungalow ceiling, your contractor will likely use 4x12 sheets to minimize the number of joints — fewer joints mean fewer visible seams and a smoother finished ceiling. Hanging ceiling sheets is a two-person job at minimum, and many crews use a drywall lift ($50 to $100 per day rental), which adds to the project cost but ensures tight, consistent contact with the joists.

The finishing level you choose will significantly affect cost. A standard Level 4 finish — where joints are taped, coated with three layers of compound, and sanded smooth — runs $2.00 to $3.50 per square foot and is suitable for most residential ceilings. However, if your open concept bungalow has large windows, particularly south- or west-facing ones that throw strong raking light across the ceiling, you should seriously consider a Level 5 finish. Level 5 involves applying a thin skim coat of compound across the entire ceiling surface, eliminating any difference in texture between the joint compound areas and the bare drywall face. This premium finish adds $3.00 to $5.00 per square foot but prevents the frustrating "joint banding" that shows through paint under critical lighting conditions.

Mississauga bungalows built in the 1950s through 1970s often have existing stipple or popcorn textured ceilings. If your project involves removing the old ceiling texture before installing new drywall, add $2.00 to $5.00 per square foot for scraping, and budget an additional $3,000 to $8,000 if asbestos testing reveals the texture contains asbestos — homes built before 1990 must be tested before any disturbance, as required under Ontario Regulation 278/05.

A few practical considerations specific to your project: ensure the attic insulation meets current Ontario Building Code requirements (minimum R-50 for attic spaces) while the ceiling is open, as this is the most cost-effective time to upgrade. Verify that the vapour barrier is intact and properly sealed on the warm side of the insulation. And if you are removing load-bearing walls to create the open concept layout, your contractor will need to install an engineered beam — this structural work requires a building permit and must be inspected before the ceiling drywall goes up.

Ceiling drywall is not a DIY project, particularly in an open concept space where the results are highly visible. The physical demands of overhead work, the precision required for tight-fitting joints over long spans, and the skill needed for a smooth finish under critical lighting all point to hiring an experienced drywall crew. Get at least three quotes from GTA drywall contractors, and ask specifically about their ceiling finishing experience and whether they recommend Level 4 or Level 5 for your space. Find local drywall professionals through the Toronto Construction Network directory at torontoconstructionnetwork.com/directory?trade=insulation.

Q18

What does a professional drywall taping and mudding job cost for a typical Toronto condo renovation?

Professional drywall taping and mudding for a typical Toronto condo renovation costs between $2.00 and $4.50 per square foot of wall and ceiling surface, with most one-bedroom condo renovations running $2,500 to $5,000 and two-bedroom units coming in at $4,000 to $8,000 for the taping and finishing scope alone. These figures assume a standard Level 4 finish suitable for painting.

Condo drywall finishing in Toronto carries unique challenges and costs that set it apart from house renovations. First and most importantly, **condo building rules impose restrictions** that directly affect your drywall contractor's productivity and your final bill. Most Toronto condo corporations restrict construction noise to weekday daytime hours — typically 9 AM to 5 PM, Monday to Friday — which means your drywall crew cannot start early or work weekends. Elevator booking for material delivery adds another layer of scheduling complexity and sometimes additional fees. Hallway and elevator protection (plastic sheeting, floor runners, corner guards) is typically required

by building management, and your contractor will factor this into their quote. These constraints can add 15 to 25% to the cost compared to the same scope of work in a freehold house.

The finish level you need depends on your condo's lighting conditions. Modern Toronto condos — particularly units in glass towers along the waterfront, in Liberty Village, CityPlace, or the Yonge corridor — tend to have floor-to-ceiling windows that cast intense raking light across walls and ceilings. This raking light is the enemy of mediocre drywall finishing because it reveals every ridge, dimple, and imperfection that would be invisible under softer lighting. For these units, a Level 5 finish ($3.00 to $5.00 per square foot) is strongly recommended. Level 5 involves skim coating the entire wall surface with a thin layer of compound so that the texture is completely uniform — there is no difference between the compound over the joints and the compound over the bare board face. For units with standard window sizes and ambient lighting, a Level 4 finish ($2.00 to $3.50 per square foot) is usually adequate.

Condo party walls and fire separations add cost and complexity. Under the Ontario Building Code, the walls between your unit and adjacent units (party walls) must maintain a minimum 1-hour fire resistance rating and meet STC 50 (Sound Transmission Class 50) for sound isolation. If your renovation involves any work on party walls — even something as simple as removing old wallpaper and repairing damaged drywall — the fire rating must be maintained. This means using 5/8-inch Type X fire-rated drywall ($20 to $28 per sheet) and ensuring all joints are properly taped and finished with no gaps. If you are upgrading sound isolation between units, the assembly typically involves resilient channel, double layers of 5/8-inch Type X drywall, and acoustic sealant at all perimeters — a scope that runs $5.00 to $10.00 per square foot.

Dust containment is non-negotiable in condo work. Drywall sanding produces extremely fine dust that infiltrates HVAC systems, migrates through gaps under doors, and coats every surface in the unit. Professional condo drywall finishers use dust-free or reduced-dust sanding systems (vacuum-attached sanders), seal off HVAC returns and supply registers, and install zippered dust barriers at doorways. Some finishers use wet sanding techniques to virtually eliminate airborne dust, though this requires more skill and slightly more time. These measures add to the cost but protect your finishes, your neighbours' units, and the building's mechanical systems.

For the taping and mudding process itself, expect three to four days of compound application (one bedding coat and two to three finishing coats, each requiring overnight drying) followed by one to two days of sanding and touch-up. In Toronto's winter months, when indoor humidity drops to 15 to 25%, the compound dries faster but can crack if it dries too quickly — experienced finishers manage this by adjusting compound consistency and using humidifiers in the unit.

Budget breakdown for a typical 700-square-foot one-bedroom condo renovation: approximately $1,800 to $3,200 for Level 4 taping and finishing on walls and ceilings, plus $300 to $600 for dust containment and building protection, plus $200 to $400 for material delivery and elevator booking. Total taping scope: roughly $2,300 to $4,200. For Level 5, add 30 to 40% to the finishing cost.

Get matched with an experienced condo drywall finisher through Toronto Drywall Installers — our matching service is free and connects you with professionals who understand the specific demands of Toronto condo work.

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Q19

How much does it cost to fix extensive water-damaged drywall in a North York townhouse after a pipe burst?

Fixing extensive water-damaged drywall in a North York townhouse after a pipe burst typically costs between $3,000 and $12,000 depending on the number of rooms affected, whether the damage spans multiple floors, and whether mould remediation is required. For a single room with moderate water damage, expect $1,500 to $4,000. If the burst pipe affected two or three rooms or caused water to flow between floors, costs escalate quickly to $6,000 to $12,000 or more for the drywall scope alone.

The most critical thing to understand about water-damaged drywall is that it cannot be dried out and reused. Once gypsum board absorbs water, the core loses structural integrity — it becomes soft, crumbly, and permanently weakened. Equally important, wet drywall becomes a breeding ground for mould within 24 to 48 hours in Toronto's climate, particularly during the humid summer months when indoor temperatures accelerate mould growth. All water-damaged drywall must be cut out and replaced, not patched over or painted.

The repair process starts with **water extraction and drying**, which is typically handled by a restoration company before the drywall contractor arrives. Industrial fans and dehumidifiers run for three to five days to dry the wall cavities, subfloor, and framing. This step costs $1,000 to $3,000 depending on the extent of the water intrusion, and it is essential — installing new drywall over damp framing guarantees mould growth inside the wall cavity.

Once the structure is dry, the drywall scope breaks down as follows. Demolition and removal of water-damaged drywall runs $1.00 to $2.50 per square foot, including disposal. North York townhouses built in the 1970s through 1990s typically have standard 1/2-inch drywall on walls, which costs $14 to $20 per 4x8 sheet to replace. If the water damage affected a bathroom or kitchen, you will need moisture-resistant green board ($20 to $28 per sheet) or mould-resistant purple board ($24 to $32 per sheet) for the replacement. Hanging new drywall costs $2.50 to $4.00 per square foot for walls, and taping and finishing to a Level 4 paint-ready standard adds $2.00 to $3.50 per square foot.

Pipe bursts in multi-level North York townhouses create a particularly challenging repair scenario because water travels downward through the building — a burst pipe on the upper level can damage the ceiling below, the walls on the main floor, and even reach the basement. Ceiling drywall replacement runs $3.50 to $5.50 per square foot for hanging and $2.50 to $4.00 per square foot for finishing, making it the most expensive surface to repair per square foot. If water travelled between floors, the subfloor, joists, and insulation between levels all need inspection and potentially treatment before new drywall goes up.

Mould is the hidden cost driver. If the pipe burst was not discovered immediately — for example, a slow leak behind a wall or a burst that occurred while you were away — mould may have already established itself in the wall

cavity, on the framing, or behind adjacent drywall that appears dry from the surface. Professional mould testing costs $300 to $500 and is strongly recommended for any water damage that was not addressed within 24 hours. If mould is found, remediation by a certified professional adds $2,000 to $6,000 depending on the extent of contamination. Under Ontario regulations, mould remediation for areas larger than 10 square feet should be performed by qualified professionals following industry-standard protocols.

Insurance considerations are important for North York homeowners. Most home insurance policies cover sudden pipe bursts (but not gradual leaks or maintenance failures). Document the damage thoroughly with photos before any demolition begins. Your insurance adjuster will want to see the extent of the water damage, and your drywall contractor should provide a detailed, itemized quote that separates demolition, materials, labour, and finishing costs. Many restoration companies and drywall contractors in the GTA work directly with insurance adjusters and can help navigate the claims process.

Here is a practical budget range for common pipe burst scenarios in a North York townhouse: a single bathroom with wall and ceiling damage, approximately $2,000 to $4,500; a bathroom plus the ceiling below it, approximately $3,500 to $7,000; multiple rooms across two floors with mould remediation, approximately $8,000 to $15,000 or more.

Do not attempt extensive water damage drywall repair as a DIY project. Beyond the physical scope of the work, proper assessment for hidden moisture and mould requires professional equipment (moisture metres, thermal cameras), and improper repairs can lead to mould problems that cost far more to address later. Get matched with a drywall contractor experienced in water damage restoration through Toronto Drywall Installers — our service is free.

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Q20

What is the average cost to drywall a detached garage in Brampton and convert it to a finished workspace?

Converting a detached garage in Brampton to a finished workspace typically costs $8,000 to $18,000 for the full drywall scope — including insulation, vapour barrier, fire-rated drywall, taping, finishing, and primer — depending on the garage size, ceiling height, and the finish level you choose. A standard two-car detached garage (roughly 20x22 feet or 440 square feet of floor space) falls in the middle of this range at approximately $10,000 to $14,000.

Before any drywall work begins, you need to understand the **Ontario Building Code requirements and permit implications**. Converting a detached garage to a habitable workspace requires a building permit from the City of Brampton. The permit process ensures the space meets code for insulation, ventilation, electrical, heating, and fire separation. This is not optional — unpermitted garage conversions can result in fines, orders to restore the garage to its original condition, and complications when selling your home. Permit fees in Brampton typically run $300 to $800 depending on the scope of work.

Insulation is the first major cost component. Brampton is in Ontario's Climate Zone 6, and the Ontario Building Code requires minimum R-20 insulation for walls in a garage conversion (R-24 for above-grade walls in new construction or significant renovations). For a detached garage that was originally uninsulated, framing the walls with 2x6 studs at 16 inches on centre and filling with R-22 batt insulation is the most common approach. The ceiling requires R-32 to R-50 depending on whether the space above is conditioned. Insulation and framing for a two-car garage typically costs $3,000 to $6,000 including materials and labour. A **6-mil polyethylene vapour barrier** must be installed on the warm side of the insulation before any drywall goes up — this is code-required in Ontario and critical for preventing condensation and mould inside the wall cavity.

The drywall itself must meet fire-rating requirements. Under the Ontario Building Code, the wall between an attached garage and the house requires 5/8-inch Type X fire-rated drywall with a 45-minute fire resistance rating. For a detached garage being converted to a workspace, the fire separation requirements depend on the building's proximity to the property line and whether the garage shares any structure with the house. Your building inspector will specify the exact requirements during the permit process. At minimum, most Brampton contractors install 5/8-inch Type X drywall ($20 to $28 per 4x8 sheet) throughout a garage conversion for added fire safety and superior rigidity. For the ceiling, 5/8-inch board is standard to prevent sagging.

The **drywall hanging and finishing costs** for a typical two-car garage break down as follows. Walls in a 20x22-foot garage with 8-foot ceilings represent approximately 670 square feet of wall surface (after deducting for the garage door opening, service door, and windows). The ceiling adds another 440 square feet. Total drywall surface:

roughly 1,100 square feet. Hanging costs $2.50 to $4.00 per square foot for walls and $3.50 to $5.50 for the ceiling. Taping and finishing to a Level 4 standard adds $2.00 to $3.50 per square foot. Materials (drywall sheets, compound, tape, corner bead, screws) run approximately $1,500 to $2,500 for a two-car garage.

For a workspace rather than a living space, you have some flexibility on finish level. A Level 4 finish is standard for paint-ready walls and is suitable for most workshop and office conversions. If you are creating a professional studio, home office with video conferencing, or any space where appearance matters, Level 4 is the right choice. For a workshop where aesthetics are secondary to function, a Level 3 finish ($1.50 to $2.50 per square foot) — where joints are taped and coated but not sanded to a perfectly smooth surface — saves money and is perfectly adequate if you plan to apply a texture or are not concerned about a flawless paint finish.

Additional costs to budget for include electrical work (most detached garages need upgraded wiring for workspace use — $2,000 to $5,000), heating (a ductless mini-split is the most common solution for detached garages at $3,500 to $6,000 installed), and flooring ($1,500 to $4,000 for epoxy or laminate over the concrete slab). These are outside the drywall scope but essential for a functional workspace.

A garage conversion is not a DIY drywall project — the permit requirements, fire-rated assemblies, vapour barrier installation, and ceiling work all demand professional expertise. Browse drywall professionals in the Brampton area through the Toronto Construction Network directory at torontoconstructionnetwork.com/directory?trade=insulation.

Q21

How much do drywall contractors in Scarborough charge for small patch repairs under ten square feet?

Small drywall patch repairs under ten square feet in Scarborough typically cost between $150 and $500 per patch, with most single-patch jobs falling in the $200 to $350 range including materials, labour, finishing, and primer. The wide range reflects the significant variation in patch complexity, from a simple fist-sized hole to a full section replacement involving new framing.

The biggest factor in small patch pricing is not the materials — it is the **minimum service call charge**. A professional drywall contractor in the GTA needs to drive to your Scarborough home, unload tools and materials, set up dust protection, complete the repair, clean up, and drive to the next job. This overhead is essentially the same whether the patch is six inches across or three feet across. Most Scarborough drywall contractors have a minimum service call of $150 to $250, which covers the first patch. Additional patches at the same visit are significantly cheaper — often $75 to $150 each — because the setup and travel time is already accounted for.

Here is what you can expect to pay based on the type of repair. A small hole from a doorknob, misplaced picture hook, or minor impact (under six inches) runs $150 to $250. The contractor will use a California patch or a backing piece, apply two to three coats of compound, sand smooth, and prime. A medium patch from a larger impact, a plumbing access hole, or an electrical box relocation (six inches to two feet across) costs $200 to $400. This involves cutting the damaged area to a clean rectangle, installing a drywall piece with backing strips or a patch clip, taping all four seams, and applying multiple coats of compound. A full section replacement (two to ten square feet) — common after plumbing repairs, water damage, or removing built-in shelving — runs $300 to $500 and may require matching the existing wall texture.

Texture matching is where small patch costs can escalate. Many Scarborough homes built in the 1960s through 1990s have textured walls or ceilings — knockdown, orange peel, stipple, or skip trowel finishes. Matching an existing texture seamlessly on a small patch is genuinely difficult. An experienced finisher can blend the patch into the surrounding texture so it disappears, but this takes time and skill. If your walls have a heavy texture, expect to pay a premium of $50 to $150 for texture matching on top of the base repair cost. If the existing texture contains asbestos (possible in homes built before 1990), the texture must be tested before it is disturbed — this is a legal requirement under Ontario Regulation 278/05.

Multiple patches at one visit offer the best value. If you have several holes, cracks, or damaged areas throughout your Scarborough home, scheduling them all for a single contractor visit brings the per-patch cost down significantly. A common scenario is a homeowner who has accumulated a list of drywall issues — a few nail pops in the hallway, a doorknob hole in the bedroom, a crack along a ceiling joint in the living room, and some water staining in the bathroom. Individually, these might cost $150 to $300 each. Bundled into one visit, the total might be $500 to $900 for all four repairs — roughly $125 to $225 per patch.

Small patches are one of the few drywall tasks that a handy homeowner can reasonably DIY. A fist-sized hole can be repaired with a California patch kit ($10 to $20 from any hardware store), pre-mixed all-purpose compound ($18 to $25 for a 17-litre box that will last through dozens of patches), a six-inch drywall knife, 120-grit sandpaper, and PVA primer. The technique is straightforward: cut a clean piece of drywall slightly larger than the hole, score the back and snap away the gypsum core leaving the face paper as a flange, compound the flange over the hole, let it dry, apply two more thin coats, sand smooth, and prime. The result will not be as seamless as a professional finish, but for a closet, basement, or utility room, it is perfectly acceptable.

For visible living areas where a seamless, invisible repair matters, hiring a professional is worth the $200 to $350. Need help finding a drywall contractor in Scarborough? Toronto Drywall Installers can match you for free.

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Q22

What is the total cost to install drywall in a new custom-built home in Vaughan with nine-foot ceilings?

The total cost to install drywall in a new custom-built home in Vaughan with nine-foot ceilings typically ranges from $18,000 to $40,000 for a complete drywall package — hanging, taping, finishing, and primer — depending on the home's square footage, finish level, and the complexity of architectural features. For a typical 2,500 to 3,500 square foot custom home, budget $25,000 to $35,000 for a high-quality Level 4 finish throughout, or $30,000 to $45,000 if Level 5 finishing is specified in key areas.

Custom homes in Vaughan — particularly in the Kleinburg, Woodbridge, and Vellore neighbourhoods — tend to feature design elements that significantly increase drywall costs beyond a standard builder-grade home. **Nine-foot ceilings add roughly 12 to 15% more wall surface** compared to standard eight-foot ceilings, which means more material and more labour. But the real cost drivers in custom homes are the architectural details: coffered ceilings, tray ceilings, bulkheads, soffits, arched doorways, pot shelves, built-in niches, and multi-level ceiling transitions. Each of these features requires custom framing, precise drywall cutting, additional taping and finishing, and significantly more time than flat walls and ceilings.

Material costs for a 3,000-square-foot custom home break down roughly as follows. You will need approximately 200 to 250 sheets of drywall (a mix of 4x8, 4x9, 4x10, and 4x12). With nine-foot ceilings, your contractor will use 4x9 or 4x10 sheets on walls to cover the full height without a horizontal seam — this eliminates a visible joint line at the four-foot mark that plagues homes hung with standard 4x8 sheets on tall walls. For ceilings, 5/8-inch board ($18 to $26 per sheet) is standard to prevent sagging. Walls get 1/2-inch ($14 to $20 per sheet), with moisture-resistant board in bathrooms ($20 to $28 per sheet) and Type X fire-rated board in the garage separation ($20 to $28 per sheet). Total material costs including drywall, compound, tape, corner bead, screws, and accessories typically run $5,000 to $9,000.

Labour is the dominant cost component, representing 60 to 70% of the total drywall budget. Hanging drywall in a new custom home costs $2.50 to $4.00 per square foot for walls and $3.50 to $5.50 for ceilings. The total wall and ceiling surface area in a 3,000-square-foot home with nine-foot ceilings is roughly 8,000 to 10,000 square feet (walls plus ceilings, minus window and door openings). Taping and finishing to a Level 4 standard adds $2.00 to $3.50 per square foot across all surfaces.

The finish level decision is critical in a custom Vaughan home. Level 4 is the standard paint-ready finish — joints are taped, coated with three layers of compound, and sanded smooth. This is perfectly acceptable for most walls and for ceilings in rooms with moderate lighting. However, Vaughan custom homes frequently feature large windows, open concept layouts, and pot lights that create raking and cross-lighting conditions that expose Level 4

imperfections. For these areas — great rooms, master bedrooms, formal living and dining rooms, and any ceiling with recessed lighting — **Level 5 finishing is strongly recommended**. Level 5 involves skim coating the entire surface with a thin layer of compound, creating a completely uniform texture. At $3.00 to $5.00 per square foot, Level 5 adds significant cost, but in a custom home where the finishes are expected to be flawless, it is a worthwhile investment. A common approach is Level 5 on ceilings and main living area walls, Level 4 on bedrooms and secondary spaces, and Level 3 in closets and utility rooms.

Timing and scheduling in new construction follow a specific sequence. Drywall installation happens after rough-in inspections for framing, electrical, plumbing, and HVAC are complete and passed. The vapour barrier (6-mil polyethylene on exterior walls) must be in place before boarding begins. In Vaughan's cold winters, the home must be heated to at least 10 degrees Celsius for proper compound curing — the builder's temporary heating system handles this, but it is worth confirming before your drywall crew arrives. A 3,000-square-foot custom home typically takes two to three weeks for a professional crew to hang, tape, finish, and sand.

Additional costs to factor in include bulkhead and soffit framing ($500 to $2,000 depending on complexity), specialty ceiling treatments like coffered or tray ceilings ($1,500 to $5,000 per ceiling), and dust cleanup ($300 to $600). Material delivery for a full-home drywall package is usually included when orders exceed $500.

For a project of this scale, get at least three detailed quotes from experienced drywall contractors. Browse drywall professionals in the Vaughan area through the Toronto Construction Network directory at torontoconstructionnetwork.com/directory?trade=insulation.

Q23

How much does it cost to add a drywall bulkhead to hide ductwork in a Toronto basement renovation?

Adding a drywall bulkhead to hide ductwork in a Toronto basement renovation typically costs between $800 and $3,500 depending on the total linear footage, the size and shape of the ductwork, and the finish level. A straightforward 20 to 30 linear foot bulkhead running along one wall or down the centre of the basement costs approximately $1,200 to $2,500. More complex layouts with multiple turns, drops, and intersections can push costs to $3,000 to $5,000.

Bulkheads are one of the most common elements in Toronto basement finishing because nearly every basement has exposed ductwork, plumbing drain lines, and structural beams that need to be concealed. The approach your drywall contractor takes depends on the height of your basement ceiling and how much headroom you can afford to give up. Under the Ontario Building Code, habitable basement rooms require a minimum ceiling height of 1.95

metres (approximately 6 feet 5 inches), and bulkheads cannot bring the ceiling below this threshold. In many older Toronto homes — particularly the post-war bungalows in Scarborough, North York, and Etobicoke where basement finishing is most popular — ductwork hangs 8 to 14 inches below the joists, and the basement ceiling height is already marginal. This makes bulkhead design a critical planning exercise.

The cost of a bulkhead breaks down into framing, drywall, and finishing. Framing is the most labour-intensive component. Your carpenter or drywall contractor builds a wood or steel-stud frame around the ductwork, typically using 2x2 or 2x3 lumber for the framing members. The frame must be level, square, and provide a minimum of 1 inch of clearance around all sides of the ductwork (to allow for expansion, vibration, and future access if needed). Framing costs run $15 to $30 per linear foot for a simple rectangular bulkhead. Drywall boarding uses 1/2-inch regular drywall on the bottom and sides of the bulkhead, cut to fit and screwed to the framing. Taping and finishing add two to three coats of compound on all joints and inside corners. The total installed cost per linear foot, including framing, drywall, taping, finishing, and primer, ranges from $35 to $80 depending on the bulkhead dimensions and complexity.

Design decisions that affect cost include the following. A simple rectangular bulkhead that runs in a straight line is the most economical — $35 to $50 per linear foot. L-shaped or stepped bulkheads that follow ductwork transitions between different ceiling heights cost $50 to $70 per linear foot. Bulkheads that incorporate pot light cutouts require coordination with your electrician and typically add $50 to $100 per light for the drywall modifications. Some homeowners opt for a full dropped ceiling across part of the basement rather than individual bulkheads — this simplifies the drywall work but sacrifices more headroom.

Access panels are an important detail that many homeowners overlook. Your bulkhead will conceal duct junctions, dampers, and potentially plumbing cleanouts that may need future access. Installing drywall access panels at strategic locations costs $40 to $100 each for the panel and installation, but saves hundreds or thousands of dollars if a plumber or HVAC technician ever needs to reach these components. A good drywall contractor will discuss access panel placement before boarding begins.

For Toronto basements specifically, there are a few additional considerations. If the ductwork runs along an exterior wall, ensure the insulation and vapour barrier are properly installed behind the bulkhead framing before drywall goes up — the 6-mil polyethylene vapour barrier is code-required on the warm side of insulated basement walls in Ontario's Climate Zone 6. If the basement has any history of moisture issues, use mould-resistant drywall ($24 to $32 per sheet) for the bulkhead rather than standard board, particularly on the bottom face where condensation from cold ductwork is most likely during humid Toronto summers.

A bulkhead is best done as part of a full basement drywall project rather than in isolation. If you are finishing your Toronto basement — framing, insulating, vapour barrier, drywall, taping, and finishing throughout — the bulkhead work is naturally integrated into the overall scope, and the per-linear-foot cost drops because the crew is

already on site with all their equipment. A full basement finish (800 to 1,200 square feet) runs $5,000 to $12,000 for the drywall scope, with bulkheads typically representing $1,000 to $3,000 of that total.

Need help planning your basement drywall project including bulkheads? Get matched with a drywall contractor for a free estimate through Toronto Drywall Installers.

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Q24

What are typical material and labour costs for hanging and finishing drywall in an Etobicoke basement apartment?

For a typical Etobicoke basement apartment (600 to 900 square feet of living space), expect to pay $6,000 to $14,000 for the complete drywall scope including framing, insulation, vapour barrier, hanging, taping, finishing to a Level 4 standard, and primer. Materials typically account for 30 to 40% of this total ($2,000 to $5,000), with labour making up the remaining 60 to 70% ($4,000 to $9,000).

Basement apartments — technically called secondary suites or accessory dwelling units — are extremely common in Etobicoke, and the Ontario Building Code has specific requirements that directly affect your drywall scope and costs. **A building permit is mandatory** for creating a basement apartment. The City of Toronto requires permits for all secondary suites, and inspections will verify fire separations, ceiling heights, egress windows, smoke and carbon monoxide detectors, and sound isolation between the basement unit and the upper unit. Do not skip the permit — unpermitted basement apartments create serious liability, insurance, and resale complications.

Material Costs Breakdown

Drywall board selection for a basement apartment is not straightforward because different areas require different board types. The ceiling between the basement apartment and the upper dwelling unit must achieve a minimum 45-minute fire resistance rating and meet STC 50 for sound isolation. This typically requires 5/8-inch Type X fire-rated drywall ($20 to $28 per 4x8 sheet) on the ceiling, often in a double-layer configuration on resilient channel for sound control. Exterior basement walls require standard 1/2-inch drywall ($14 to $20 per sheet) over properly insulated and vapour-barriered framing. Bathrooms and kitchens need moisture-resistant green board ($20 to $28 per sheet) or mould-resistant purple board ($24 to $32 per sheet). Interior partition walls use standard 1/2-inch board.

For a 750-square-foot basement apartment with one bedroom, one bathroom, a kitchen, and a living area, you will need approximately 100 to 130 sheets of drywall across these different types. Add joint compound (four to six 17-litre boxes of all-purpose at $18 to $25 each, plus two boxes of topping compound at $20 to $28 each), paper tape ($5 to $8 per roll, three to four rolls needed), corner bead ($3 to $8 per piece, 15 to 25 pieces), and screws ($15 to $25 per box, four to six boxes). **Total materials for drywall alone: approximately $2,000 to $3,500.** Insulation (R-20 minimum for basement walls) and vapour barrier add another $1,000 to $2,000.

Labour Costs Breakdown

Hanging drywall in a basement apartment costs $2.50 to $4.00 per square foot for walls and $3.50 to $5.50 per square foot for the ceiling. Basement work carries a premium over above-grade work because of lower ceiling heights (which make manoeuvring full sheets difficult), the need to work around existing mechanicals, and the often awkward access through narrow basement stairways. Total wall and ceiling surface area in a 750-square-foot apartment is roughly 2,500 to 3,200 square feet. Hanging labour: approximately $2,500 to $4,500.

Taping and finishing to a Level 4 standard costs $2.00 to $3.50 per square foot. This includes three coats of compound (bedding coat, filler coat, finishing coat), sanding, and touch-up. For a basement apartment where you want the space to feel bright and welcoming rather than like a basement, a quality Level 4 finish is essential — tenants and potential buyers notice drywall quality immediately. Taping labour: approximately $1,800 to $3,500.

Sound isolation between units is both a code requirement and a practical necessity. The most common assembly uses resilient channel ($1.50 to $3.00 per linear foot) screwed to the ceiling joists, with one or two layers of 5/8-inch Type X drywall screwed to the channel — never into the joists directly, as this short-circuits the sound isolation and defeats the entire purpose. Acoustic sealant ($8 to $15 per tube) is applied at all perimeter joints where the ceiling meets the walls. This assembly adds $2.00 to $5.00 per square foot to the ceiling cost but is essential for meeting the Ontario Building Code's STC 50 requirement.

Toronto's basement moisture reality makes material choices particularly important in Etobicoke. Lake Ontario's proximity keeps humidity levels elevated, and basement walls are in direct contact with the earth. Mould-resistant

drywall on exterior walls and in the bathroom is a smart upgrade over standard green board — the fibreglass facing eliminates the paper food source that mould feeds on. At $24 to $32 per sheet versus $20 to $28 for green board, the premium is modest insurance against a costly mould problem.

A basement apartment drywall project requires coordination with your electrician, plumber, and HVAC contractor — all rough-in work must be complete and inspected before drywall goes up. Find experienced basement apartment drywall contractors through the Toronto Construction Network directory at torontoconstructionnetwork.com/directory?trade=insulation.

Q25

How much should I budget for drywall demolition and disposal fees in a Toronto kitchen gut renovation?

For drywall demolition and disposal in a Toronto kitchen gut renovation, budget $1,500 to $4,000 depending on the kitchen size, the number of walls being removed, whether any walls are load-bearing, and whether the existing materials contain asbestos. A typical Toronto kitchen of 100 to 150 square feet with standard drywall on three to four walls and the ceiling runs approximately $1,500 to $2,500 for demolition and disposal. Larger kitchens, open concept conversions involving wall removal, or kitchens with asbestos-containing materials push costs to $3,000 to $6,000 or more.

The demolition phase of a kitchen gut renovation is more involved than most homeowners expect. **Drywall demolition is not simply smashing walls with a sledgehammer** — it requires methodical work to avoid damaging electrical wiring, plumbing supply and drain lines, gas lines, and HVAC ductwork concealed within the walls. A professional demolition crew will disconnect and cap utilities before beginning, remove drywall in manageable sections, and separate materials for proper disposal. In older Toronto homes — particularly the pre-war houses in established neighbourhoods and the post-war bungalows across the inner suburbs — the kitchen walls may be plaster-and-lath rather than drywall, which generates significantly more debris and takes longer to remove.

Disposal costs in Toronto are a significant line item that catches many homeowners off guard. The City of Toronto charges tipping fees at transfer stations, and drywall specifically must be separated from general construction waste for proper disposal. A typical kitchen gut renovation generates 1,000 to 2,000 pounds of drywall debris. Disposal options and their costs include the following. A mini bin rental (6 to 10 cubic yards, suitable for most kitchen demolitions) costs $350 to $600 for delivery, pickup, and disposal. A larger 14 to 20 cubic yard bin for major renovations involving wall removal and open concept conversions runs $500 to $900. If your contractor handles debris removal using their own truck and trailer, expect to pay $200 to $500 per load, with most kitchen demolitions requiring one to two loads. Bag disposal (contractor bags carried out to a truck) is common for smaller Toronto kitchens or condos where bin placement is not possible — $150 to $350 for labour and disposal.

Asbestos is the potential wild card in your demolition budget. If your Toronto home was built before 1990, the drywall joint compound, any textured ceiling in the kitchen, and even the drywall itself may contain asbestos. Ontario Regulation 278/05 requires that any building material suspected of containing asbestos be tested before disturbance. Asbestos testing costs $300 to $500 for laboratory analysis. If asbestos is found, you cannot proceed with standard demolition — a certified asbestos abatement contractor must remove the material following strict containment, removal, and disposal protocols. Asbestos abatement for a kitchen area typically costs $3,000 to $8,000, which dramatically changes your demolition budget. **Do not skip asbestos testing** — the health risks are

serious, and proceeding without testing is illegal in Ontario.

For open concept kitchen renovations where one or more walls are being removed, additional costs include structural assessment ($500 to $1,500 for an engineer's report to confirm which walls are load-bearing), temporary shoring during demolition ($300 to $800), and engineered beam installation for load-bearing wall removal ($2,000 to $6,000 depending on the span). These costs are beyond the drywall scope but directly related to the demolition phase.

Here is a practical budget breakdown for a typical Toronto kitchen gut renovation's demolition and disposal phase. **Drywall and plaster removal labour:** $800 to $2,000 (depends on kitchen size, wall count, and material type). **Bin rental or debris hauling:** $350 to $800. **Asbestos testing (if home is pre-1990):** $300 to $500. **Dust containment and protection of adjacent rooms:** $200 to $500 (plastic sheeting, zippered doorways, floor protection). **Total without asbestos:** $1,500 to $3,500. **Total with asbestos abatement:** $4,500 to $10,000.

One important tip: **schedule your demolition and your new drywall installation with the same contractor or coordinated crews** whenever possible. The demolition crew understands how the new walls need to be framed and can leave clean, square openings and properly exposed framing that makes the drywall installer's job easier and faster. This coordination saves time and money on the rebuild side.

For a kitchen renovation of this scope, you will also need electrical, plumbing, and potentially HVAC trades before new drywall goes up. Find contractors through the Toronto Construction Network at torontoconstructionnetwork.com for the full range of renovation professionals.

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Q26

What does it cost to install curved or arched drywall features in a Markham luxury home renovation?

Curved and arched drywall features in a Markham luxury home renovation are among the most expensive drywall work you can commission, typically costing $1,500 to $5,000 per archway or curved feature, and $3,000 to $10,000 or more for large-scale curved walls or barrel-vaulted ceilings. The premium over standard flat drywall work is substantial — typically three to five times the per-square-foot cost — because curved work demands specialized materials, advanced framing, exceptional finishing skill, and significantly more labour time.

Markham's newer luxury homes in neighbourhoods like Unionville, Angus Glen, and Cachet frequently incorporate architectural curves as design statements — arched doorways between formal rooms, curved hallway walls, barrel-vaulted ceilings in master bedrooms, rounded soffits over kitchen islands, and radius feature walls in grand foyers. These features elevate a home from standard builder grade to custom luxury, but the drywall execution must be flawless or the effect is ruined.

The framing is the foundation of curved drywall work and represents a significant portion of the cost. Curved walls and arches require either pre-manufactured curved steel track or site-bent wood framing. Steel flex track (also called curved track or adjustable radius track) costs $15 to $30 per 8-foot piece and can be bent to follow any radius. For tight curves (under 24-inch radius), the studs themselves must be kerfed (relief-cut) to follow the curve. A skilled carpenter or drywall specialist builds the curved frame to precise dimensions, ensuring the radius is consistent along its entire length. Framing labour for a single archway runs $300 to $800; a full curved wall section runs $800 to $2,500.

The drywall board used for curves is a specialty product. Standard 1/2-inch drywall will crack or break if you try to bend it to a tight radius. For curved applications, professionals use 1/4-inch flexible drywall (sometimes called bending board), which can conform to curves as tight as a 15-inch radius. At $18 to $28 per 4x8 sheet, flexible board costs more than standard 1/2-inch, and two layers are typically laminated together to achieve the proper thickness and rigidity. For gentler curves (radius greater than four feet), standard 1/2-inch drywall can be wet-bent — the back paper is scored and the board is moistened to allow gradual bending. Wet bending is more economical but requires careful technique and patience.

Finishing curved drywall is where the real artistry — and cost — lies. Flat drywall finishing is already a skill that takes years to master. Curved surfaces multiply the difficulty because compound must be applied evenly across a changing plane, inside corners where curves meet flat surfaces must transition seamlessly, and sanding a curved surface to a uniform smoothness requires hand work rather than mechanical sanding tools. A Level 5 finish is almost always specified for curved features in luxury homes because any imperfection on a curved surface catches light from multiple angles and is impossible to hide with paint. Finishing labour for curved features runs $500 to $2,000 per feature depending on size and complexity.

Here are **typical cost ranges for specific curved drywall features** in the current GTA market. A standard interior archway (converting a rectangular doorway opening to an arch) costs $1,500 to $3,000 including framing, boarding, finishing, and primer. An elliptical or custom-profile archway with a non-standard curve costs $2,500 to $5,000. A curved accent wall (8 to 15 linear feet with a gentle radius) runs $3,000 to $6,000. A barrel-vaulted ceiling in a bedroom or hallway (10 to 15 feet long) costs $5,000 to $10,000. Rounded soffits or bulkheads over a kitchen island run $1,500 to $3,500. A grand foyer with a sweeping curved wall and arched openings can cost $8,000 to $15,000 or more for the drywall scope alone.

The contractor you choose for curved work matters more than for any other type of drywall project. Not every drywall contractor has experience with radius work — it is a specialty within the trade. Ask to see photos of completed curved drywall projects, and pay particular attention to the transitions where curves meet flat surfaces and where curved walls meet ceilings. These transition points are where inexperienced finishers struggle most, and imperfections at these junctions are highly visible in a luxury home setting. The finishing on a curved surface must be absolutely seamless because the play of light across the curve reveals even the slightest ridge or undulation.

Curved drywall is exclusively professional territory — this is not a project for DIY attempts under any circumstances. The specialized materials, precision framing, laminated board application, and expert-level finishing required put this firmly in the hands of experienced specialists. Get matched with a drywall contractor who specialises in architectural curves and luxury finishing through Toronto Drywall Installers — our matching service is free and covers all of the GTA including Markham.

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Q27

How much more expensive is it to install Type X fire-rated drywall throughout a Toronto laneway house?

Installing Type X fire-rated drywall throughout a Toronto laneway house typically adds $3,000 to $7,000 to your total drywall budget compared to using standard 1/2-inch board, depending on the size and layout of the home. The premium comes from both the higher material cost and the slightly more labour-intensive installation process, but in many laneway house scenarios, Type X is not optional — it is code-required.

Laneway houses (also called laneway suites or garden suites) in Toronto fall under specific Ontario Building Code requirements that often mandate fire-rated assemblies. If your laneway house is within 1.2 metres of a property line or an existing structure, the exposed walls must achieve a minimum fire resistance rating, which means 5/8-inch Type X drywall at a minimum. The garage-side wall, if the laneway house shares proximity with a detached garage, also requires fire separation. Even interior party walls in a laneway suite designed as a rental unit must meet the fire separation requirements for separate dwelling units — typically a 1-hour fire resistance rating.

On materials alone, the difference adds up quickly. Standard 1/2-inch drywall runs $14 to $20 per 4x8 sheet in the GTA, while 5/8-inch Type X fire-rated board costs $20 to $28 per sheet. For a typical 800 to 1,000 square foot laneway house, you are looking at roughly 80 to 120 sheets depending on ceiling height and layout. That material premium of $6 to $8 per sheet translates to $480 to $960 in extra board costs alone. Add to that the fact that 5/8-inch Type X is heavier — about 25% more than standard 1/2-inch — which means crews work slower, especially on ceilings. Labour for hanging Type X typically runs $3.50 to $6.00 per square foot compared to $2.50 to $4.00 for standard board.

The total installed cost for Type X drywall throughout a laneway house (hanging, taping, and Level 4 finishing) typically runs $8.00 to $14.00 per square foot, compared to $5.50 to $9.50 for standard drywall. For an 800-square-foot laneway house with 9-foot ceilings, that means approximately $18,000 to $28,000 for a full Type X package versus $12,000 to $20,000 for standard — a premium of roughly 30 to 45%.

There are practical reasons to consider Type X throughout even where code does not strictly require it. Laneway houses in Toronto are compact, and fire separation between the cooking area, sleeping areas, and mechanical room is a genuine safety consideration. Type X also provides better sound attenuation than standard 1/2-inch board — roughly 2 to 3 STC points improvement — which matters in a small space where every room is close together.

Permits and Inspections

Every laneway house in Toronto requires a building permit, and the drywall installation will be inspected as part of the framing and insulation inspection stage. The inspector will verify that fire-rated assemblies use the correct board type, that joints are properly taped and finished (fire-rated assemblies require fully taped joints — you cannot leave untaped joints even in concealed spaces), and that penetrations for electrical boxes, plumbing, and HVAC are

properly fire-stopped. Using standard drywall where Type X is specified on the approved drawings will fail inspection and require costly tear-out and replacement.

When budgeting for your laneway house drywall, get at least three quotes from drywall contractors experienced with laneway suite construction. Make sure the quote specifies the board type for each area, the finish level, and whether fire-stopping of penetrations is included. Fire-stopping alone can add $500 to $1,500 depending on the number of penetrations. If you are planning a laneway suite as a rental unit, investing in the fire-rated assembly throughout is money well spent for both code compliance and peace of mind. Browse drywall professionals in your area through the Toronto Construction Network directory at torontoconstructionnetwork.com/directory?trade=insulation.

Q28

What is the price range for professional drywall texture removal and skim coating in a GTA home?

Professional drywall texture removal and skim coating in a GTA home typically costs $2.00 to $5.00 per square foot for standard, non-asbestos texture, with most whole-home projects landing between $4,000 and $12,000 depending on the size of the home and the type of texture being removed. If the texture contains asbestos — common in homes built before 1990 — add $3,000 to $8,000 for professional abatement before the drywall finishing work even begins.

The cost varies significantly based on the type of texture. **Popcorn (stipple) ceilings** are the most common texture removal request in the GTA, especially in post-war bungalows and 1970s-1990s homes across Scarborough, North York, Etobicoke, Mississauga, and Brampton. If the popcorn has never been painted over, it scrapes off relatively easily after wetting — this falls at the lower end of the price range, around $2.00 to $3.50 per square foot. Popcorn that has been painted over one or more times is dramatically harder to remove because the paint seals the texture and prevents water from softening it. Painted popcorn removal runs $3.50 to $5.00 per square foot and often requires a combination of scraping, skimming, and sometimes full skim coating to achieve a smooth result.

Knockdown and orange peel wall textures are less common removal requests but equally labour-intensive. These textures are harder than popcorn and bond more tightly to the drywall surface. Removal typically involves skim coating over the texture with two to three coats of joint compound rather than scraping, which costs $2.50 to $4.50 per square foot.

What the Process Involves

A professional texture removal and skim coat job involves several steps that justify the cost. First, the room must be completely cleared and protected — floors are covered with heavy drop cloths or ram board, and all furniture, fixtures, and HVAC vents are masked off. Texture removal generates an extraordinary amount of dust and debris, and containment is critical. The texture is then wetted (for popcorn) or scored and scraped, and any damaged areas of the underlying drywall are repaired. Next comes the skim coat — typically two to three thin coats of topping compound applied across the entire surface with a wide taping knife or magic trowel, with light sanding between coats. The goal is a Level 4 or Level 5 finish that is perfectly smooth and paint-ready.

A **Level 5 finish** — the gold standard for smooth ceilings — adds $1.00 to $2.00 per square foot over a standard skim coat. Level 5 involves applying a thin skim coat of compound or a specialized product like Sheetrock Level 5 over the entire surface to eliminate any porosity differences between compound and drywall paper. This is essential in rooms with large windows or pot lights that create raking light across the ceiling, which will expose even minor surface variations. In high-end Toronto neighbourhoods like Rosedale, the Annex, and Leaside, Level 5 is the

expected standard for ceiling texture removal projects.

Before any texture removal begins, you must determine whether the existing texture contains asbestos. Ontario Regulation 278/05 requires testing of any building materials that may contain asbestos before they are disturbed. Popcorn ceilings and joint compounds manufactured before 1990 frequently contain chrysotile asbestos. A professional asbestos test costs $30 to $75 per sample and takes 2 to 5 business days for laboratory results. If asbestos is present, a certified abatement contractor must remove the material under controlled conditions with proper containment, air monitoring, and disposal — this alone costs $3,000 to $8,000 for a typical home's worth of ceiling texture and must be completed before any drywall finishing work can begin.

For budgeting purposes, a typical 1,500-square-foot GTA home with popcorn ceilings throughout will cost approximately $3,000 to $7,500 for removal and skim coating of ceilings only, or $6,000 to $12,000 if walls with knockdown texture are also included. Getting three quotes from experienced drywall finishing contractors is essential — the quality difference between a mediocre skim coat and a professional-grade smooth finish is dramatic and visible every day you live in the home. Need help finding a drywall installer? Toronto Drywall Installers can match you for free.

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Q29

How much does it cost to drywall around basement windows and window wells in a Mississauga home?

Drywalling around basement windows and window wells in a Mississauga home typically costs $250 to $600 per window opening, including framing the window pocket, installing insulation and vapour barrier, hanging and finishing the drywall, and fitting the window returns. For a typical Mississauga basement with 3

to 5 window openings, expect to pay $1,000 to $3,000 for the window areas as part of a larger basement finishing project.

Basement windows are one of the trickiest areas for drywall installation because they involve multiple trades and building code requirements converging in a small space. The window opening must be properly framed with 2x4 or 2x6 lumber to create a pocket (also called a buck or rough opening) that transitions from the concrete foundation wall to the new stud wall. This framing must be insulated — Ontario Building Code requires a minimum of R-20 for below-grade basement walls — and the insulation must be covered with a 6-mil polyethylene vapour barrier on the warm (interior) side before drywall is installed.

The window returns — the angled or straight drywall pieces that connect the new stud wall to the window frame — are the most detail-intensive part of the job. Returns can be installed at 90 degrees (squared off) or at an angle (splayed) to allow more light into the basement. Splayed returns are more attractive and let in more natural light, but they cost more because each piece must be custom-cut and finished with corner bead. A professional drywall contractor will install vinyl or paper-faced corner bead (No-Coat) on the returns rather than metal corner bead, as the flexible bead creates cleaner, more crack-resistant corners in the tight spaces around windows. Corner bead for window returns adds $5 to $8 per piece, with 3 to 4 pieces needed per window opening.

Moisture management around basement windows is critical, and this is where many DIY projects and inexperienced contractors make costly mistakes. The window well area is the most moisture-prone part of any basement wall. Water can seep around the window frame, condensation forms on cold glass during Toronto's winters, and poorly graded window wells allow rain and snowmelt to pool against the foundation. For this reason, **moisture-resistant (green board) or mould-resistant (purple board) drywall should be used for the returns and the wall area immediately surrounding basement windows.** Green board runs $20 to $28 per sheet and purple board $24 to $32 per sheet, compared to $14 to $20 for standard 1/2-inch — a modest premium that provides significant mould protection in this vulnerable area.

If you are finishing your Mississauga basement as part of a larger project, the window drywall is usually included in the overall basement finishing quote rather than priced separately. A full basement finish for an 800 to 1,200-square-foot Mississauga basement — including framing, insulation, vapour barrier, electrical, drywall hanging, taping, and Level 4 finishing — typically runs $25,000 to $60,000 for the complete renovation, with the drywall scope alone costing $5,000 to $12,000. The window areas represent a relatively small portion of the total drywall cost, but they require disproportionate attention because of the tight working spaces, moisture considerations, and the visual prominence of window openings.

A building permit is required for any basement finishing project in Mississauga, and the inspector will check that window openings meet Ontario Building Code requirements for egress (emergency exit) in bedrooms — at least one basement window must have a minimum opening of 380mm x 762mm with a sill height no more than 1,500mm

above the floor. The drywall framing around egress windows must not reduce the clear opening below these minimums.

For the best results, hire a drywall contractor experienced with basement finishing who understands the moisture, insulation, and vapour barrier requirements specific to below-grade work. Get matched with a drywall contractor for a free estimate on your project through Toronto Drywall Installers.

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Q30

What are the typical costs for emergency drywall repair after flood damage in a Toronto basement?

Emergency drywall repair after flood damage in a Toronto basement typically costs $3,000 to $12,000 for the drywall scope alone, depending on the extent of the water damage, the height of the water line, and whether mould remediation is required. Severe flooding that affects the entire basement can push total restoration costs — including demolition, drying, mould treatment, insulation replacement, and new drywall — to $15,000 to $35,000 or more.

The first thing to understand is that **water-damaged drywall cannot be dried out and reused.** Once the gypsum core absorbs water, it loses its structural integrity permanently — it becomes soft, crumbly, and provides an ideal environment for mould growth within 24 to 48 hours. Any drywall that has been submerged or saturated must be cut out and replaced. The standard practice is to remove the damaged drywall to at least 300mm (12 inches) above the visible water line to ensure all affected material is eliminated.

Breakdown of Emergency Flood Repair Costs

The cost unfolds in stages. **Demolition and removal** of water-damaged drywall, insulation, and vapour barrier typically costs $1,000 to $3,000 depending on the affected area. This involves cutting the damaged drywall along a level line above the water mark, removing it along with the wet insulation behind it, and disposing of the debris. GTA disposal costs for flood-damaged building materials run $200 to $500 per load, and a flooded basement typically generates 2 to 4 loads.

Professional drying is the next critical step and often the most expensive. Industrial dehumidifiers and air movers must run for 3 to 7 days to thoroughly dry the framing, concrete, and any remaining building materials before new drywall can be installed. Professional drying services in Toronto cost $1,500 to $4,000 depending on the size of the affected area and the duration required. Skipping or rushing this step is a costly mistake — installing new drywall over damp framing guarantees mould growth inside the wall cavity, and you will be tearing it all out again within months.

Mould remediation, if required, adds $2,000 to $6,000 to the project. If the water sat for more than 48 hours before cleanup began, or if the flood involved sewage backup (common in Toronto's aging combined sewer system during heavy rainstorms), professional mould remediation is strongly recommended. This involves treating the exposed framing and concrete with antimicrobial agents, HEPA-filtering the air, and verifying that moisture levels are within acceptable range before reconstruction begins.

Reconstruction — installing new insulation, vapour barrier, and drywall — follows once the space is completely dry. For a typical Toronto basement with 400 to 800 square feet of affected wall area, new insulation (R-20 minimum per Ontario Building Code) costs $800 to $2,000, the 6-mil polyethylene vapour barrier adds $200 to $400, and new drywall installation with taping and Level 4 finishing runs $2,500 to $6,000. Using mould-resistant purple board ($24 to $32 per sheet) instead of standard drywall for the lower portions of basement walls is a smart investment after a flood — it costs roughly $400 to $800 more for a typical basement but provides genuine mould protection for the most vulnerable area.

Timing matters enormously in flood response. The faster you begin demolition and drying after a flood, the less extensive (and less expensive) the repair will be. Toronto basements flooded during summer storms — increasingly common with the intensity of GTA rainfall events — must have wet drywall removed within 24 to 48 hours to prevent mould colonization. If you are dealing with an insurance claim, document everything with photographs before demolition begins, and get written quotes from at least two restoration contractors.

For drywall-specific flood repair, a specialized drywall contractor is typically more cost-effective than a general restoration company for the reconstruction phase, though you may need a restoration company for the initial demolition, drying, and mould remediation stages. Find local drywall professionals through the Toronto Construction Network at torontoconstructionnetwork.com/directory?trade=insulation.

Q31

How much should I expect to pay for drywall installation in a legal secondary suite in Brampton?

Drywall installation for a legal secondary suite in Brampton typically costs $8,000 to $18,000 for the drywall scope alone — including hanging, taping, and finishing — depending on the size of the suite and the complexity of the fire-rated and sound-rated assemblies required by the Ontario Building Code. Secondary suites have significantly higher drywall costs than standard basement finishing because of the stringent fire separation and sound transmission requirements that apply to separate dwelling units.

The Ontario Building Code treats a secondary suite as a separate dwelling unit, which triggers specific requirements that directly impact your drywall budget. The **fire separation between the secondary suite and the main dwelling** must achieve a minimum 1-hour fire resistance rating. This typically requires 5/8-inch Type X fire-rated drywall on both sides of the separating wall and ceiling assembly, with all joints fully taped and finished. In many assemblies, achieving the 1-hour rating requires double layers of 5/8-inch Type X drywall, which roughly doubles the material and labour cost for those walls and ceilings. Type X board costs $20 to $28 per 4x8 sheet compared to $14 to $20 for standard 1/2-inch, and double-layer installations add $2.00 to $3.50 per square foot in additional hanging and finishing costs.

Sound transmission is equally critical. The Ontario Building Code requires a minimum STC 50 (Sound Transmission Class 50) between separate dwelling units. Achieving STC 50 or higher typically requires resilient channel ($1.50 to $2.50 per linear foot), sound insulation batts in the wall cavity, and at minimum a single layer of 5/8-inch drywall mounted to the resilient channel. Many contractors recommend double drywall on resilient channel or QuietRock sound-dampening board ($55 to $90 per sheet) to comfortably exceed the STC 50 minimum. A proper sound-rated assembly adds $3.00 to $7.00 per square foot over standard drywall installation.

For a typical 500 to 800-square-foot basement secondary suite in Brampton, the drywall costs break down roughly as follows. **Interior partition walls** (non-fire-rated, within the suite itself) — bedrooms, bathroom walls, closets — cost $2.50 to $4.00 per square foot for hanging and $2.00 to $3.50 per square foot for taping and Level 4 finishing. **Fire-rated separation walls and ceilings** between the suite and the main dwelling cost $5.00 to $10.00 per square foot for the complete assembly, including the fire-rated board, resilient channel, and finishing. **Moisture-resistant areas** — the suite's bathroom and kitchen — require green board or purple board at a premium of $6 to $12 per sheet over standard drywall.

The total drywall material cost for a 600-square-foot secondary suite typically runs $2,500 to $5,000, including Type X boards for fire separations, moisture-resistant boards for wet areas, standard boards for interior walls, all necessary corner bead, tape, and compound. Labour for hanging, taping, and finishing adds $5,000 to $12,000

depending on the complexity of the layout, the number of fire-rated and sound-rated assemblies, and the finish level specified.

A building permit is absolutely required for a secondary suite in Brampton, and multiple inspections will be conducted throughout the project. The framing and insulation inspection must be completed and passed before any drywall is installed — the inspector will verify fire separation framing, insulation R-values, vapour barrier installation, electrical and plumbing rough-ins, and fire-stopping of all penetrations through fire-rated assemblies. Installing drywall before passing this inspection means tearing it all out for the inspection, which is an expensive and completely avoidable mistake.

Hire a drywall contractor experienced with secondary suite construction — the fire-rated and sound-rated assemblies require precise installation, and errors can result in failed inspections and costly rework. A single misplaced screw through resilient channel into a stud short-circuits the entire sound isolation assembly. Get at least three quotes, and make sure each quote specifies the board types, assembly details, and finish level for every area of the suite. Need help finding a drywall installer? Toronto Drywall Installers can match you for free.

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

- Kitchen Land
- A Renovation Company Toronto Corporation
- The Deck Store Inc
- Bhogal Metal
- LMP Scaffolding Services

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Q32

What is the cost difference between hiring a general contractor versus a specialized drywall crew in Toronto?

Hiring a general contractor for drywall work in Toronto typically costs 20 to 40% more than hiring a specialized drywall crew directly, because the general contractor adds their markup — usually 15 to 25% — on top of the drywall sub-trade's price. However, for projects that involve multiple trades beyond just drywall, a

general contractor can actually save you money and headaches by coordinating the workflow and preventing costly scheduling conflicts.

To put real numbers on this, a specialized drywall crew in the GTA typically charges $2.50 to $4.00 per square foot for hanging standard 1/2-inch board on walls, plus $2.00 to $3.50 per square foot for taping and Level 4 finishing — bringing the total installed cost to roughly $4.50 to $7.50 per square foot. A general contractor managing the same drywall scope will typically bill $5.50 to $10.00 per square foot, which includes their coordination fee, project management, and markup. For a standard basement finish with 800 square feet of wall area, that difference translates to approximately $2,000 to $4,000 in additional cost when going through a GC.

Where a specialized drywall crew makes sense is on projects that are purely drywall scope — ceiling texture removal and skim coating, drywall repair after a plumbing leak, re-boarding a room after a renovation, or patching and refinishing damaged walls. These projects do not require coordination with other trades, and hiring the drywall crew directly eliminates the GC markup entirely. A good specialized drywall crew brings deep expertise in finishing techniques, compound selection, and problem-solving for difficult substrates. Their daily rate — typically $400 to $700 per worker in the GTA — reflects their specialized skill, and they work faster and produce better results than a general handyman or GC crew attempting drywall finishing.

Where a general contractor makes sense is on multi-trade projects like basement finishing, secondary suites, garage conversions, and whole-home renovations. These projects require sequencing between framers, electricians, plumbers, HVAC technicians, insulators, drywall crews, and painters — and the drywall stage sits right in the middle of all of them. The framing, electrical rough-in, plumbing rough-in, insulation, and vapour barrier must all be inspected and approved before drywall can go up. If any of those preceding trades are delayed or need corrections, the drywall crew's schedule gets pushed. A general contractor manages this coordination, absorbs the scheduling risk, and typically has established relationships with reliable drywall sub-trades who prioritize their projects.

The **quality of the drywall work itself** is generally comparable regardless of whether you hire directly or through a GC, because in most cases the actual hands doing the work belong to the same specialized drywall sub-trades. General contractors in Toronto rarely employ in-house drywall finishers — they sub-contract to the same crews you could hire directly. The difference is in who manages the scheduling, handles material ordering and delivery, deals with inspections, and resolves problems when they arise.

There are a few important considerations for Toronto homeowners deciding between the two approaches. If you hire a drywall crew directly for a multi-trade project, you become the general contractor — responsible for scheduling inspections, ensuring preceding work is done correctly, coordinating access with other trades, and resolving conflicts. This requires significant time, construction knowledge, and availability during working hours. If you hire a general contractor, verify that their drywall sub-trade is experienced with your specific project type

(especially for fire-rated assemblies, sound-rated assemblies, or Level 5 finishing) and ask to see examples of their finishing work.

Regardless of which route you choose, always verify that the company or crew doing the work carries WSIB coverage and adequate liability insurance. In Ontario, if an uninsured worker is injured on your property, you as the homeowner can be held liable. Ask for the WSIB clearance certificate before any work begins. Browse drywall professionals in your area through the Toronto Construction Network directory at torontoconstructionnetwork.com/directory?trade=insulation.

Q33

How much does it cost per linear foot to install drywall soffits and bulkheads in a Toronto condo?

Drywall soffits and bulkheads in a Toronto condo typically cost $35 to $85 per linear foot fully installed, including framing, drywall hanging, taping, and Level 4 finishing. The wide price range reflects the significant variation in soffit size, complexity, and the unique challenges of condo drywall work in the GTA.

A **standard straight bulkhead** — the kind used to conceal ductwork, plumbing stacks, or structural beams — is the simplest and least expensive option. For a rectangular bulkhead running in a straight line with a consistent depth and width, expect to pay $35 to $55 per linear foot. This includes 2x4 or steel stud framing (steel is more common in condos due to fire code requirements), 1/2-inch or 5/8-inch drywall on two or three exposed faces, taped and finished to Level 4 with corner bead on all outside corners. A typical condo kitchen bulkhead running 10 to 15 linear feet costs $350 to $825.

L-shaped and stepped bulkheads — which change depth or direction to follow ductwork routing — cost more because each transition requires additional framing, cutting, and finishing. These typically run $50 to $70 per linear foot. **Curved or radius soffits**, sometimes requested for modern condo renovations to soften the look of a bulkhead, are the most expensive at $65 to $85 per linear foot because they require bending drywall (using 1/4-inch flexible board or wet-bent 1/2-inch board) and significantly more finishing work to achieve smooth curves.

Condo-specific factors push bulkhead costs higher than in a typical house. First, many Toronto condos require 5/8-inch Type X fire-rated drywall on any bulkhead that encloses shared building services (HVAC ducts, plumbing risers, electrical conduits) or that is part of a fire-rated assembly along a party wall or corridor. Type X board costs $20 to $28 per sheet compared to $14 to $20 for standard 1/2-inch, and its extra weight makes it harder to work with overhead. Second, condo buildings typically restrict construction hours — often 9 AM to 5 PM on weekdays only — which limits crew productivity and extends the project timeline. Third, many condo buildings require

construction deposits ($500 to $2,000), elevator booking fees ($100 to $300), and floor protection in common areas, all of which add to the project cost even though they are not directly related to the drywall work.

Material delivery in a condo adds another layer of cost and complexity. Drywall sheets must be transported from the loading dock to the unit via service elevator, which requires advance booking and often limits the delivery window to specific hours. For high-rise condos, many drywall contractors charge a $150 to $400 delivery and access premium to account for this. Full 4x8 sheets may not fit in some older condo elevators, requiring pre-cutting or the use of smaller sheet sizes, which increases waste and installation time.

When planning bulkheads in a condo renovation, consider the impact on ceiling height. Toronto condos, especially those built in the 2000s and later, often have 8-foot (2.44m) ceilings with limited clearance above. A 12-inch-deep bulkhead drops the ceiling to just over 7 feet in that area, which can feel oppressive. Some designers minimize bulkhead depth by rerouting ductwork or using low-profile ducts, but this involves HVAC trade work that adds to the overall cost. The Ontario Building Code requires a minimum ceiling height of 2.1 metres in habitable rooms, so any bulkhead that would reduce clearance below this threshold is not permitted.

For a typical Toronto condo renovation involving 20 to 40 linear feet of bulkheads (kitchen perimeter, hallway duct concealment, bathroom ventilation), budget $1,000 to $3,500 for the drywall bulkhead scope. Get at least two quotes from drywall contractors experienced with condo work — condo renovations have enough unique challenges that experience with building rules, access logistics, and fire code requirements is essential. Get matched with a drywall contractor for a free estimate on your project through Toronto Drywall Installers.

Q34

What is the average quote for a full drywall and paint package in a new Vaughan subdivision home?

A full drywall and paint package for a new Vaughan subdivision home typically costs $18,000 to $40,000, with most standard 2,000 to 2,800-square-foot homes falling in the $22,000 to $32,000 range. This covers all interior drywall hanging, taping, finishing, priming, and two coats of paint throughout — essentially turning the framed shell into move-in-ready walls and ceilings.

The drywall portion of the package accounts for roughly 55 to 65% of the total cost. For a typical 2,400-square-foot two-storey Vaughan home with 9-foot main floor ceilings and 8-foot upper floor ceilings, the drywall scope includes approximately 200 to 280 sheets of board. **Walls** are hung with standard 1/2-inch drywall at $2.50 to $4.00 per square foot installed, **ceilings** use 5/8-inch board (to prevent sagging between joists) at $3.50 to $5.50 per square foot, and the **garage-to-house fire separation** requires 5/8-inch Type X fire-rated drywall at $3.50 to $6.00 per square foot. Bathrooms and laundry areas receive moisture-resistant green board or mould-resistant purple board.

Taping and finishing represents the most labour-intensive and skill-dependent portion of the package. New subdivision homes in Vaughan — particularly in developments like Kleinburg, Maple, and Woodbridge — increasingly demand **Level 4 finish on walls and Level 5 on ceilings** to meet the expectations of buyers in the $800,000 to $1.5 million price range. Level 4 finishing (the standard for paint-ready walls) costs $2.00 to $3.50 per square foot, while Level 5 (a full skim coat for flawless smooth ceilings) adds $3.00 to $5.00 per square foot. The Level 5 premium adds $2,000 to $5,000 to a typical Vaughan home but eliminates the joint shadowing and imperfections that are visible under the large windows and pot lights common in modern subdivision designs.

The **paint portion** typically accounts for 35 to 45% of the combined package. Professional painting of a new 2,400-square-foot home — including PVA drywall primer on all surfaces, two coats of paint on walls, two coats on ceilings (typically flat white), and one coat on trim and doors — costs $8,000 to $15,000. The primer coat is non-negotiable on new drywall; it seals the difference in porosity between bare drywall paper and joint compound, preventing flashing (visible joint lines showing through paint). A dedicated PVA drywall primer costs $30 to $50 per 3.78L can and is far superior to using regular paint as a first coat.

Vaughan's rapid subdivision growth means drywall and paint contractors are in high demand, and pricing can fluctuate with the construction cycle. During peak building season (April through November), crews are stretched thin across multiple new-build sites, and prices tend to be 10 to 15% higher than during the slower winter months. However, winter drywall work in new construction requires temporary heating to maintain at least 10 degrees Celsius for proper compound curing, which adds $500 to $1,500 in heating costs.

When comparing quotes, ensure each one specifies the board types for each area (standard, moisture-resistant, fire-rated), the finish level for walls and ceilings separately, the number of paint coats, the primer type, and whether the price includes material delivery and waste disposal. Also confirm whether the quote includes the garage interior — some packages exclude the garage drywall (which requires Type X board on the house-adjacent walls and ceiling), adding $1,500 to $3,500 if not included.

For a new build, the drywall and paint contractors should work together seamlessly, as the paint crew needs a properly primed, dust-free surface to achieve a quality result. Many GTA contractors offer combined drywall-and-paint packages that save 5 to 10% over hiring separate crews, because the same team manages the transition from finishing to priming to painting without scheduling gaps. Browse drywall professionals in your area through the Toronto Construction Network directory at torontoconstructionnetwork.com/directory?trade=insulation.

Q35

How much does it typically cost to repair and refinish a popcorn ceiling in a 1980s Scarborough home?

Repairing and refinishing a popcorn ceiling in a 1980s Scarborough home typically costs $2,500 to $7,000 for a full home, or $2.00 to $5.00 per square foot per room, assuming the texture is asbestos-free. If asbestos testing comes back positive — which is a real possibility in homes built during the 1980s — add $3,000 to $8,000 for professional abatement before any finishing work can begin.

Testing for asbestos is the mandatory first step. Popcorn and stipple ceiling textures applied in Canadian homes before 1990 frequently contain chrysotile asbestos. A professional asbestos test costs $30 to $75 per sample — take one sample from each distinct area, as different rooms may have been textured at different times with different products. Laboratory results typically take 2 to 5 business days. Under Ontario Regulation 278/05, disturbing asbestos-containing materials without certified abatement is illegal and creates serious health hazards. Do not scrape, sand, or disturb the texture until you have confirmed test results in hand.

Assuming the texture tests negative for asbestos, the repair and refinishing process has several cost components. **Preparation** is the first and often underestimated expense. All furniture must be removed or covered, floors protected with heavy-duty drop cloths or ram board, and light fixtures, smoke detectors, and HVAC vents masked off. Popcorn ceiling removal is one of the messiest drywall jobs — wet texture debris falls in heavy, gritty clumps that will damage flooring and furniture if not properly protected. Professional preparation for a typical room costs $150 to $300.

Popcorn removal involves wetting the texture with a pump sprayer to soften the adhesive, then scraping it off with wide drywall knives. Unpainted popcorn texture comes off relatively quickly — this is the best-case scenario at $2.00 to $3.00 per square foot. However, many 1980s Scarborough homes have had their popcorn ceilings painted one or more times over the decades, and paint seals the texture against moisture penetration. Painted popcorn is dramatically harder to remove, often requiring scoring, heavy saturation, and repeated scraping passes, pushing the cost to $3.00 to $5.00 per square foot.

Once the texture is removed, the underlying drywall surface is rarely smooth enough to paint directly. Decades-old tape joints, nail pops, screw imperfections, and scraping marks all need to be addressed. **Skim coating** — applying two to three thin coats of topping compound across the entire ceiling — is the standard approach to achieve a smooth, paint-ready surface. Skim coating costs $1.50 to $3.00 per square foot and is the difference between a professional result and a ceiling that looks patchy and uneven. Each coat must dry completely (typically 12 to 24 hours depending on humidity and temperature) and receive light sanding before the next coat, so skim coating adds 2 to 4 days to the project timeline.

For a typical 1,200-square-foot Scarborough bungalow or split-level with popcorn ceilings throughout the main living areas, the cost breakdown looks approximately like this: asbestos testing ($60 to $150 for two to three samples), preparation ($400 to $800 for the whole home), popcorn removal ($2,400 to $6,000), skim coating ($1,800 to $3,600), and priming ($400 to $800 for PVA drywall primer on all ceiling surfaces). Total drywall scope: roughly $5,000 to $11,000 before painting.

If you are only repairing a section of damaged popcorn ceiling rather than removing it entirely — for example, patching a water stain or repairing a crack — matching the existing popcorn texture is possible but difficult. Spray-on texture products ($10 to $20 per can) can approximate the look, but an exact match is rarely achievable because the original texture has aged, yellowed, and been painted over. Most drywall contractors in the GTA will recommend removing and refinishing the entire ceiling of the affected room rather than attempting to patch-match old popcorn texture, as the patch will always be visible.

Toronto's freeze-thaw cycles are particularly hard on Scarborough ceilings — truss uplift causes seasonal cracking at the ceiling-to-wall junction that reappears year after year. If you are already removing popcorn texture, addressing these cracks with flexible caulking or floating the ceiling-wall joint is well worth the modest additional cost. Need help finding a drywall installer? Toronto Drywall Installers can match you for free.

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- Vista Builders Ltd
- Leveloff.LTD
- A Renovation Company Toronto Corporation

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Q36

What should I budget for drywall work when finishing an above-garage bonus room in Markham?

Budget $6,000 to $15,000 for the drywall scope when finishing an above-garage bonus room in Markham, with most projects falling in the $8,000 to $12,000 range for a typical 300 to 500-square-foot space. This includes fire-rated drywall on the floor assembly, insulation, vapour barrier, wall and ceiling boarding, taping, and Level 4 finishing. The cost is higher than a standard room because of the fire separation, sound isolation, and insulation requirements that apply when converting space above a garage.

The **fire separation between the bonus room and the garage below** is the single biggest cost driver and a non-negotiable Ontario Building Code requirement. The floor/ceiling assembly separating the living space from the garage must achieve a minimum 45-minute fire resistance rating. This typically means 5/8-inch Type X fire-rated drywall on the garage ceiling below (if not already present), and the floor assembly itself must incorporate fire-rated materials. On the bonus room side, the walls and ceiling receive standard drywall, but any wall that shares a boundary with the garage below or to the side also requires Type X board. Fire-rated assemblies cost $3.50 to $6.00 per square foot installed, compared to $2.50 to $4.00 for standard wall board.

Insulation is critical in an above-garage bonus room and directly affects your drywall budget because it must be installed and inspected before any drywall goes up. The floor over the garage requires insulation to a minimum of R-31 (Ontario Building Code for floors over unheated spaces), and exterior walls need R-24. The knee walls — the short angled walls that follow the roofline in rooms with cathedral or vaulted ceilings — require careful insulation and a continuous 6-mil polyethylene vapour barrier on the warm side. Improperly insulated knee walls are the most common cause of comfort complaints and moisture problems in above-garage bonus rooms across Markham and the GTA. Insulation and vapour barrier installation for a bonus room typically costs $1,500 to $3,500, and this work must be completed before the drywall crew arrives.

The **ceiling geometry** in a bonus room significantly affects drywall costs. If the room has a flat ceiling with standard 8-foot or 9-foot height, the drywall installation is straightforward. However, many above-garage bonus rooms in Markham subdivision homes have vaulted or cathedral ceilings that follow the roofline, creating angled surfaces that are more difficult and time-consuming to board and finish. Angled ceiling drywall adds approximately 20 to 30% to the hanging and finishing cost compared to flat ceilings, because sheets must be cut to follow the slope, joints along the angle require extra compound and sanding, and working at height on angled surfaces is slower and more physically demanding. A vaulted ceiling bonus room can push the total drywall cost to the higher end of the $8,000 to $15,000 range.

Sound isolation between the bonus room and the garage is worth the investment, even though it is not always code-required for a room above your own garage (it is required if the garage is shared or if the space is being converted to a secondary suite). Road noise, garage door openers, car engines, and workshop noise all transmit directly through the floor assembly. Installing resilient channel on the bonus room ceiling ($1.50 to $2.50 per linear foot) and using sound insulation batts in the floor cavity adds $1,000 to $2,500 to the project but makes the room genuinely comfortable as a bedroom, home office, or media room.

A building permit is required for finishing a bonus room above a garage in Markham. The project involves changes to the building's use and occupancy, fire separations, insulation, electrical, and potentially HVAC — all of which require permits and inspections. The framing and insulation inspection must be passed before any drywall is installed. Your drywall contractor should be coordinated with the electrician and HVAC installer to ensure all rough-in work is complete and inspected before boarding begins.

For the complete bonus room renovation — including framing, insulation, electrical, HVAC extension, drywall, flooring, and painting — budget $20,000 to $45,000 in the Markham market. The drywall scope represents roughly 30 to 40% of the total project cost. Get matched with a drywall contractor for a free estimate through Toronto Drywall Installers.

Disclaimer: This guide is provided for informational purposes only by Toronto Drywall Installers. It does not constitute professional advice. Always consult qualified, licensed contractors and your local building authority before starting any drywall project. Information is current as of April 26, 2026 and may change. Visit **torontodrywallinstallers.com** for the latest answers.