

What To Ask Before You Renovate a Kitchen or Bathroom in a Toronto Condo

Questions to ask your condo corporation or property manager

- 1 Do I need to submit an alteration or renovation request before any work starts, even for a cosmetic update?
- 2 Where can I find the current declaration, bylaws, and rules that apply to renovations in my unit?
- 3 What proof of insurance does the corporation want to see, and does the certificate need to name the corporation?
- 4 Is there a list of licensed trades or contractor requirements the corporation expects me to follow?
- 5 Are there quiet hours, allowed work days, or a booking process for the freight elevator and loading dock?
- 6 Does the corporation have rules about flooring underlay or sound transmission for kitchen and bathroom floors?
- 7 Who is the point of contact if a question or issue comes up once work is underway, the property manager or the board?
- 8 Is there a process for a close-out check once the renovation is finished?

Questions to ask your contractor

- 1 Have you worked on condo renovations before, and can you describe how you typically handle building requirements?
- 2 How will you protect shared hallways, elevators, and stairwells during the project?
- 3 What is your plan if a leak, noise complaint, or other issue affects a neighbouring unit?
- 4 Will you help prepare the paperwork the condo corporation asks for, such as insurance certificates or a work schedule?
- 5 Are you licensed and insured for the trades involved in this project?

Questions to ask yourself

- 1 Have I read my own unit declaration and the corporation rules, not just relied on what a neighbour told me?
- 2 Do I have the approval in writing before any work begins, not just a verbal go-ahead?
- 3 Have I planned for how my household will manage without a working kitchen or bathroom during construction?
- 4 Do I know who to contact, and how quickly, if something unexpected comes up mid-project?

Condo kitchen or bathroom renovation? Kitchen and Bath Reno works with GTA condo owners on the des