OTTAWA GARAGE DOOR REPAIRS

Panels & New Doors

Replacing a section or the whole door: matching panels, single and double doors, insulated or not

5 Expert Answers from Garage Door IQ

ottawagaragedoorrepairs.ca/construction-brain

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Q1

Keeping my old opener with a new garage door in Orleans: what should I ask?

The key question is whether the new door's spring and cable system is set up to work with the opener you already have. A new door comes with its own springs, tracks and cables; the opener then drives it. Ask the company whether your existing opener has enough lifting capacity for the new door, and get that answer in writing before the installation date.

A few things are worth confirming before the job starts:

- Does the new door's weight fall within what the existing opener can handle?
- Will the opener fit the new door's height, or does the header clearance change?
- Will the safety sensors need to be repositioned for the new door?
- Does the opener's auto-reverse work correctly with the new door?

On the certification mark: Ontario law requires electrical products to carry a recognized certification mark (O. Reg. 438/07 s.5(1)). Your existing opener already carries one if it was sold legally in Ontario, but if the company recommends swapping it out for a new unit, look for that mark on the replacement before it goes in.
The new door itself, installed in the same-size opening, does not need a City of Ottawa building permit. The City's exempt list covers "replacing doors or windows provided they are in the same size opening." If the opening stays the same width and height, no permit is required, though the work still has to meet the Building Code. If the opening changes, that becomes a structural alteration and a permit is needed.

Published 2025-2026 Ottawa estimates put a new single insulated door, installed, at about $1,400 to $2,500 or more. That range covers the door installation; ask the company to spell out in writing exactly what is included and what the opener compatibility check will cost if it turns out adjustments are needed.

Ask the company to confirm in writing, before the installation date, whether your opener is compatible with the new door or whether a replacement will be recommended.

Q2

What should a new garage door quote in Nepean include besides the door itself?

A quote for a new garage door in Nepean should spell out every part of the job, not just the door panel price. Published 2025–2026 Ottawa estimates put a single insulated door installed at about $1,400 to $2,500 or more,

and a double insulated door typically at about $2,200 to $3,500, before tax; your quote will differ, so check what it lists.

Here is what to ask the company to itemize in writing before you agree:

- The door itself, with the size, insulation level and number of sections stated
- Tracks, springs and lift cables for the new door
- Removal and disposal of the old door
- Labour for the full installation
- Whether the opener is included or quoted separately, and if separately, the installed price for that unit
- Reconnection of your existing opener, if you are keeping it
- Weather seals: included or priced separately
- Any hardware the new door requires that differs from what is already in place

A few things to confirm separately. If the opening is staying the same size, the City of Ottawa's exempt list covers "replacing doors or windows provided they are in the same size opening," so no building permit is needed for that. If the opening is being widened or raised, that is a structural alteration and a City of Ottawa building permit is required. Ask the company which category your job falls into before work starts.
If the job includes a new opener and that opener needs a new outlet or circuit, that is electrical work: a Licensed Electrical Contractor files the ESA notification. Ask whether any new wiring is part of the scope, and if so, who is responsible for the ESA notification.

Ask the company to confirm in writing whether the opening size is changing, and tell it if your home has a heritage designation: those two facts decide whether the City is involved.

Q3

Does a new garage door quote in Ottawa list the opener separately?

It should, and if it does not, ask for it. Published 2025–2026 Ottawa estimates put a new door installed at about $800 to $1,500 for a single uninsulated door, $1,400 to $2,500 or more for a single insulated door, and typically about $2,200 to $3,500 for a double insulated door, before tax. A new belt-drive opener installed runs about $500 to $950. A quote that bundles them makes it hard to compare one company's price against another's.

What a complete door quote should itemize

- The door itself, with its tracks and springs included or priced separately
- Labour to remove the old door and install the new one
- The opener, if you want one, as its own line with the unit price and installation labour shown separately
- Disposal of the old door, if the company handles it
- Any hardware that is not included in the door price

Ask whether the springs are new or carried over from the old door. If an opener is quoted, ask whether it carries a recognized certification mark: Ontario's product safety regulation says no person shall use, advertise, display, sell or offer for sale an electrical product "unless it has been approved" (O. Reg. 438/07, s.5(1)).
If the job needs a new outlet or circuit for the opener, that is electrical work and a Licensed Electrical Contractor files the ESA notification.

Before you agree to anything, ask each company to send you a written quote that shows the door price, the opener price, and labour as three separate lines so you can compare them cleanly.

Q4

Is insulating my overhead garage door a Building Code requirement in Ontario?

No Ontario Building Code clause we found requires an overhead garage door to meet a minimum insulation level or R-value. The decision to insulate is yours.

SB-12, the energy part of the Code, says: "A building envelope assembly that separates a conditioned space from an adjoining storage garage shall be treated as an assembly separating heated space from exterior, even if the storage garage is intended to be heated" (3.1.1.1.(5)). We found no clause that requires the overhead door itself to be insulated.

What the Code does address nearby is the passage door between an attached garage and the dwelling unit. That door has its own requirements under the Building Code, but those rules cover the house-to-garage entry door, not the overhead door facing the driveway. For questions about that interior door and the gas-barrier wall, ottawadrywallers.ca covers that topic.

If you are replacing your overhead door in the same-size opening, the City of Ottawa's list of projects not requiring building permits includes replacing doors or windows provided they are in the same size opening. A wider or taller opening is a different matter and would require a building permit.

On cost: published 2025-2026 Ottawa estimates put a single insulated door installed at about $1,400 to $2,500 or more, and a single uninsulated door at about $800 to $1,500. Your quote will differ. When you have two written quotes in front of you, line them up item by item: what door size each covers, whether insulation is included or priced separately, what parts and labour are itemised, and whether the opener reconnection or replacement is in the price or added on top.

Q5

Are new tracks and springs part of a garage door replacement quote in Ottawa?

A full replacement takes the old door out and puts a new door, with its tracks and springs, in; the opener is reconnected or replaced. If the quote does not say so line by line, ask before you agree.

What to confirm on each line:

- the door: single or double, insulated or not, and the model class
- tracks: new, or the old ones kept

- springs: new, and whether balancing the door is included
- weather seals: included or priced separately
- the opener: reconnected, or a new one quoted as its own line
- removal and disposal of the old door

Published 2025-2026 Ottawa estimates put a single insulated door installed at about $1,400 to $2,500 or more, and a double insulated door typically at about $2,200 to $3,500, before tax. Your quote will differ, which is why the line items matter.

The one thing to have in writing: which components are supplied new and which, if any, are being carried over from the old installation.

Disclaimer: This guide is provided for informational purposes only by Ottawa Garage Door Repairs. It does not constitute professional advice. Always consult qualified contractors and your local building authority (the City of Ottawa) before changing a garage door opening. A wider or new opening needs a City building permit, and new electrical work is filed with the Electrical Safety Authority. Information is current as of November 15, 2026 and may change. Visit **ottawagaragedoorrepairs.ca** for the latest answers.