

# Wet Room Bathroom Decision Checklist

Oakville Homeowner Guide 2026

## Before you commit to a wet room

### 1 Measure the available footprint

Wet rooms work below 50 sq ft and above 80. Awkward middle sizes can feel cramped without a glass partition for a dry zone.

### 2 Check the subfloor

Suspended wood floors need extra structural attention. Concrete slabs handle the slope and waterproofing easily.

### 3 Confirm the drain location

A linear drain along one wall costs less to install than a centered point drain. Re-routing the existing drain adds \$500 to \$1,500.

### 4 Pick the waterproofing system

Schluter Kerdi, RedGard, or sheet membranes are the three common options. Liquid systems are faster, sheet systems are more forgiving for DIY mistakes.

### 5 Plan ventilation

Standard 50 CFM bath fans are not enough for a wet room. Plan for a 110 to 150 CFM unit with humidity sensing.

### 6 Decide on a glass partition

A frameless half-wall keeps the open feel and protects the vanity area from spray. Full enclosure defeats the point.

### 7 Specify slip-resistant tile

Look for a DCOF rating of 0.42 or higher for floor tile. Anything below is unsafe when wet.

### 8 Confirm permit needs with your municipality

Most cosmetic renovations skip permits. Re-routing plumbing or adding electrical needs one.

### 9 Budget for waterproofing properly

Whole-room membrane plus extra labour runs \$2,500 to \$4,500 above a standard bathroom. Underbudgeting here is the most common regret.

### 10 Choose finishes that age well

Tile and porcelain age slower than vinyl plank. A wet room is a 20-year commitment.

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