

TORONTO DRYWALL INSTALLERS

Soundproofing

Acoustic drywall assemblies, STC ratings, resilient channel, QuietRock, Green Glue, and sound isolation for GTA homes and condos

20 Expert Answers from Drywall IQ

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How much does it cost to add a second layer of drywall with Green Glue to every wall in a Toronto semi-detached?

Adding a second layer of drywall with Green Glue to every wall in a Toronto semi-detached will cost \$8,000-\$15,000 for materials and labour, depending on the home's size and layout complexity.

This soundproofing approach involves applying Green Glue viscoelastic compound between the existing drywall and a new layer of 5/8-inch drywall throughout the entire home. It's one of the most effective retrofit soundproofing methods, improving Sound Transmission Class (STC) ratings by 8-12 points over the existing single-layer walls.

Material costs for a typical 1,200-1,500 square foot Toronto semi break down to approximately \$3,500-\$5,500. You'll need roughly 60-80 sheets of 5/8-inch drywall at \$20-\$26 per sheet, plus 40-60 tubes of Green Glue compound at \$18-\$22 per tube. Each tube covers one 4x8 sheet with the recommended two 29-ounce tubes per sheet application pattern. Additional materials include screws, corner bead for any new outside corners, joint compound, tape, and primer.

Labour costs represent the majority of the expense at \$4,500-\$9,500. This project requires experienced drywall installers because the second layer installation is technically demanding. The existing electrical outlets, switches, and fixtures must be extended forward to accommodate the additional 5/8-inch thickness. All trim, baseboards, and casings need removal before installation and reinstallation afterward with extensions. The Green Glue must be applied in the correct serpentine pattern and the second layer installed within 15 minutes of compound application for optimal bonding.

GTA-specific considerations significantly impact the project scope and cost. Toronto's older semi-detached homes often have plaster walls rather than drywall, which complicates the attachment process and may require different fastening strategies. The shared party wall in a semi-detached already provides some sound isolation, so the biggest benefit comes from treating the front, back, and interior walls. Many Toronto semis have radiator heating with cast iron radiators that require careful work around the heating elements.

Electrical modifications add \$1,500-\$3,500 to the total project cost. Every outlet box, switch, and fixture must be extended forward or replaced with deeper boxes to accommodate the additional wall thickness. This work requires a licensed electrician and electrical permits in Toronto. HVAC registers and returns also need extension collars, adding another \$300-\$800 depending on the number of vents.

Practical installation challenges in Toronto semis include narrow staircases that make material delivery difficult, older homes with uneven walls that require shimming for the second layer, and potential asbestos in homes built before 1990. The project typically takes 5-8 days with a two-person crew - one day for prep and electrical rough-in,

2-3 days for Green Glue application and drywall installation, and 2-3 days for taping, finishing, and trim reinstallation.

Seasonal timing affects both cost and performance in the GTA. Winter installation in heated homes provides ideal conditions for Green Glue curing, but material delivery and disposal become more challenging. Summer installation requires careful humidity control during the finishing phase to prevent compound cracking.

Alternative approaches might better suit your specific noise issues and budget. If the primary concern is sound transmission through the shared party wall, treating just that wall costs \$1,500-\$3,500 and provides significant improvement. For airborne noise from outside traffic or neighbors, focusing on exterior walls and adding acoustic caulking around electrical penetrations delivers substantial results at \$3,000-\$6,000.

When to hire a professional - this is exclusively professional territory. Green Glue application requires precise timing and technique, electrical modifications need licensed work, and achieving invisible joints on the second layer over existing walls demands years of finishing experience. Poor installation wastes the expensive Green Glue compound and creates visible imperfections that show through paint.

The investment typically adds \$4-\$8 per square foot to your home's value in Toronto's competitive market, where noise control is increasingly important to buyers. However, the primary benefit is dramatically improved living comfort in your semi-detached home.

Need help finding a drywall professional experienced with soundproofing installations? Toronto Drywall Installers can match you with contractors who specialize in Green Glue applications through the Toronto Construction Network.

Q2

How does decoupled drywall on resilient channel compare to clip-and-channel systems for soundproofing in Toronto?

Resilient channel and clip-and-channel systems both decouple drywall from the structure to reduce sound transmission, but clip-and-channel systems provide superior sound isolation performance — typically 5-10 STC points higher than resilient channel alone. However, resilient channel remains more common in GTA residential projects due to lower cost and easier installation.

Resilient Channel Performance and Limitations

Standard resilient channel (RC-1) creates a mechanical break between the drywall and the framing, reducing direct sound transmission paths. In GTA applications, a typical resilient channel assembly with 5/8-inch drywall achieves STC 45-50, which meets Ontario Building Code minimums for party walls between dwelling units but falls short of premium soundproofing expectations. The channel's thin metal profile flexes under sound vibration, absorbing some energy, but its effectiveness drops significantly at low frequencies where footsteps, bass music, and HVAC noise are most problematic.

The biggest limitation of resilient channel is installation sensitivity. A single screw that penetrates through the channel into the stud creates a "short circuit" that eliminates much of the sound isolation benefit. In Toronto's competitive construction market, this installation error is unfortunately common when drywall crews rush through projects or don't understand soundproofing principles. The channel must run perpendicular to the framing, be installed 24 inches on center maximum, and the drywall screws must only penetrate the channel — never the stud behind it.

Clip-and-Channel System Advantages

Modern clip-and-channel systems like RSIC-1 clips with furring channel or GenieClip RST with hat channel provide significantly better performance because they create a more complete vibration break. The clips isolate the channel from the structure through rubber or neoprene isolation pads, and the channel itself is engineered for optimal sound dampening. These systems typically achieve STC 55-65 in residential assemblies, making them ideal for GTA condos where party wall sound transmission is a major quality-of-life issue.

Clip-and-channel systems also perform better at low frequencies, which is crucial in Toronto's dense housing where footfall noise between floors and bass transmission through party walls are common complaints. The isolation clips prevent structure-borne vibration from reaching the drywall, while the engineered channel profiles are designed to flex optimally for sound absorption across a broader frequency range.

GTA-Specific Considerations

Toronto's condo market increasingly demands higher sound isolation standards than the minimum STC 50 required by Ontario Building Code. Many high-end developments specify STC 60+ assemblies, making clip-and-channel systems the preferred choice. The additional cost — typically \$2-4 per square foot over resilient channel — is often justified by the performance improvement and reduced callback risk.

In older GTA homes with plaster walls, soundproofing renovations often involve removing plaster and installing new assemblies. Clip-and-channel systems work well in these applications because they can accommodate the uneven framing common in pre-war Toronto housing stock. The adjustable clips compensate for out-of-plane studs better than rigid resilient channel.

Installation and Cost Factors

Resilient channel costs approximately \$0.75-1.25 per square foot for materials, while clip-and-channel systems range from \$2.50-4.50 per square foot. Labor costs are similar for both systems when installed by experienced crews, but clip-and-channel requires more precise layout and understanding of the manufacturer's specifications.

Both systems require careful attention to electrical and plumbing penetrations. Any outlet box or fixture that penetrates the soundproof assembly must be isolated — typically using putty pads behind electrical boxes and acoustic caulk around all penetrations. In Toronto's older housing stock where electrical and plumbing often run through party walls, this detailing becomes critical for maintaining the sound isolation performance.

When to Choose Each System

Choose resilient channel for budget-conscious projects where moderate sound improvement is acceptable, such as basement family rooms or home offices where STC 45-50 provides adequate isolation. It's also appropriate for single-family homes where the goal is reducing sound transmission between floors rather than meeting strict party wall requirements.

Specify clip-and-channel systems for high-performance applications: condo party walls, home theaters, music rooms, or any situation where maximum sound isolation justifies the additional cost. The superior low-frequency performance makes clip-and-channel essential for controlling footfall noise in multi-story homes and bass transmission in entertainment spaces.

Professional Installation Critical

Both systems require experienced installation to achieve their rated performance. Poor installation — short-circuited resilient channel or improperly spaced clips — can reduce a theoretically high-performance assembly to worse than standard construction. Find contractors through the Toronto Construction Network who specifically understand soundproofing principles and can provide references from similar projects in the GTA market.

Q3

What is the most cost-effective drywall soundproofing upgrade for a GTA home studio or podcast room?

The most cost-effective soundproofing upgrade for a GTA home studio is adding a second layer of 5/8-inch drywall with Green Glue viscoelastic compound between the layers. This approach typically costs \$4-6 per square foot installed and can improve sound isolation by 8-12 STC points without major structural changes.

For a typical 10x12 home studio in a GTA basement or spare bedroom, this translates to approximately \$1,200-2,000 for materials and professional installation, compared to \$8,000-15,000 for a complete room-within-room construction using staggered studs or resilient channel systems.

Green Glue Application Process

Green Glue is a viscoelastic damping compound that converts sound energy into heat when sandwiched between two rigid layers. The existing drywall becomes the first layer, and you add a second layer of 5/8-inch drywall with Green Glue applied in a random squiggle pattern covering about 60% of the surface. Each tube of Green Glue covers approximately 16 square feet and costs \$18-22 in the GTA market. The compound remains flexible permanently, so it continues working even as the building settles through Toronto's freeze-thaw cycles.

The key is proper application — the Green Glue must be applied to the back of the new drywall sheet immediately before installation, and the sheets must be screwed directly into the studs (not just into the existing drywall). This creates a constrained-layer damping system where sound vibrations are absorbed as they try to pass through the wall assembly.

GTA-Specific Considerations

Toronto's housing stock makes this approach particularly practical. Most post-war homes in Scarborough, North York, and Etobicoke have standard 2x4 framing with 1/2-inch drywall, providing adequate structural support for the additional weight of a second drywall layer. Condos present more challenges — party walls often already have double drywall for fire rating, and adding thickness may interfere with electrical outlets or trim work.

Winter installation in the GTA requires attention to humidity control. The Green Glue cures over 30 days, and Toronto's dry winter air can cause the existing drywall to shrink slightly, potentially creating gaps at the new layer. Professional installers often use a humidifier during winter projects to maintain 35-45% relative humidity during the curing period.

Alternative Budget Approaches

If even the Green Glue approach exceeds budget, consider these lower-cost options that still provide meaningful improvement:

Mass-loaded vinyl (MLV) can be stapled directly over existing drywall before adding a new drywall layer. MLV costs \$1.50-2.50 per square foot and adds mass without thickness. However, it's more difficult to work with than Green Glue and provides less damping benefit.

Acoustic caulk at all perimeters is essential regardless of which approach you choose. Sound travels through the smallest gaps, and Toronto's settling foundations create cracks at wall-to-ceiling and wall-to-floor joints. Acoustic caulk costs \$8-12 per tube and sealing all gaps in a typical room requires 4-6 tubes.

Ceiling treatment often provides better return on investment than wall treatment for home studios. Sound travels easily through ceiling assemblies, especially in older GTA homes where the ceiling drywall is only 1/2-inch thick. Adding a second layer of 5/8-inch drywall with Green Glue to the ceiling addresses both airborne sound transmission and impact noise from floors above.

When to Hire a Professional

While adding a second drywall layer might seem straightforward, proper soundproofing installation requires precision that affects the entire system's performance. A single screw that penetrates both drywall layers and couples them rigidly to the framing can short-circuit the damping effect. Professional drywall installers experienced with soundproofing understand screw placement, joint treatment, and how to maintain acoustic separation at electrical outlets and switches.

The taping and finishing work also requires expertise — the new drywall layer creates inside corners where walls meet the existing ceiling, and these must be finished to look intentional rather than like an obvious add-on. Level 4 finishing is essential for paint-ready surfaces, and any imperfections will be highly visible under the focused lighting typically used in home studios.

Expected Performance

Realistically, adding a second drywall layer with Green Glue will reduce sound transmission but won't create a professional recording studio environment. It's most effective at reducing mid-frequency sounds (voices, most musical instruments) and less effective at very low frequencies (bass, drums) or high-frequency sounds (cymbals, sibilant vocals). For serious music recording or podcast production in attached housing, you may still need additional bass trapping, acoustic panels, and careful microphone placement to achieve professional results.

Find drywall professionals experienced with soundproofing applications through the Toronto Construction Network directory at torontoconstructionnetwork.com/directory?trade=insulation for free estimates on your home studio project.

How much does it cost to soundproof a Toronto basement ceiling with drywall before converting it to a rental suite?

Soundproofing a basement ceiling for a rental suite conversion in Toronto typically costs \$8-\$15 per square foot for materials and installation, meaning a 600 square foot basement ceiling runs \$4,800-\$9,000 for the drywall soundproofing scope alone.

The cost varies significantly based on the soundproofing method you choose and the **Sound Transmission Class (STC) rating** you need to achieve. Ontario Building Code requires a minimum **STC 50** between dwelling units, but many Toronto landlords target STC 55-60 to minimize tenant complaints and maintain good relationships with upstairs neighbors.

Standard resilient channel assembly is the most common approach in Toronto basement conversions. This involves installing resilient channel perpendicular to the existing joists, then hanging 5/8-inch drywall from the channel rather than directly to the joists. The channel isolates the ceiling drywall from structural vibrations, significantly reducing sound transmission. Material costs run \$3-\$4 per square foot, with installation adding another \$4-\$6 per square foot. This assembly typically achieves STC 52-55, meeting code requirements with some buffer.

Double drywall with Green Glue provides superior performance for high-traffic upstairs areas like kitchens and living rooms. The first layer of 5/8-inch drywall attaches to resilient channel, then Green Glue damping compound is applied, followed by a second drywall layer. This assembly reaches STC 58-62 but costs \$6-\$8 per square foot for materials plus \$6-\$8 for installation. Many Toronto basement suite conversions use this method under main floor kitchens where footsteps, dropped items, and appliance noise are most problematic.

QuietRock soundproof drywall offers the highest performance in a single layer. At \$55-\$90 per 4x8 sheet compared to \$20-\$28 for regular 5/8-inch drywall, it's expensive but eliminates the need for resilient channel or double layers. QuietRock on resilient channel can achieve STC 60+ in a thinner assembly, valuable in Toronto basements where ceiling height is often marginal.

GTA-specific considerations significantly impact your project scope and cost. Toronto's older housing stock (especially post-war bungalows in Scarborough, North York, and Etobicoke) often has **floor joists 16 inches on center with minimal depth**, making resilient channel installation more challenging. The existing basement ceiling may have knob-and-tube wiring, galvanized plumbing, or asbestos-containing materials that require professional abatement before soundproofing work begins.

Basement suite conversions require building permits in Toronto, and the soundproofing assembly must be inspected before the drywall is closed up. The permit process typically adds 6-12 weeks to your timeline and

\$2,000-\$5,000 in permit fees, but it's legally required and ensures your rental income is legitimate. Many Toronto landlords skip permits to save money, but unpermitted suites can result in fines, forced tenant eviction, and insurance claim denials.

Winter installation timing affects both cost and performance in Toronto. Basement temperatures below 10°C prevent joint compound from curing properly, requiring temporary heating that adds \$200-\$500 to project costs. However, winter is often the best time to book quality drywall contractors, as demand is lower than during spring renovation season.

Additional scope considerations include upgrading the floor assembly above for better sound isolation. Simply soundproofing the ceiling helps with airborne noise (voices, TV, music) but does little for impact noise (footsteps, dropped items). Adding carpet padding upstairs or installing acoustic underlayment costs \$3-\$8 per square foot but dramatically improves tenant satisfaction.

Professional installation is essential for soundproofing assemblies. A single screw that penetrates through resilient channel into a joist creates a "short circuit" that eliminates much of the sound isolation benefit. Proper installation requires understanding of acoustic principles, precise screw placement, and careful sealing of all penetrations for electrical and plumbing.

Total project costs for a typical Toronto basement suite soundproofing scope (ceiling only) range from \$4,800-\$9,000 for 600 square feet, but remember this is just the drywall portion. Full basement suite conversion including framing, electrical, plumbing, flooring, kitchen, and bathroom typically runs \$45,000-\$85,000 depending on finishes and existing conditions.

Need help finding a drywall contractor experienced with soundproofing assemblies? Toronto Drywall Installers can match you with professionals who understand both the technical requirements and Toronto's permit process for basement suite conversions.

Q5

How do Toronto contractors seal electrical outlets in soundproofed drywall walls to prevent noise flanking?

Electrical outlets are the #1 cause of soundproofing failure in Toronto drywall installations. A single unsealed outlet box can reduce a wall's sound isolation by 10-15 STC points, completely negating the benefit of expensive soundproof drywall, resilient channel, or double-wall assemblies.

The problem is that standard electrical boxes create a direct sound path through the wall assembly. Sound waves travel through the outlet opening, around the box, and through gaps between the box and drywall. In Toronto condos where STC 50+ ratings are required between units, unsealed outlets are the most common reason walls fail sound testing.

Professional GTA drywall contractors use a multi-layer sealing approach for soundproofed walls. First, they specify putty pads (acoustic sealant pads) that wrap around the entire electrical box before drywall installation. These dense, sticky pads conform to the box shape and create an airtight seal. Popular brands include Duct Seal and 3M Fire Barrier Putty Pads, available at electrical supply houses across the GTA for \$8-15 per pad.

The drywall is then cut precisely around the box opening and sealed with acoustic caulk (not regular caulk) around the entire perimeter where the drywall meets the box. The outlet cover plate gets a foam gasket behind it, and the gaps around the outlet receptacle itself are sealed with acoustic caulk before the cover plate is installed. This creates three layers of sealing: putty pad around the box, acoustic caulk around the drywall opening, and foam gasket behind the cover plate.

For high-performance soundproofing in Toronto home theatres and recording studios, contractors often use specialized acoustic outlet boxes. These deeper boxes have internal sound-absorbing material and multiple sealing surfaces. Some installers create a "back-to-back" configuration where outlets on opposite sides of the wall are offset by at least 24 inches horizontally and sealed in separate stud bays, preventing direct sound transmission.

Toronto condo projects with strict STC requirements often require acoustic testing after completion.

Contractors know that unsealed outlets will cause test failures, so they're meticulous about sealing every penetration. The additional cost for proper outlet sealing is typically \$25-50 per outlet in materials and labour, but it's essential for maintaining the wall's sound rating.

Common mistakes that GTA contractors warn against: Using regular latex caulk instead of acoustic sealant (it shrinks and cracks over time), forgetting to seal around the wire entries into the box, and installing outlet boxes that are too shallow for proper putty pad application. The putty pad needs at least 1/2 inch of space around the box to create an effective seal.

When planning soundproofed walls, discuss outlet locations during the framing stage. Minimizing the number of outlets in party walls or sound-critical areas reduces potential flanking paths. Where outlets are necessary, specify acoustic-rated boxes and ensure your drywall contractor understands the sealing requirements. A properly sealed outlet in a soundproofed wall should feel completely airtight when you hold your hand near it with a fan running in an adjacent room.

This level of acoustic sealing is definitely professional territory - the materials are specialized, the installation is precise, and the consequences of poor sealing are expensive to fix after the walls are finished and painted.

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- Metro Rent-All
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- Focus on Flooring and General Contracting
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Q6

How much does it cost to soundproof a shared condo wall using specialized drywall in a Toronto high-rise?

Soundproofing a shared condo wall (party wall) in a Toronto high-rise typically costs \$2,500–\$6,500 per wall, depending on the wall area, the assembly you choose, and whether you are upgrading an existing wall or building a new isolated layer. The most common approach is adding a decoupled drywall layer to the existing party wall, which avoids the complexity and cost of rebuilding the wall from scratch.

The most popular and cost-effective approach for Toronto condos is a **resilient channel plus drywall overlay** on your side of the party wall. This involves installing resilient hat channel horizontally across the existing wall at 16- or 24-inch spacing, adding R-12 to R-14 batt insulation between the channels, and then hanging a layer of 5/8-inch drywall on the channels. The resilient channel decouples the new drywall from the existing wall structure, breaking the direct vibration path for airborne sound. This assembly typically improves the wall's STC rating by 8–12 points and costs roughly **\$8–\$15 per square foot installed**, including materials, labour, taping, and finishing. For a typical 10-foot by 8-foot party wall (80 square feet), that works out to approximately **\$640–\$1,200 for this wall alone** — but most condo soundproofing projects involve multiple walls, which is where the \$2,500–\$6,500 range comes in.

For better performance, a **double-layer drywall system with Green Glue** is increasingly popular in Toronto condos. This involves applying Green Glue Noiseproofing Compound (a viscoelastic damping compound) between two layers of 5/8-inch drywall, mounted on resilient channel. Green Glue converts sound energy into heat, and when combined with the decoupled resilient channel, this assembly can achieve STC improvements of 15–20 points. The added cost for the second drywall layer and Green Glue runs roughly **\$3–\$5 per square foot on top of**

the resilient channel assembly, bringing the total to \$11–\$20 per square foot installed.

QuietRock soundproof drywall is another option that Toronto condo owners frequently ask about. A single layer of QuietRock 545 or 530 replaces the double-layer-plus-Green-Glue approach in a thinner profile — important in condos where every inch of floor space counts. QuietRock achieves similar STC improvements to double drywall with Green Glue, but at a higher material cost: \$55–\$90 per 4x8 sheet compared to \$18–\$26 for standard 5/8-inch drywall. The installed cost for a QuietRock-on-resilient-channel assembly typically runs **\$12–\$22 per square foot**. The advantage is you lose only about 1.5 inches of room depth instead of 3+ inches with a double-layer assembly.

There are several **condo-specific factors** that affect cost and logistics in Toronto high-rises. Most condo buildings restrict construction to weekday daytime hours (typically 9 AM to 5 PM, Monday to Friday), which limits the contractor's productivity. Elevator booking for material delivery is often required and may involve fees or waiting periods. Dust containment and floor protection are typically required by condo management, adding \$200–\$500 to the project. Material delivery to upper floors requires planning — drywall sheets are heavy and unwieldy in elevators and hallways. Many Toronto condo contractors charge a **high-rise premium of 15–25%** over ground-level work to account for these logistics.

Critical considerations before starting: First, verify with your condo board that the proposed modifications are permitted — most condos allow owners to add drywall layers to their side of party walls, but some have restrictions on modifying the original wall assembly. Second, understand that the party wall fire rating (typically 1-hour, requiring 5/8-inch Type X drywall) must be maintained or improved by any modification — never remove existing fire-rated drywall to add soundproofing. Third, seal every gap and penetration — sound flanking through electrical outlets, gaps at the floor and ceiling, and around plumbing penetrations will undermine even the best wall assembly. Acoustic caulking (about \$8–\$12 per tube) around the perimeter of the new drywall layer is essential and inexpensive.

This is strictly a professional project. The resilient channel must be installed precisely — a single screw that contacts the stud through the channel short-circuits the entire system. The drywall must be floated (not screwed to the floor or ceiling tracks), and all penetrations must be acoustically sealed. A professional drywall contractor experienced in Toronto condo soundproofing will know these details and can provide a realistic STC improvement estimate for your specific wall assembly. Get matched with a drywall contractor for a free estimate through Toronto Drywall Installers.

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- Bhogal Metal
- Neo Group Inc.
- Focus on Flooring and General Contracting

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What is the best drywall assembly for soundproofing a Toronto basement home theatre room?

The best drywall assembly for a Toronto basement home theatre is a fully decoupled double-stud wall with double-layer drywall, Green Glue, and insulated cavities — targeting a minimum STC 60 on walls and STC 55+ on the ceiling to contain theatre-level sound (85–105 dB) without disturbing the rest of the house. This is the gold standard that experienced GTA drywall contractors build for dedicated home theatre rooms, and it delivers dramatically better results than single-layer upgrades.

The Ideal Wall Assembly

The highest-performing wall assembly for a basement home theatre starts with a **double-stud wall** — two completely independent rows of 2x4 studs with a 1-inch air gap between them, so neither row of studs touches the other. This eliminates the rigid connection that transmits vibration between the room and the surrounding structure. Each stud cavity is filled with **R-14 batt insulation** (not packed tight — insulation should be friction-fit, not compressed, as compression reduces both thermal and acoustic performance). On the theatre side of the wall, install **two layers of 5/8-inch Type X drywall with Green Glue Noiseproofing Compound** sandwiched between them. Apply two tubes of Green Glue per 4x8 sheet in a random, squiggly pattern, then screw the second layer through into the studs. On the outer side of the wall, a single layer of 5/8-inch drywall is sufficient. This assembly achieves **STC 60–65** and handles the deep bass frequencies (below 100 Hz) that are the hardest to contain and the most likely to travel through a house.

For homeowners who cannot sacrifice the floor space required for a double-stud wall (roughly 10 inches total wall thickness versus 4.5 inches for a standard wall), the next best option is a **single-stud wall with resilient channel and double drywall**. Install resilient hat channel horizontally on the studs at 16-inch spacing, fill the cavity with R-14 batt insulation, and hang two layers of 5/8-inch drywall with Green Glue on the resilient channel. This assembly achieves **STC 52–58** — good for moderate theatre use but noticeably less effective at containing heavy bass compared to the double-stud approach.

The ceiling is the most critical and challenging surface in a basement theatre. Sound from the theatre travels directly up through the floor joists to the main living area above. The recommended ceiling assembly is **resilient channel perpendicular to the joists at 24-inch spacing, R-20 batt insulation filling the joist cavities, and two layers of 5/8-inch drywall with Green Glue**. The first layer of drywall screws into the resilient channel only — never into the joists. The second layer screws through into the first layer. This assembly achieves STC 55–60 for the ceiling. For even better performance, some GTA contractors install **independent ceiling joists** (a new set of joists hung below the existing floor joists with no rigid contact), but this requires sufficient basement ceiling height

and adds significant cost.

Flanking paths are where most home theatre soundproofing projects fail. Sound does not just go through walls and ceilings — it travels around them through HVAC ducts, electrical outlets, plumbing penetrations, gaps at the floor-wall junction, and even through the concrete floor. Every penetration must be sealed with **acoustic caulk** (not regular silicone — use a non-hardening acoustic sealant like Tremco or Green Glue sealant). Electrical outlets on shared walls should use putty pads or acoustic boxes, and outlets should never be placed back-to-back on a shared wall. HVAC ducts entering the theatre room should include **sound-attenuating flex duct** runs of at least 6 feet, with lined elbows to prevent sound from travelling through the ductwork to other rooms.

GTA pricing for a full home theatre soundproofing package (walls and ceiling, approximately 500–800 square feet of surface area) typically runs **\$8,000–\$18,000 for the drywall and soundproofing scope**, depending on the assembly type and room size. A double-stud wall build runs toward the higher end. This does not include flooring, lighting, AV equipment, or other finishing — just the framing modifications, insulation, drywall, Green Glue, resilient channel, acoustic caulking, taping, and Level 4 or Level 5 finishing. Materials alone (drywall, Green Glue at \$15–\$20 per tube, resilient channel at \$1.50–\$3.00 per linear foot, insulation, acoustic caulk) typically run \$2,500–\$5,000 for a standard basement theatre room.

This is a project that absolutely requires an experienced professional drywall contractor. The difference between STC 55 and STC 40 — the difference between "barely audible" and "clearly heard in every room" — comes down to installation precision. One misplaced screw through resilient channel, one unsealed gap, one back-to-back outlet pair defeats thousands of dollars of soundproofing material. Browse drywall and insulation contractors in the Toronto Construction Network directory at torontoconstructionnetwork.com/directory?trade=insulation.

Q8

Does adding a second layer of drywall significantly reduce noise between floors in a GTA townhouse?

Adding a second layer of drywall to the ceiling below will provide a noticeable but modest improvement in airborne sound reduction — typically an STC improvement of 3–6 points on its own — but it does very little to reduce impact noise like footsteps, which is usually the primary complaint in GTA townhouses. To get a significant improvement, the second layer needs to be combined with other strategies, particularly decoupling and damping.

The reason a simple second layer of drywall has limited effect comes down to physics. Sound transmission through a wall or ceiling assembly is governed by **mass, decoupling, damping, and absorption**. Adding a second layer of

5/8-inch drywall increases the mass of the ceiling by about 2.5 pounds per square foot — and while more mass does block more sound, the improvement follows a logarithmic curve. You need to double the mass to gain roughly 6 STC points, and a second layer of drywall does not quite double the mass of the entire assembly (which includes the joists, subfloor, and flooring above). More importantly, if the second layer is screwed directly through the first layer into the same joists, both layers vibrate together as a single unit, significantly limiting the benefit.

The key to making that second layer effective is adding Green Glue Noiseproofing Compound between the two drywall layers. Green Glue is a viscoelastic damping compound that converts sound vibration into tiny amounts of heat. Apply two tubes (\$15–\$20 per tube in the GTA) per 4x8 sheet in a random pattern, press the second sheet against the first, and screw it through. This combination of mass plus damping typically yields an **STC improvement of 8–12 points** over a single layer — roughly twice the improvement of adding drywall alone. The installed cost for a Green Glue plus second drywall layer on a typical townhouse ceiling (approximately 400–600 square feet) runs **\$2,500–\$5,000** including materials, labour, taping, and finishing.

For even better results, particularly for **impact noise (footsteps, dropped objects, children running)**, the second drywall layer should be mounted on **resilient channel** rather than screwed directly through the existing ceiling. This means removing the existing ceiling drywall, installing resilient hat channel perpendicular to the joists at 16- or 24-inch spacing, adding R-20 batt insulation in the joist cavities (if not already present), and then hanging new drywall on the resilient channel. Adding a second layer with Green Glue on top of that gives you the full package: decoupling (resilient channel), absorption (insulation), mass (double drywall), and damping (Green Glue). This assembly achieves **STC 55–60** and provides meaningful impact noise reduction. The cost is higher — **\$5,000–\$10,000** for a typical townhouse floor — because it involves removing and disposing of the existing ceiling, which is a messy, labour-intensive job.

GTA townhouses have specific challenges that affect this decision. Most townhouses built in the 1990s–2010s across Mississauga, Brampton, Markham, Vaughan, and Richmond Hill were built with engineered floor trusses that are excellent structurally but less massive than solid lumber joists, meaning they transmit more vibration. The original ceiling in many of these townhouses is a single layer of 1/2-inch drywall — already below what most acousticians would recommend for floor/ceiling separations. The Ontario Building Code requires STC 50 for separations between dwelling units (shared walls between townhouse units), but the floor/ceiling assembly within your own unit has no minimum STC requirement — meaning the builder likely installed the minimum.

There are also **practical considerations** for GTA townhouse owners. Adding a second layer of drywall to the ceiling reduces your ceiling height by about 5/8 inch (16mm). In a standard 8-foot ceiling, this is barely noticeable. In a basement with lower ceilings, it could matter — the Ontario Building Code requires minimum 1.95-metre clear ceiling height in basements. The existing ceiling texture (stipple or popcorn, common in 1990s–2000s GTA townhouses) does not need to be removed before adding the second layer if you are using Green Glue, though the

surface should be scraped flat enough for good contact. All pot lights, electrical boxes, and smoke detectors must be extended to the new ceiling surface.

The bottom line: a second layer of drywall alone is a modest improvement. A second layer with Green Glue is noticeably better. A resilient channel system with insulation, double drywall, and Green Glue is the real solution. For townhouse noise between floors, the resilient channel approach is worth the extra investment — footstep noise is what drives most GTA townhouse owners to soundproof in the first place, and only decoupling addresses impact noise effectively. Need help finding a drywall installer? Toronto Drywall Installers can match you for free.

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Q9

What STC rating should I aim for when soundproofing walls in a Toronto condo with noisy neighbours?

For meaningful noise reduction in a Toronto condo with noisy neighbours, you should aim for a minimum **STC 55–60 on the shared party wall, with STC 60+ being the target if your neighbours are particularly loud or you are sensitive to noise.** The Ontario Building Code requires a minimum STC 50 for party walls between dwelling units, but STC 50 is a bare minimum that still allows loud speech and music to be faintly heard — most condo owners dealing with noise complaints find that STC 50 is insufficient for real-world comfort.

To put STC ratings in practical terms: **STC 40** means normal speech is clearly audible through the wall. **STC 45** means loud speech is audible and understandable. **STC 50** means loud speech is barely audible — you know someone is talking but cannot make out words. **STC 55** means loud sounds like a television or music are faintly heard as a murmur. **STC 60** means most airborne sounds are effectively inaudible under normal living conditions.

The jump from STC 50 to STC 60 represents a dramatic improvement in perceived quietness, even though the numbers seem modest — each 10-point STC increase represents a perceived halving of loudness.

The challenge in Toronto condos is that **most existing party walls were built to the code minimum of STC 50**, and many older condos (1970s–1990s construction across midtown Toronto, Scarborough, and North York) may not even achieve that due to aging materials, settling, and modifications made by previous owners. Common STC-reducing defects include back-to-back electrical outlets on the party wall (each one can reduce the wall's STC by 5–8 points), unsealed gaps at the top and bottom of the wall where it meets the floor and ceiling slabs, plumbing or conduit penetrations through the party wall, and doors or pass-throughs that breach the continuous wall assembly.

To reach STC 55 from a typical STC 50 party wall, the most practical approach is adding a layer of 5/8-inch drywall with Green Glue to your side of the existing wall, mounted on resilient channel with R-12 batt insulation in the new cavity. This assembly adds about 2.5 inches to the wall thickness and costs approximately **\$10–\$18 per square foot installed** in the GTA market. For a typical 12-foot by 9-foot party wall (108 square feet), that translates to roughly **\$1,100–\$1,950** for this wall. If you have multiple shared walls (corner units often share walls with two neighbours), the total project cost typically runs \$2,500–\$5,500.

To reach STC 60+, you need either a **double-layer drywall system with Green Glue on resilient channel** (two layers of 5/8-inch drywall with Green Glue between them, mounted on resilient channel with insulated cavity) or a **single layer of QuietRock on resilient channel**. Both approaches cost more — roughly **\$15–\$25 per square foot installed** — but deliver the kind of silence that makes a real difference in daily quality of life. For a full party wall, expect **\$1,600–\$2,700 per wall** at this performance level.

There are important **limitations to understand** before investing in wall soundproofing. STC ratings measure airborne sound transmission only — voices, television, music, barking dogs. They do not measure impact noise (footsteps, furniture dragging, doors slamming), which travels through the building structure and flanks around even the best wall assembly. If your primary complaint is impact noise from above, you need ceiling treatment, not wall treatment. Additionally, sound flanks around walls through the concrete floor slab, the ceiling slab, shared ductwork, and plumbing risers. A perfect STC 65 wall will not help if sound is travelling through the HVAC system or around the wall through the floor slab. A thorough soundproofing approach addresses the wall, seals all flanking paths, and uses acoustic putty pads on all electrical boxes.

Before starting, check with your condo board about permitted modifications. Most Toronto condos allow adding drywall layers to your side of party walls since you are only modifying your own unit's interior and improving (not degrading) the fire and sound separation. However, some buildings require written approval and may have specific contractor requirements including insurance minimums and working hours.

For condo soundproofing, always hire a professional drywall contractor experienced with Toronto condo work. The logistics of high-rise material delivery, building rules, precise installation of resilient channel (one misplaced screw

defeats the system), and proper flanking path treatment require experience that most general contractors lack. Browse drywall and insulation contractors in the Toronto Construction Network directory at torontoconstructionnetwork.com/directory?trade=insulation.

How effective is QuietRock compared to double-layer standard drywall for soundproofing in a Toronto home?

QuietRock and double-layer standard drywall with Green Glue deliver comparable STC performance — both achieve roughly STC 50–55 as standalone wall upgrades — but they differ significantly in cost, thickness, weight, and installation practicality. For most Toronto homeowners, the choice comes down to whether you value thinner profile (QuietRock) or lower cost (double drywall with Green Glue).

QuietRock is an engineered soundproof drywall panel with a viscoelastic polymer core laminated between gypsum layers. The polymer converts sound vibration into heat, similar to how Green Glue works but built directly into the board. A single 5/8-inch QuietRock panel on a standard stud wall with insulation achieves approximately **STC 50–53**, compared to STC 38–42 for a single layer of standard 5/8-inch drywall on the same wall. That 10–12 point improvement from a single board swap is impressive. QuietRock panels cost **\$55–\$90 per 4x8 sheet** in the GTA market — roughly 3–4 times the cost of standard 5/8-inch drywall at \$18–\$26 per sheet.

Double-layer standard drywall with Green Glue involves hanging a first layer of 5/8-inch drywall, applying Green Glue Noiseproofing Compound (\$15–\$20 per tube, two tubes per sheet), and then screwing a second layer of 5/8-inch drywall on top with staggered joints. This assembly on a standard stud wall with insulation achieves approximately **STC 50–55** — matching or slightly exceeding QuietRock's single-layer performance. The material cost for the double-layer approach runs roughly **\$50–\$75 per 4x8 area** (two sheets of drywall at \$18–\$26 each plus \$30–\$40 for two tubes of Green Glue), which is comparable to or slightly less than a single QuietRock sheet.

So if the STC performance is similar and the material cost is close, why would you choose one over the other?

Choose QuietRock when space is at a premium. A single QuietRock panel is 5/8-inch thick. A double-layer drywall assembly is 1-1/4 inches thick. In Toronto condos where every inch of floor space translates to significant dollar value, losing an extra 5/8 inch on every soundproofed wall adds up. For a condo with two party walls, the double-layer approach effectively shrinks your unit by roughly 10–15 square feet of usable floor area compared to QuietRock — and in Toronto's condo market, that square footage has real monetary value. QuietRock also means less weight on the wall structure, which can matter in high-rise condos with metal stud framing.

Choose double drywall with Green Glue when budget is the priority or when you are already doing resilient channel work. The real-world installed cost difference favours the double-layer approach in most GTA projects. While material costs are similar, QuietRock requires specialized handling (it is heavier and more expensive to waste on bad cuts), and some GTA drywall contractors charge a premium for working with it due to limited experience with the product. Double drywall with Green Glue uses standard materials that every drywall crew handles daily, keeping labour costs lower. For a typical room with 350 square feet of wall area, the installed cost

runs roughly **\$3,500–\$5,500 for QuietRock on resilient channel** versus **\$3,000–\$4,500 for double drywall with Green Glue on resilient channel**.

The performance comparison shifts when you add resilient channel to both assemblies. QuietRock on resilient channel with insulation achieves approximately **STC 56–60**. Double drywall with Green Glue on resilient channel with insulation achieves approximately **STC 58–63**. At this level, the double-layer assembly with Green Glue slightly outperforms QuietRock because the system has more mass (two separate gypsum boards) plus both damping (Green Glue) and decoupling (resilient channel). However, the difference of 2–3 STC points is barely perceptible to the human ear.

For Toronto basement home theatres and music rooms where maximum performance is the goal, many GTA contractors recommend combining QuietRock with Green Glue on resilient channel — using QuietRock as the first layer and a standard 5/8-inch board as the second layer with Green Glue between them. This "best of both worlds" approach achieves STC 63+ but comes at a premium cost.

Both approaches require professional installation. Green Glue application is straightforward but messy, and the second drywall layer must be hung before the Green Glue skins over (within 15 minutes of application). QuietRock must be scored and snapped carefully — wasted sheets at \$55–\$90 each are expensive mistakes. Either way, the resilient channel installation is the most critical element and must be done by an experienced drywall contractor who understands that a single short-circuit screw defeats the entire system. Need help finding a drywall installer? Toronto Drywall Installers can match you for free.

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Q11

What is the cost difference between resilient channel plus drywall versus mass-loaded vinyl for GTA soundproofing?

Resilient channel plus drywall is generally both more effective and more affordable than mass-loaded vinyl (MLV) for most GTA residential soundproofing projects, with installed costs running \$5–\$12 per square foot for resilient channel assemblies versus \$4–\$10 per square foot for MLV — but the two products address sound differently and are often best used together rather than as alternatives. Understanding what each one does will help you decide where to invest your soundproofing budget.

Resilient channel with drywall works by **decoupling** — physically separating the drywall surface from the framing so that sound vibrations in the framing cannot directly transfer to the drywall (and vice versa). Resilient hat channel costs **\$1.50–\$3.00 per linear foot** in the GTA, and you need roughly 1 linear foot per square foot of wall or ceiling area (channels spaced at 16- or 24-inch intervals). Add a layer of 5/8-inch drywall (\$18–\$26 per 4x8 sheet), R-14 batt insulation (\$1.00–\$1.50 per square foot), taping and finishing (\$2.00–\$3.50 per square foot for Level 4), and labour for channel installation, and the total installed cost for a resilient channel assembly runs approximately **\$5–\$12 per square foot**. This assembly typically achieves an **STC improvement of 10–15 points** over a standard drywall-on-studs wall — a substantial, clearly audible improvement.

Mass-loaded vinyl (MLV) works by adding **mass** — it is a thin, dense, flexible sheet (typically 1 pound per square foot) that blocks sound transmission through sheer weight relative to its thickness. MLV is only about 1/8-inch thick, making it attractive where wall thickness is a constraint. In the GTA market, MLV costs **\$1.50–\$3.00 per square foot for the material alone** (1-pound MLV). Installation involves stapling, nailing, or adhesive-mounting the MLV to the studs or existing wall surface, carefully sealing all seams with acoustic tape (MLV seams are significant sound leak points), and then covering it with a layer of drywall. The total installed cost including MLV, seam sealing, drywall, and finishing runs approximately **\$4–\$10 per square foot**. MLV alone (without decoupling) typically achieves an **STC improvement of 5–8 points** — noticeably less than resilient channel plus drywall.

The reason resilient channel outperforms MLV in most applications is that **decoupling is more effective than adding mass** for the same cost. Sound transmission through a wall is reduced far more by breaking the vibration path (decoupling) than by adding a thin mass layer that is still rigidly connected to the framing. A resilient channel assembly creates an air gap and a flexible connection between the drywall and the structure — this interrupts the vibration path in a way that MLV simply cannot. MLV adds mass, which helps, but it is still sandwiched between two rigid surfaces that transmit vibration.

Where MLV excels is in applications where you cannot use resilient channel — inside existing walls without tearing them open, wrapped around ductwork to prevent sound transmission through HVAC systems, under flooring as an underlayment to reduce impact noise, and as a curtain barrier for temporary sound isolation. MLV is also valuable when combined with resilient channel: installing MLV on the studs, then resilient channel over the MLV, then

drywall on the channel gives you mass, decoupling, and absorption (with insulation in the cavity) — all three pillars of effective soundproofing. This combined assembly achieves **STC 55–63** depending on the specific configuration and typically costs **\$8–\$18 per square foot installed**.

For a practical GTA comparison, consider a typical soundproofing project — one shared wall in a semi-detached home, approximately 120 square feet of wall area:

Resilient channel + insulation + 5/8" drywall: Materials roughly \$500–\$750, installed cost approximately \$600–\$1,440. Expected STC improvement: 10–15 points.

MLV + 5/8" drywall (no resilient channel): Materials roughly \$400–\$600, installed cost approximately \$480–\$1,200. Expected STC improvement: 5–8 points.

MLV + resilient channel + insulation + 5/8" drywall: Materials roughly \$700–\$1,100, installed cost approximately \$960–\$2,160. Expected STC improvement: 15–20 points.

The combined approach costs roughly 50–60% more than resilient channel alone but delivers meaningfully better performance — it is the recommended approach for GTA homeowners dealing with serious noise issues in semi-detached homes, townhouses, and condos.

One important caution with resilient channel: its effectiveness is completely dependent on proper installation. Every screw must go through the drywall into the channel only — never into the stud behind it. A single "short-circuit" screw creates a rigid bridge that defeats the decoupling and can reduce the STC improvement from 12 points to as little as 2–3 points. This is why professional installation is essential. MLV is more forgiving of installation imperfections, though seam sealing is critical. For either approach, hire a professional drywall contractor experienced in soundproofing. Find local drywall professionals through the Toronto Construction Network.

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How do Toronto contractors soundproof drywall ceilings in basement apartments to reduce footstep noise from above?

Toronto contractors soundproof basement apartment ceilings using a combination of decoupled drywall on resilient channel, insulated joist cavities, and damping compounds — because footstep noise (impact sound) is the hardest type of noise to control and requires a multi-layered approach that addresses vibration at every point in the assembly. A single-layer drywall ceiling, no matter how thick, will not meaningfully reduce the thud of footsteps from the floor above.

The standard professional approach used by experienced GTA drywall contractors for basement apartment ceilings follows a specific sequence, and each element serves a distinct acoustic purpose.

Step one is filling the joist cavities with batt insulation. If the joist bays above the basement ceiling are open (common in unfinished basements being converted to apartments), contractors install **R-20 fibreglass or mineral wool batt insulation** friction-fit between the joists. This insulation absorbs airborne sound within the cavity and prevents the joist bay from acting as a resonating chamber that amplifies footstep vibrations. Mineral wool (Roxul/Rockwool Safe'n'Sound) is preferred over fibreglass for acoustic applications because it is denser and provides better sound absorption. The cost for mineral wool insulation runs **\$1.50–\$2.50 per square foot** in the GTA, compared to \$0.80–\$1.50 for fibreglass batts.

Step two is installing resilient channel. This is the most critical element for impact noise reduction. **Resilient hat channel** (also called RC-1 or hat channel) is screwed perpendicular to the joists at 16- or 24-inch spacing. The channel's profile creates a flexible connection between the ceiling drywall and the joists above — when someone walks on the floor above, the vibration travels down through the joist, but the resilient channel flexes and absorbs the vibration instead of transmitting it directly to the drywall. The channel costs **\$1.50–\$3.00 per linear foot**, and a typical 700-square-foot basement apartment ceiling requires approximately 350–450 linear feet of channel. Installation must be precise: channels must be level, properly spaced, and every screw must go through the channel's mounting flange into the joist — never through the resilient leg of the channel.

Step three is hanging the drywall on the resilient channel. The first layer of **5/8-inch Type X drywall** is screwed to the resilient channel only — and this is where the most common and costly mistake occurs. Every drywall screw must go through the drywall into the resilient channel. If a screw misses the channel and goes into the joist behind it, that single screw creates a rigid bridge ("short circuit") that transmits vibration directly from the joist to the drywall, bypassing the resilient channel and defeating its purpose for the entire surrounding area. Professional GTA drywall crews use a chalk line on the drywall surface to mark the channel locations and verify every screw placement.

Step four is adding the second drywall layer with Green Glue. For basement apartments where the Ontario Building Code requires both STC 50 sound separation and fire resistance between dwelling units, a second layer of 5/8-inch Type X drywall is applied with **Green Glue Noiseproofing Compound** between the layers. Two tubes of Green Glue per 4x8 sheet are applied in a random pattern on the back of the second sheet, which is then pressed against the first layer and screwed through into the first layer (not into the channel or joists). The Green Glue converts low-frequency vibration — the deep thud of footsteps — into heat, providing damping that specifically targets the frequencies that resilient channel alone struggles with.

Step five is sealing flanking paths. The perimeter of the ceiling where it meets the walls is sealed with **acoustic caulk** (a non-hardening, flexible sealant that maintains its seal as the building moves seasonally). Light fixture penetrations, electrical boxes, HVAC register openings, and plumbing penetrations are all potential sound leaks that must be sealed. Recessed pot lights are particularly problematic — each one is a hole in the sound barrier. GTA contractors increasingly recommend surface-mount LED fixtures instead of recessed lights in soundproofed ceilings to maintain the acoustic integrity of the assembly.

The total installed cost for a professionally soundproofed basement apartment ceiling in Toronto runs approximately **\$8–\$15 per square foot**, including insulation, resilient channel, double drywall with Green Glue, acoustic caulking, taping, and Level 4 finishing. For a 700-square-foot basement apartment, that translates to roughly **\$5,600–\$10,500 for the ceiling alone**. This is a significant investment, but it is the most impactful soundproofing measure you can take in a basement apartment — the ceiling is by far the largest surface shared with the unit above and the primary path for footstep noise.

One additional strategy that some Toronto contractors recommend is addressing the floor above as well, if you have access to it. Adding a **floating floor assembly** upstairs — a layer of acoustic underlayment (cork or rubber mat) beneath the finished flooring — reduces impact noise at the source before it enters the joist structure. This above-and-below approach delivers the best results, with combined STC ratings exceeding 60 and significant impact noise reduction that neither ceiling treatment nor floor treatment achieves alone.

This is strictly professional work requiring a building permit (since you are creating a secondary dwelling unit) and precise execution. Get matched with a drywall contractor for a free estimate through Toronto Drywall Installers.

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Can I soundproof a single wall in my Toronto semi-detached without tearing out all the existing drywall?

Yes, you can add soundproofing to a single shared party wall in a Toronto semi-detached without removing the existing drywall, and it's one of the most common soundproofing requests we see across the GTA. The approach involves building a new sound-isolation layer directly over the existing wall surface, which avoids the mess, cost, and disruption of a full tear-out.

The most effective method is to apply **Green Glue Noiseproofing Compound** directly to a new layer of 5/8-inch drywall and then screw that second layer over the existing wall. Green Glue is a viscoelastic damping compound that converts sound energy into tiny amounts of heat, and when sandwiched between two rigid layers it can improve the wall's STC (Sound Transmission Class) rating by 8-12 points. In the GTA, a tube of Green Glue runs about \$18-\$25, and you'll need roughly two tubes per 4x8 sheet. The new layer of 5/8-inch drywall costs \$18-\$26 per sheet. For a typical semi-detached party wall of around 120-160 square feet, you're looking at **\$1,500-\$3,500 installed** including materials, taping, finishing, and painting — a fraction of a full tear-out rebuild.

For even better results, Toronto drywall contractors often recommend installing **resilient channel** (also called hat channel or RC-1) horizontally across the existing wall at 24-inch intervals before attaching the new drywall layer. Resilient channel mechanically decouples the new drywall from the wall structure behind it, meaning sound vibrations travelling through the framing don't transfer directly to your new drywall surface. This adds roughly \$1.50-\$2.50 per square foot in materials and labour but can push the STC improvement to 15-20 points when combined with Green Glue. The critical installation detail here is that **every single screw must go through the drywall and into the resilient channel only** — if even one screw penetrates through the channel and into a stud behind it, that screw acts as a sound bridge and short-circuits the entire isolation assembly. This is why professional installation is strongly recommended.

Another option gaining popularity in GTA renovations is **QuietRock soundproof drywall**, which has a viscoelastic polymer core built right into the board. A single layer of QuietRock over the existing wall provides roughly the same performance as the Green Glue sandwich method but with faster installation since there's only one layer to hang and finish. QuietRock sheets run \$55-\$90 per 4x8 sheet in the GTA, so materials cost more, but labour is less since you're hanging one layer instead of two.

There are a few things to be aware of with any over-the-existing-wall approach. You'll lose about 1 to 1.5 inches of room depth per wall you treat — not a huge amount, but it does mean adjusting electrical outlet boxes, light switches, window and door casings, and baseboards. Your electrician will need to extend outlet boxes to reach the new wall surface, and this may require a permit depending on the scope. Also, sound doesn't just travel through

the party wall — it flanks around through the floor, ceiling, electrical outlets, and any shared structural elements. Treating the party wall alone typically produces a noticeable improvement, but if the noise issue is severe, you may need to address the ceiling and floor connections as well for a complete solution.

For Toronto semi-detached homes specifically, the party wall is often a double-stud or masonry construction depending on the era. **Pre-war semis** in neighbourhoods like the Annex, Riverdale, and Leslieville may have a solid brick party wall, which already provides decent mass-based sound isolation — adding a decoupled drywall layer over that can be remarkably effective. **Post-war semis** in Scarborough, East York, and North York are more likely to have wood-framed party walls with less inherent sound blocking, so the improvement from adding a soundproofing layer will be more dramatic.

This is absolutely a project for a professional drywall contractor with soundproofing experience. The resilient channel installation is unforgiving — one mistake compromises the whole assembly — and the taping and finishing of the new surface needs to be seamless. Budget **\$2,500-\$5,000** for a single party wall done properly with resilient channel and a Green Glue drywall sandwich, including all finishing work. Browse drywall professionals in your area through the Toronto Construction Network directory.

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Q14

How much should I budget for soundproofing drywall in a Scarborough home music studio to meet neighbour noise standards?

For a dedicated home music studio in Scarborough, you should budget between \$8,000 and \$18,000 for a comprehensive drywall-based soundproofing package covering all four walls and the ceiling, depending on the room size and the level of isolation you need. A basic improvement that reduces casual noise complaints

will sit at the lower end, while a properly isolated room suitable for amplified instruments or recording will push toward the higher end.

The target you're aiming for is an **STC rating of 55-60 or higher** for the walls and ceiling. For context, a standard interior wall with single-layer 1/2-inch drywall on each side rates around STC 33-35 — you can hear normal conversation clearly through that. At STC 50, loud speech is barely audible. At STC 60, most sounds including amplified music are reduced to a faint hum. The Ontario Building Code requires STC 50 between dwelling units in multi-unit buildings, but for a music studio in a detached or semi-detached Scarborough home, there's no specific code requirement — your target is driven by practical neighbour relations and your own comfort.

What a Professional Studio Assembly Looks Like

The gold standard for a home music studio involves **decoupled double-layer drywall with damping compound on all surfaces**. Here's what that breaks down to in GTA pricing:

Walls typically get resilient channel installed horizontally at 16 or 24-inch spacing, then a first layer of 5/8-inch Type X drywall (\$20-\$28 per sheet), two tubes of Green Glue per sheet (\$36-\$50 per sheet in compound), and a second layer of 5/8-inch drywall on top. This assembly achieves STC 52-56 when done correctly. For even higher isolation, contractors may build an independent stud wall with a 1-inch air gap from the existing wall — this "room within a room" approach can hit STC 60-65 but costs significantly more due to the additional framing and lost floor space.

The ceiling is the most critical and expensive surface because sound travels upward through floor joists to the rooms above. Resilient channel on the ceiling joists, followed by a double layer of 5/8-inch drywall with Green Glue between layers, is the standard approach. For a music studio, many GTA contractors recommend adding mineral wool insulation (Roxul Safe'n'Sound, about \$1.20-\$1.80 per square foot) in the joist cavities above before installing the resilient channel. Ceiling soundproofing runs **\$5.00-\$10.00 per square foot installed** due to the difficulty of overhead work and the weight of double drywall layers.

For a typical Scarborough home studio room of 150-200 square feet, here's a realistic budget breakdown. Materials including double-layer drywall, Green Glue, resilient channel, mineral wool insulation, acoustical caulk for sealing perimeters, and all taping supplies will run **\$2,500-\$5,000**. Labour for installation, taping, and Level 4 finishing typically runs **\$4,000-\$8,000** depending on the complexity. Extending electrical outlets through the new wall thickness adds **\$500-\$1,500**. A solid-core or acoustically rated door (the weakest link in any soundproofed room) runs **\$800-\$2,000 installed**. Sealing all penetrations, outlets, and gaps with acoustical caulk is included in most contractor quotes but is absolutely critical — sound leaks through any unsealed gap.

One detail that catches many Scarborough homeowners off guard is **flanking paths**. Sound doesn't just go through walls — it travels through HVAC ducts, electrical boxes back-to-back on shared walls, gaps under doors, and structural connections at the floor and ceiling. A proper music studio build addresses all of these, which is why the

cost adds up. An experienced soundproofing contractor will seal every electrical box with putty pads, install acoustical caulk at every perimeter joint, and may recommend duct silencers for any HVAC serving the room.

Many post-war Scarborough homes from the 1950s-1970s have basements that make ideal music studio locations because the concrete foundation walls already provide substantial mass-based sound isolation to the outside. You'd primarily need to address the ceiling (sound to the floor above) and any above-grade walls. This can bring the budget down to **\$5,000-\$10,000** since the concrete does much of the heavy lifting.

This is entirely a professional project — the resilient channel installation alone requires precision that determines whether the entire investment works or fails. Get matched with a drywall contractor experienced in soundproofing through the Toronto Construction Network for a proper assessment and quote.

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Q15

How much does a full room soundproofing project with specialty drywall cost in the Greater Toronto Area?

A full room soundproofing project using specialty drywall in the GTA typically costs between \$5,000 and \$20,000 depending on the room size, the level of sound isolation required, and whether you're building new walls or adding to existing ones. A small bedroom or home office runs toward the lower end, while a large basement home theatre or music room with high-performance requirements pushes well above \$15,000.

To break this down in practical terms, let's look at what goes into a typical GTA soundproofing project room by room. The cost per square foot of wall and ceiling surface is the most useful way to compare, because room size is the single biggest variable.

Standard soundproofing upgrade — adding a single layer of QuietRock (\$55-\$90 per 4x8 sheet) over existing walls and ceiling on resilient channel — runs about **\$5.00-\$8.00 per square foot of treated surface, installed and finished**. For a 12x12 bedroom with 8-foot ceilings, that's roughly 560 square feet of wall and ceiling surface, putting the project at **\$2,800-\$4,500** for materials and installation, plus finishing and ancillary costs that bring it to **\$4,000-\$6,500 total**.

Mid-range soundproofing — resilient channel with double-layer 5/8-inch drywall and Green Glue damping compound between layers — is the sweet spot most GTA contractors recommend for serious noise reduction. This assembly achieves STC 52-58 depending on the existing wall construction and insulation. The installed cost runs **\$6.00-\$10.00 per square foot of treated surface**. For that same 12x12 room, you're looking at **\$5,500-\$9,000 all-in** including taping, finishing, electrical outlet extensions, and a solid-core door upgrade.

High-performance "room within a room" construction — independent stud walls with an air gap, double drywall with Green Glue on both the existing and new walls, mineral wool in all cavities, floating floor, and isolated ceiling — is what recording studios and serious home theatres require. This level pushes **\$10.00-\$18.00 per square foot** and a full room can easily reach **\$15,000-\$25,000** or more in the GTA. You also lose 3-5 inches of room dimension on each treated wall.

Beyond the drywall itself, several additional costs are unavoidable in a proper soundproofing project. **Mineral wool insulation** (Roxul Safe'n'Sound or equivalent) in the wall cavities adds \$1.20-\$1.80 per square foot — this is strongly recommended because it absorbs sound energy within the cavity and prevents the hollow wall from acting as a drum. **Acoustical caulk** for sealing every perimeter joint, electrical penetration, and gap runs \$200-\$500 per room in materials alone. **Electrical work** to extend outlet and switch boxes through the additional wall thickness typically costs \$500-\$1,500 depending on the number of outlets. And **the door** is always the weakest link — upgrading to a solid-core door with proper weatherstripping and a door sweep costs \$600-\$1,500 installed, while a purpose-built acoustical door runs \$2,000-\$4,000.

GTA drywall costs for soundproofing projects are **25-35% higher than smaller Ontario markets** due to higher labour rates, disposal costs for removed materials, and the logistical challenges of working in urban Toronto homes with limited parking and tight access. Condo projects carry additional premiums because of building access restrictions, construction hour limitations (typically 9 AM to 5 PM weekdays in most Toronto condo buildings), elevator booking requirements, and dust containment measures.

One important consideration for GTA homeowners is that **soundproofing is only as good as its weakest point**. A \$15,000 wall and ceiling assembly is undermined by a hollow-core door, an unsealed electrical outlet, or an HVAC duct that connects the soundproofed room to the rest of the house. Professional soundproofing contractors understand flanking paths and will address all of them — this is not a project where cutting corners saves money, because partial soundproofing often produces disappointing results relative to the investment.

For an accurate quote on your specific room, get matched with a soundproofing-experienced drywall contractor through Toronto Drywall Installers — measurements and an assessment of the existing wall construction are essential for a reliable estimate.

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Does green glue compound between drywall layers really work for soundproofing in Toronto condo renovations?

Yes, Green Glue Noiseproofing Compound genuinely works and is one of the most cost-effective soundproofing upgrades available for Toronto condo renovations. Independent lab testing consistently shows that Green Glue between two layers of drywall improves STC ratings by 8-12 points compared to the same double drywall without it — that translates to a noticeable, real-world reduction in sound transmission that most people describe as cutting perceived noise roughly in half.

Green Glue is a **viscoelastic damping compound** that works by converting sound vibration energy into small amounts of heat as the compound flexes between two rigid drywall layers. It's applied in a random pattern (two tubes per 4x8 sheet) on the back of the second drywall layer before that layer is screwed into place over the first. It remains permanently flexible — it never fully hardens — which is what gives it its damping properties. At \$18-\$25 per tube in the GTA, the material cost for a Green Glue layer works out to roughly \$1.00-\$1.50 per square foot, making it remarkably affordable relative to the performance gain.

For Toronto condo owners specifically, Green Glue is particularly attractive because **it adds minimal thickness to the wall assembly**. A Green Glue sandwich adds only the thickness of one additional layer of drywall — about 5/8 inch — compared to building an entirely new decoupled wall that could eat 3-5 inches of room depth. In Toronto condos where every square foot matters and units regularly sell for \$900-\$1,200 per square foot, losing room dimensions to soundproofing is a real concern. The Green Glue approach preserves your usable space while delivering meaningful improvement.

That said, there are important caveats for condo applications. **Green Glue alone won't turn a poorly isolated party wall into a studio-quality sound barrier.** If your existing condo party wall is a single layer of 5/8-inch Type X drywall on each side of a steel stud assembly (common in Toronto condos built in the 2000s-2010s), adding a Green Glue and drywall layer to your side might take the wall from around STC 45-48 to STC 53-58. That's a significant improvement — loud TV, music, and conversation from the neighbouring unit become much less intrusive — but bass-heavy sound, impact noise (footsteps from above), and very loud music will still be partially audible.

For **ceiling noise in Toronto condos** (footsteps, dropped objects, furniture moving), Green Glue between drywall layers helps with the airborne component of the noise but does very little for impact noise. Impact noise travels through the structure itself, and addressing it properly requires either resilient channel to decouple the ceiling drywall from the joists, or the upstairs neighbour installing a floating floor or impact-absorbing underlayment. Many Toronto condo owners treat their ceiling with resilient channel AND a Green Glue drywall sandwich for the best

achievable result from below.

The installation is straightforward in principle but has important details that affect performance. **Green Glue needs a minimum of 7 days to reach full damping performance**, and it continues improving for up to 30 days after installation. The compound should be applied in a random, squiggly pattern covering roughly 70% of the sheet surface — a perfectly even application actually performs slightly worse than a random pattern. The second layer must be screwed through to the studs or furring, not just into the first layer of drywall, and all perimeter joints must be sealed with acoustical caulk to prevent sound flanking around the edges.

Toronto condo boards generally permit Green Glue application as part of a renovation, but you'll need to follow your building's renovation rules — submit plans, limit construction to permitted hours, and protect common areas during material delivery. The taping and finishing of the new drywall surface generates dust, so containment measures are essential.

For a typical Toronto condo bedroom party wall (roughly 100-120 square feet), a Green Glue and drywall overlay including finishing runs about **\$1,500-\$3,000 installed**. For a full condo unit with multiple party walls and ceiling treatment, budget **\$8,000-\$15,000**. It's a worthwhile investment that improves both your quality of life and your unit's resale value. Find local drywall professionals experienced with condo soundproofing through the Toronto Construction Network directory.

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Q17

What is the minimum STC rating required by Ontario Building Code for walls between dwelling units?

The Ontario Building Code requires a minimum Sound Transmission Class (STC) rating of 50 for walls, floors, and ceilings separating dwelling units. This applies to all party walls in semi-detached homes, townhouses, duplexes, condominiums, and any building containing two or more separate dwelling units, including secondary suites and accessory dwelling units.

An STC 50 rating means that **loud speech on the other side of the wall is barely audible**, and normal conversation is essentially inaudible. To put this in perspective, a standard interior wall with single-layer 1/2-inch drywall on wood studs rates around STC 33-35 — you can hear normal conversation clearly through it. At STC 40, loud speech is audible but unintelligible. At STC 50 (the code minimum), only very loud sounds like amplified music or a loud TV are faintly perceptible. The jump from STC 33 to STC 50 represents a dramatic improvement in day-to-day livability, which is exactly why the code sets this threshold for shared walls.

The specific reference is **Ontario Building Code Section 9.11**, which addresses sound transmission in residential construction. This section requires that the **apparent sound transmission class (ASTC)** between dwelling units be at least 47, or alternatively that the wall assembly achieve a laboratory STC rating of at least 50. The distinction matters — ASTC is measured in the actual building and accounts for flanking paths (sound travelling around the wall through floors, ceilings, and connections), while the laboratory STC rating is measured under ideal conditions. Because real-world performance is always somewhat lower than lab ratings due to flanking, the code accepts either metric.

For Toronto-area construction, achieving STC 50 typically requires one of several proven wall assemblies. The most common approach in **new residential construction** across the GTA is a single wood or steel stud wall with insulation in the cavity and a double layer of 5/8-inch Type X drywall on at least one side, achieving STC 50-55. For **condo and multi-residential buildings**, the standard is typically a steel stud assembly with mineral wool insulation, resilient channel on one side, and 5/8-inch Type X drywall — this achieves STC 55-60. **Staggered stud walls** (2x4 studs staggered on a 2x6 plate so no stud touches both sides) with insulation achieve STC 50-56. **Double stud walls** with an air gap between the two stud rows and insulation in both cavities can reach STC 60-65.

It's worth noting that the STC 50 requirement is a **minimum**, and many GTA homeowners and condo developers choose to exceed it. In practice, STC 50 still allows some sound transmission — a loud party or amplified music next door will be faintly audible. For comfortable living in Toronto's densely packed semi-detached homes and condos, many acoustics professionals recommend targeting STC 55-60 for party walls, which provides a much more satisfying level of privacy.

For homeowners creating a **secondary suite or accessory dwelling unit** in Toronto — increasingly common given the city's housing policies — the STC 50 requirement applies to the separation between the primary dwelling and the suite. This catches many homeowners off guard during basement apartment conversions, where the floor/ceiling assembly between the main floor and the basement suite must meet both the fire separation and sound

transmission requirements. A typical floor assembly needs mineral wool insulation between joists, resilient channel on the ceiling below, and double drywall to meet STC 50.

If you're renovating a shared wall in a Toronto semi-detached or adding a secondary suite, the STC 50 requirement will be checked during building inspection. This is not optional or advisory — it's a code requirement that must be met for the permit to be closed. Your drywall contractor should be specifying assemblies that meet or exceed STC 50 and should be familiar with the tested assemblies listed in the Ontario Building Code appendix.

For proper assessment of your existing wall assembly and a soundproofing plan that meets code, get matched with an experienced drywall professional through the Toronto Construction Network.

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Q18

How do I soundproof drywall around noisy plumbing pipes in a Toronto home without major demolition?

The most effective way to quiet noisy plumbing pipes behind drywall without tearing out walls is to build a sound-isolated drywall enclosure over the existing wall surface, trapping the pipe noise behind additional mass and damping. This avoids the mess and expense of opening walls, relocating pipes, or major demolition — and it's a common solution in GTA homes where cast iron drain stacks have been replaced with noisier PVC.

Before jumping to drywall solutions, it helps to understand **why the pipes are noisy in the first place**. In many Toronto homes — particularly those built or renovated from the 1980s onward — original cast iron drain pipes were replaced with PVC or ABS plastic. Cast iron is heavy and naturally dampens water flow noise, while plastic pipe transmits every flush, shower drain, and water hammer vibration directly into the framing and drywall. This is

especially noticeable in two-storey homes across Scarborough, North York, and Etobicoke where the main drain stack runs through a wall shared with a bedroom or living room.

The **simplest non-demolition approach** is adding a second layer of drywall over the wall containing the noisy pipes, with Green Glue damping compound between the existing and new layers. Apply two tubes of Green Glue per 4x8 sheet in a random pattern, press the new 5/8-inch drywall into place, and screw through to the studs. This adds mass and damping that reduces the pipe noise transmission by 8-12 STC points. The total wall thickness increases by only about 5/8 inch, so trim and outlet extensions are minimal. Cost for a single wall section (roughly 40-60 square feet around a pipe chase) runs **\$500-\$1,200 installed and finished**.

For more significant noise — like a main drain stack that transmits every toilet flush from the floor above — a better approach is to **install resilient channel over the existing wall, then attach the new drywall layer to the channel**. The resilient channel decouples the new drywall surface from the wall framing, breaking the direct vibration path from the pipe through the studs to the drywall. Combined with Green Glue between the channel-mounted drywall and a second finishing layer, this assembly can reduce pipe noise by 15-20 STC points. Budget **\$1,000-\$2,500** for this treatment on a single wall section, including finishing.

If you have **access to the pipe from one side** — for instance, in a basement ceiling where drain pipes are exposed before drywall is installed — wrapping the pipes directly with mass-loaded vinyl (MLV) before drywalling is extremely effective. MLV is a dense, flexible material that costs \$1.50-\$3.00 per square foot in the GTA. Wrapping it tightly around drain pipes and securing with tape or zip ties before installing the drywall ceiling eliminates the noise at the source. If the basement ceiling is already drywalled and you're willing to remove a section, wrapping the pipes and then reinstalling the drywall with resilient channel and Green Glue is the most thorough solution.

There are also **targeted treatments that don't involve any drywall work at all**. Pipe clamps with rubber isolation pads prevent vibrations from transferring to framing — if your pipes are rattling against studs or joists, replacing rigid clamps with isolated ones can dramatically reduce transmitted noise. Water hammer arrestors installed at washing machines and dishwashers eliminate the banging sound of sudden valve closure. These fixes cost \$20-\$100 each and a plumber can install them in under an hour.

For Toronto homes specifically, **winter makes pipe noise worse** because the dry air and cold temperatures cause framing lumber to shrink slightly, loosening pipe connections and creating gaps where pipes can vibrate against wood. You may notice drain noise is louder from December through March and quieter in summer when humidity swells the wood back to a snug fit.

A few important practical notes: if you're building a drywall enclosure or boxout around a pipe chase, make sure you maintain access to any cleanouts, shutoff valves, or union fittings. The Ontario Building Code requires access to plumbing cleanouts, and a drywall contractor should either leave an access panel or install a removable panel in

the enclosure. Also, any drywall work around pipes in areas prone to condensation (cold water pipes in humid summers) should use **moisture-resistant green board or purple board** to prevent mould issues.

This type of targeted soundproofing is well within a professional drywall contractor's skillset. Need help finding a drywall installer with soundproofing experience? Toronto Drywall Installers can match you for free through the Toronto Construction Network.

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What soundproofing drywall assembly do Toronto contractors recommend for a nursery beside a busy street?

For a nursery on a busy Toronto street, GTA drywall contractors most commonly recommend a resilient channel and double-drywall assembly with Green Glue on the exterior wall, targeting STC 50-55 to create a noticeably quieter space for your baby. This approach addresses the specific challenge of reducing traffic noise — which is predominantly low-frequency rumble from trucks, buses, and streetcars — coming through the exterior wall.

Traffic noise is harder to block than voice or music because it contains a high proportion of **low-frequency sound** (below 250 Hz), and low-frequency sound requires mass and decoupling to attenuate effectively. A standard exterior wall in a Toronto home — typically 2x6 studs with fibreglass batt insulation, a vapour barrier, and a single layer of 1/2-inch drywall on the interior — achieves roughly STC 35-40. That's adequate for a quiet suburban street but falls short on arterial roads like Kingston Road, Lawrence Avenue, Dundas Street, or any route with TTC streetcar or bus traffic.

The **recommended assembly for the nursery's exterior wall** starts with removing the existing drywall on the street-facing wall (if the home was built with it) or building over it. The optimal build from inside out is: existing framing and insulation with 6-mil polyethylene vapour barrier (required by Ontario Building Code for exterior walls in Climate Zone 6), then **resilient channel** installed horizontally at 16-inch centres, then a first layer of **5/8-inch drywall** screwed to the resilient channel only, then **two tubes of Green Glue per sheet** applied to the back of the second layer, and finally a second layer of **5/8-inch drywall** screwed through to the resilient channel. All perimeter joints are sealed with **acoustical caulk** — not regular silicone or latex caulk, which hardens and transmits vibration.

This assembly achieves **STC 52-58** depending on the existing wall construction and insulation quality. If the wall cavities currently have standard fibreglass batt insulation, upgrading to **mineral wool** (Roxul Safe'n'Sound or ComfortBatt) provides better low-frequency absorption, which is particularly beneficial for traffic noise. Mineral wool is denser than fibreglass and performs better in the 125-500 Hz range where most traffic noise energy sits.

For nurseries on particularly loud streets — think Lakeshore Boulevard, the Gardiner corridor, or homes near the 401 or DVP — some Toronto contractors recommend using **QuietRock 510 or 530** as one of the two drywall layers instead of standard 5/8-inch board. QuietRock has a built-in viscoelastic damping layer that provides additional low-frequency attenuation. Combined with Green Glue on the second layer, this pushes the assembly toward STC 58-62 on the treated wall.

However, the wall is only part of the equation. **The windows are almost always the weakest link** in a nursery facing a busy Toronto street. A single-pane window might rate STC 26-28, and even a standard double-pane

window only achieves STC 28-32. No amount of wall soundproofing matters if the window is letting traffic noise pour in. If budget allows, upgrading to **laminated glass windows** (STC 34-38) or adding an **interior storm window** with a wide air gap makes a dramatic difference. Your window specialist and drywall contractor should coordinate on this.

For the nursery project specifically, here's what the **budget typically looks like in the GTA**. Treating a single exterior wall of a standard bedroom (approximately 100-120 square feet) with the full resilient channel, double drywall, and Green Glue assembly runs **\$2,500-\$4,500 installed and finished**. If you're also treating the ceiling (for noise from above, or for homes directly under a flight path near Pearson), add another **\$2,000-\$4,000**. Upgrading insulation in the wall cavities adds \$300-\$600. Acoustical caulk and sealing all penetrations adds \$200-\$400.

One additional tip for the nursery: **seal the electrical outlets and light switches on the exterior wall** with acoustical putty pads (about \$5 each). Sound leaks through the gaps around electrical boxes are a surprisingly common flanking path, and sealing them is inexpensive but effective. Also ensure the bedroom door has weatherstripping and a sweep — hallway noise from other parts of the house can be just as disruptive as street noise for a sleeping baby.

Get matched with a drywall contractor experienced in residential soundproofing through Toronto Drywall Installers for a proper assessment and quote tailored to your nursery's specific wall construction and street noise level.

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Q20

How much more does soundproof drywall installation cost compared to standard drywall per square foot in the GTA?

Soundproof drywall installation in the GTA costs roughly \$3.00-\$6.00 more per square foot than standard drywall installation, depending on the specific soundproofing assembly chosen. Standard drywall installation (hanging, taping, and Level 4 finishing) runs about \$4.50-\$7.50 per square foot in the GTA, while a soundproofed wall assembly comes in at \$7.50-\$14.00 per square foot — so you're looking at anywhere from a 60% to 100% premium over standard.

The cost difference comes from three sources: **more expensive materials, additional labour, and supplementary components** that a standard drywall job doesn't require. Let's break down the most common soundproofing approaches and their per-square-foot premium over standard installation.

Green Glue and double drywall is the most popular entry-level soundproofing upgrade. You're adding a second layer of 5/8-inch drywall (\$18-\$26 per 4x8 sheet, working out to roughly \$0.60-\$0.80 per square foot) plus Green Glue compound (two tubes per sheet at \$18-\$25 each, adding approximately \$1.10-\$1.60 per square foot). Labour to hang the second layer adds about \$1.00-\$1.50 per square foot. Total premium: **\$2.70-\$3.90 per square foot** over a single-layer standard installation. This brings the all-in installed cost to roughly **\$7.00-\$11.00 per square foot**.

Resilient channel with double drywall and Green Glue adds the decoupling element for significantly better performance. Resilient channel material costs about \$0.40-\$0.70 per square foot, and installation adds another \$0.50-\$1.00 per square foot in labour. Combined with the double drywall and Green Glue costs above, the total premium over standard is **\$3.60-\$5.60 per square foot**, putting the all-in cost at **\$8.00-\$13.00 per square foot**.

QuietRock specialty drywall (a single board with built-in viscoelastic damping) offers a streamlined alternative. A 4x8 sheet of QuietRock runs \$55-\$90 versus \$14-\$20 for standard 1/2-inch drywall — roughly \$1.30-\$2.20 more per square foot in materials alone. Because it's a single layer, labour is similar to standard drywall hanging, though the boards are heavier and require more care. Total premium: **\$1.50-\$3.00 per square foot** over standard, making it the least expensive per square foot but also providing less sound isolation than the double-drywall assemblies. All-in cost: **\$6.00-\$10.00 per square foot**.

Beyond the drywall itself, a proper soundproofing project includes costs that don't exist in a standard drywall job. **Acoustical caulk** for sealing all perimeter joints and penetrations adds \$0.30-\$0.60 per square foot of treated wall. **Mineral wool insulation** in the wall cavity (if upgrading from fibreglass or filling previously empty cavities) adds \$1.20-\$1.80 per square foot. **Electrical outlet extensions** to accommodate the additional wall thickness run \$75-\$150 per outlet. **Acoustical putty pads** for sealing around electrical boxes add \$5-\$10 per box.

To put this in real-dollar terms for common GTA projects: **soundproofing a single party wall** in a Toronto semi-detached (approximately 120-150 square feet) runs \$1,200-\$2,500 more than if you were just replacing the drywall with standard board. **Soundproofing an entire room** (four walls and ceiling, roughly 500-600 square feet of

surface) adds \$2,000-\$4,500 over a standard drywall job. **A full condo unit** with multiple party walls and ceiling treatment can add \$5,000-\$12,000 over the cost of standard drywall renovation.

One important consideration: **the labour premium for soundproofing is higher than the material premium** because the work requires more precision. Every screw in a resilient channel assembly must hit the channel and not the stud behind it. Every Green Glue application must be consistent. Every perimeter joint must be sealed. Experienced soundproofing installers command higher rates than general drywall hangers because the consequences of poor installation are that the homeowner spent thousands extra and didn't get the sound reduction they paid for.

For accurate pricing on your specific project, browse drywall professionals through the Toronto Construction Network directory at torontoconstructionnetwork.com/directory?trade=insulation.

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