

NEW BRUNSWICK CONSTRUCTION NETWORK

How-To Guides

Step-by-step guides and instructions for renovation projects

29 Expert Answers from Construction Brain

newbrunswickconstructionnetwork.com/construction-brain

Table of Contents

1. How do i protect my Shediac cottage from salt air corrosion on the metal flashing and fasteners?
2. What's the proper way to convert an oil-fired hot water boiler system to a heat pump in a Miramichi home?
3. How do i properly support a new beam when removing a load-bearing wall in a 1950s Moncton bungalow with a crawl space below?
4. How do I live in my house while a renovation is happening?
5. How does the National Building Code apply to renovations in New Brunswick?
6. How do I properly waterproof a shower before tiling in my Moncton home?
7. How do I stop condensation on my windows every winter in NB?
8. How do I document my renovation for insurance in case something goes wrong?
9. How do I check if an electrician is licensed through Technical Inspection Services in New Brunswick?
10. How do I prevent water from coming in during spring thaw in my Saint John basement?
11. How do I keep my renovation on schedule when materials take forever to ship to NB?
12. How do I maximize storage space in a small kitchen during a renovation?
13. How do I check for moisture problems before finishing my basement in Saint John?
14. How do building permits work in rural areas through the regional service commissions?
15. How do I check contractor reviews in the Moncton and Fredericton areas?
16. How do I handle a dispute with my contractor under New Brunswick's Construction Remedies Act?
17. How do I winterize a renovation project if it's not done before the freeze-up?
18. How do I plan a renovation timeline, knowing that New Brunswick winters slow things down?
19. How do I fix a shower that's leaking into the floor below after a renovation?
20. How do I find a reliable renovation contractor in Greater Moncton?
21. How do I renovate my condo bathroom in Moncton without causing issues with neighbors?
22. How do I protect my hardwood floors during a renovation?

23. How do I check if my house has knob and tube wiring before starting a renovation in New Brunswick?
24. How do I find a contractor who speaks French for my renovation in Edmundston?
25. How do I manage change orders so costs don't spiral out of control?
26. How do I check if there are open permits on a house before buying it in Saint John?
27. How do I decide which renovations to prioritize on a tight budget?
28. How do I plan a kitchen renovation around my family so we can still eat meals?
29. How do I know if my old house in Saint John is worth renovating?

Q1

How do i protect my Shediac cottage from salt air corrosion on the metal flashing and fasteners?

Salt air corrosion is a serious concern for Shediac cottages — you're right in the heart of the Northumberland Strait's marine environment where salt spray can travel several kilometers inland, especially during storms.

Upgrade to marine-grade materials immediately for any exposed metal components. Standard galvanized steel won't last more than 5-10 years in Shediac's coastal environment. Switch to **316 stainless steel fasteners** (not 304 — the extra molybdenum in 316 provides superior salt resistance) or **hot-dipped galvanized with heavy zinc coating** (minimum G185, preferably G235). For flashing, **aluminum or copper** perform much better than steel in salt air, though copper will develop that characteristic green patina over time.

The key is creating barriers between different metals to prevent galvanic corrosion. When aluminum flashing meets steel roofing, use **butyl tape or EPDM gaskets** as separators. Never let bare aluminum touch galvanized steel directly — the electrochemical reaction accelerates corrosion dramatically in salt environments.

Regular maintenance makes the difference between 10-year and 30-year performance. Rinse exposed metal with fresh water monthly during summer (more often after storms), and apply **marine-grade protective coatings** annually. Products like Corrosion-X or Boeshield T-9 create lasting barriers against salt penetration. Pay special attention to **roof valleys, chimney flashing, and any penetrations** where water can pool.

For new installations, consider **standing seam metal roofing with concealed fasteners** — eliminates hundreds of potential corrosion points compared to exposed screw installations. If you're dealing with existing exposed fasteners, coat them with marine sealant and plan replacement every 7-10 years as preventive maintenance.

Climate considerations matter here — Shediac's frequent fog and high humidity mean metal stays damp longer than inland locations. Ensure proper ventilation around metal components and avoid trapping moisture with tight vapor barriers in coastal applications.

Since you're in the Town of Shediac, any structural flashing work requiring building permits goes through their planning department, though most maintenance and replacement falls under normal upkeep. For major roof work, RSC 7 (Southeast/Plan360) handles permits in the surrounding rural coastal areas.

Start by inventorying your current metal components and prioritizing replacements based on exposure level — ridge caps and windward-facing elements first, then work down to less exposed areas.

Q2

What's the proper way to convert an oil-fired hot water boiler system to a heat pump in a Miramichi home?

Converting from an oil boiler to a heat pump in Miramichi requires careful planning since you'll be switching from a hydronic (water-based) heating system to an air-based system. This is a more complex conversion than replacing a forced-air oil furnace, but it's absolutely doable and increasingly common across New Brunswick.

System Assessment and Planning

Your existing boiler likely heats water that circulates through baseboard radiators, in-floor radiant, or radiators throughout your home. The challenge is that heat pumps produce warm air, not hot water. You have several conversion options: install a **central ducted heat pump system** with new ductwork, add **ductless mini-split units** in each room, or consider a **hybrid approach** keeping some existing radiators with electric boiler backup for the coldest days.

For Miramichi's climate, you'll need a **cold-weather heat pump rated to at least -25°C**. Units from Mitsubishi, Daikin, or Carrier perform well in New Brunswick winters. Expect the system to require backup heating (electric baseboard or keeping your oil boiler as emergency backup) for the coldest winter days when outdoor temperatures drop below the heat pump's effective range.

Electrical and Permit Requirements

This conversion requires significant electrical work. Heat pumps typically need 240V circuits — a central system might require 60-80 amps, while multiple mini-splits need separate 20-30 amp circuits each. All electrical work must be done by a **TIS-licensed electrician**, and you'll need an **electrical wiring permit from NB Power** (1-800-615-0522) before work begins. The electrician will also need to coordinate a **TIS electrical inspection** (1-888-659-3222) once wiring is complete.

If you're installing ductwork for a central system, you'll likely need a **building permit from the City of Miramichi** since this involves structural modifications for duct runs. Contact their Planning & Building department early in your planning process.

Oil Tank Decommissioning

Don't forget about your existing oil tank and supply system. **Underground tanks require professional removal** by a licensed environmental contractor — expect \$4,000-\$8,000+ depending on soil contamination. Above-ground tanks can often be drained and abandoned in place, but check with your insurance company about coverage implications. You'll also want to cap the oil supply line and may need to remove the chimney liner if it's no longer needed.

Costs and Rebates

Budget \$15,000-\$35,000+ for a complete conversion depending on your home's size and chosen system type. Ductless mini-split systems (3-4 indoor units) typically run \$12,000-\$20,000 installed, while central ducted systems with new ductwork can reach \$25,000-\$40,000. Check **NB Power's Total Home Energy Savings Program** for current heat pump rebates — they often offer \$1,000-\$3,000 toward qualifying installations.

Professional Guidance

This project definitely requires professional design and installation. Start with a **Manual J heat loss calculation** from an HVAC contractor to properly size your new system. The contractor should also assess your home's insulation and air sealing — heat pumps work best in well-sealed homes, and upgrading insulation first may allow you to install a smaller, less expensive system.

Contact multiple licensed HVAC contractors in the Miramichi area for quotes and system recommendations. Each home is different, and the best solution depends on your layout, budget, and comfort preferences.

Q3

How do i properly support a new beam when removing a load-bearing wall in a 1950s Moncton bungalow with a crawl space below?

Removing a load-bearing wall in a 1950s Moncton bungalow requires temporary support during construction and permanent beam installation — this is absolutely not a DIY project and requires both a structural engineer and building permit from the City of Moncton.

Your 1950s bungalow likely has 2x8 or 2x10 floor joists spanning 12-16 feet, with the load-bearing wall supporting both the floor above and potentially roof loads. The crawl space actually makes this project more complex because you'll need to install posts and footings below the new beam.

The Engineering and Permit Process

Start with a structural engineer — they'll calculate the required beam size (likely a steel I-beam or engineered lumber beam like a glulam), specify footing requirements, and provide stamped drawings. In Moncton's clay soils, new footings typically need to extend 4+ feet below grade to get below the frost line. The engineer will also determine if your existing foundation walls can handle the new point loads or if reinforcement is needed.

City of Moncton building permit is mandatory for this work. Contact Planning & Development at (506) 856-4375 or visit moncton.ca. You'll need the engineer's drawings, contractor information, and permit fees. The city will

require inspections at multiple stages — footing excavation, concrete pour, framing, and final.

Temporary Support Strategy

Before touching that wall, you need a temporary support system. Professional contractors typically install adjustable steel posts (4-6 posts depending on span) placed 3-4 feet on either side of the wall being removed. These posts support temporary beams (usually doubled 2x10s or steel) that carry the load while the permanent beam is installed.

Critical safety point: The temporary supports must be properly sized and positioned based on your home's specific load paths. A structural failure during demolition can cause catastrophic damage and injury.

Installation Process

Once temporary supports are in place, the process involves excavating for new footings in the crawl space (backbreaking work in tight quarters), pouring concrete footings, installing permanent posts, setting the new beam, and connecting everything properly. The beam connections to existing structure require specific hardware and techniques.

Expect costs of \$8,000-\$15,000+ for a typical 12-16 foot span — including engineering (\$1,200-\$2,000), permits (\$300-\$500), excavation, concrete, steel beam, posts, and professional installation. Moncton's clay soils can add complexity if drainage or underpinning issues arise.

Next step: Contact a structural engineer first — they can assess your specific situation and provide the calculations required for permitting. Browse licensed contractors experienced in structural work through our New Brunswick Construction Network directory, and verify they carry WorkSafeNB coverage before starting.

Find a General Contractors Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

- [Bedrock Excavation ?](#)
- [A&S Electric Ltd. ?](#)
- [RPB Construction Ltée ?](#)

[Browse all contractors ?](#)

How do I live in my house while a renovation is happening?

Living through a renovation requires careful planning, realistic expectations, and strategic temporary setups — but it's absolutely doable and can save you thousands in temporary housing costs.

Create a "base camp" in the least affected area of your home. If you're renovating the kitchen, set up a temporary kitchen in your basement or dining room with a mini-fridge, microwave, hot plate, and coffee maker. For bathroom renovations, negotiate shower access with neighbors or join a gym temporarily. Many New Brunswick homeowners renovating their main bathroom keep the powder room functional or install a temporary outdoor shower setup during summer months.

Dust control becomes your biggest daily challenge. Seal off the work area with heavy plastic sheeting and tape — this is crucial in older New Brunswick homes where plaster dust can infiltrate everything. Run air purifiers in your living spaces and expect to do laundry more frequently. If you have forced-air heating, change your furnace filter weekly during dusty work like drywall sanding or demolition.

Establish clear daily schedules with your contractor. Most New Brunswick contractors start between 7-8 AM and wrap up by 4-5 PM on weekdays. Negotiate quiet hours if you work from home — many contractors can schedule noisy work (demolition, framing) during your office hours and save quieter tasks (painting, trim work) for evenings when you're home. Weekend work varies by municipality — check local noise bylaws.

Plan for utility disruptions strategically. Water shutoffs for plumbing work typically last 4-8 hours, but electrical work might require longer outages. Fill bathtubs and containers with water before plumbing work begins. For major electrical panel upgrades (common in older New Brunswick homes), you might lose power for 6-12 hours — plan meals that don't require cooking and charge all devices beforehand.

Budget for eating out more than usual — even with a temporary kitchen setup, you'll likely spend \$200-400 extra monthly on takeout and restaurant meals. Moncton, Fredericton, and Saint John have good delivery options, but rural New Brunswick homeowners should stock up on easy-prep foods and consider a camping stove for outdoor cooking.

Protect your belongings and plan storage. Move furniture and valuables away from work areas — renovation dust travels farther than you expect. Rent a storage unit for 2-3 months if you're doing major work. Many New Brunswick storage facilities offer first-month discounts.

Your biggest decision: stay or go for major phases. For kitchen renovations lasting 3-4 weeks, most families stay put with temporary setups. For whole-house renovations or work involving multiple bathrooms, consider staying with family or renting a short-term place for the messiest 1-2 weeks. The break in routine can actually be

refreshing, and you'll return to see dramatic progress.

Communicate expectations with family members — renovation fatigue is real, especially during New Brunswick's long winters when you're stuck indoors more. Plan special outings and maintain some normal routines to keep everyone's spirits up.

Find verified contractors who specialize in occupied-home renovations in our New Brunswick directory — experienced professionals know how to minimize disruption to your daily life.

Find a General Contractors Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

- Atlantic Roofing and Contracting Inc ?
- Lawrence Landscaping ?
- East Coast Air HVAC Inc ?

[Browse all contractors ?](#)

Q5

How does the National Building Code apply to renovations in New Brunswick?

The National Building Code of Canada 2020 edition governs all renovations in New Brunswick, with enforcement handled by your local building inspection authority. New Brunswick adopted the NBC 2020 effective May 1, 2025 for new applications, making Tier 2 energy efficiency mandatory for new construction.

For renovations, the code applies differently depending on the scope of your project. **Minor cosmetic work** like painting, flooring, or cabinet replacement typically doesn't trigger code compliance requirements. However, once you start moving walls, changing electrical or plumbing systems, or altering the building envelope, you're entering code territory.

Structural modifications always require building permits and must meet current NBC standards. This includes removing walls (especially load-bearing ones), adding windows or doors, finishing basements, or building additions. The "25% rule" is particularly important - if you're renovating more than 25% of a building system (like electrical or plumbing), the entire system may need to be brought up to current code standards.

Electrical, plumbing, and gas work must be performed by licensed contractors regardless of project size. The NB Department of Justice and Public Safety - Technical Inspection Services (TIS) licenses all trades and conducts inspections. You'll need separate permits: electrical wiring permits come from NB Power (1-800-615-0522), while plumbing and gas permits come from TIS (1-888-659-3222).

Building permits are issued by either your municipality or Regional Service Commission (RSC) depending on your location. Cities like Moncton, Saint John, and Fredericton have their own building departments, while rural areas fall under one of the 12 RSCs. The permit authority determines which NBC requirements apply to your specific renovation.

Basement finishing is a common renovation that triggers multiple code requirements. You'll need proper ceiling height (minimum 1.95m or 6'5"), egress windows in bedrooms, interconnected smoke and carbon monoxide alarms, and adequate moisture control. Given New Brunswick's high water tables and frequent freeze-thaw cycles, proper waterproofing is essential.

Heritage properties face additional considerations under the Heritage Conservation Act. If your home is designated heritage or located in a heritage district (common in Saint John's Uptown, old Fredericton, or St. Andrews), consult your municipal heritage officer before making exterior changes.

The key is understanding that renovations don't get grandfathered under old codes - any work you do must meet current NBC 2020 standards. Contact your local building inspection office early in your planning process to understand exactly which requirements apply to your specific project and location.

Find a General Contractors Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

- Expressions Painting ?
- Copperstone Construction ?
- 3Tone Construction Ltd ?

[Browse all contractors ?](#)

Q6

How do I properly waterproof a shower before tiling in my Moncton home?

Proper shower waterproofing is absolutely critical in Moncton's climate — with freeze-thaw cycles and high humidity, any water penetration behind tiles will cause expensive damage within months.

The **key is creating a continuous waterproof membrane** behind your tiles, not relying on grout and caulk as your primary defense. In New Brunswick, this work must meet National Building Code 2020 standards (effective May 1, 2025 for new applications), which requires waterproof membranes in all shower areas.

Start with proper substrate preparation. Remove all existing tile, adhesive, and any damaged drywall down to the studs. Install new cement board (like Hardiebacker or Durock) or Kerdi-Board as your tile substrate — never use regular drywall or green board in shower areas, even behind a membrane. Secure with appropriate fasteners every 8 inches on center.

Apply your waterproof membrane system using either a liquid-applied membrane (like RedGard or AquaDefense) or a sheet membrane system (like Schluter Kerdi). Liquid membranes are more forgiving for DIYers — apply with a roller in thin, even coats, typically requiring two coats. Sheet membranes offer superior protection but require precise installation with proper overlaps and sealed seams.

Pay special attention to corners and penetrations — these are where most failures occur. Inside corners need fabric reinforcement strips embedded in the membrane. All valve stems, shower arms, and fixtures require waterproof collars or boots. The membrane must extend at least 6 inches beyond the shower footprint on all sides.

For **floor waterproofing**, create a sloped pre-pan using mortar or foam, then apply your membrane before installing the final mortar bed and drain assembly. The membrane should tie into your wall membrane system for complete continuity.

Professional guidance: While experienced DIYers can handle shower waterproofing, mistakes are costly. If you're uncomfortable with any step — especially drain installation or complex corners — hire a licensed contractor. Poor waterproofing will destroy your investment and potentially damage structural elements.

Your next step: Visit a local tile supply store in Moncton to see membrane systems in person and get specific product recommendations for your shower size. Most suppliers offer installation guides and can connect you with experienced installers if needed.

Find verified tile and waterproofing contractors in our New Brunswick directory who understand local building requirements and Moncton's climate challenges.

Find a Roofing Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

- SE Metal Roof ?
- First united design & construction inc. ?
- Ocean Edge Interiors Inc. ?

Browse all contractors ?

How do I stop condensation on my windows every winter in NB?

Winter window condensation is extremely common in New Brunswick homes, especially older houses with single-pane windows and limited ventilation. The root cause is warm, humid indoor air hitting cold glass surfaces during our harsh winters when outdoor temperatures regularly drop to -25°C or below.

The most effective immediate solution is **reducing indoor humidity levels**. During winter, your home's humidity should stay between 30-40% to prevent condensation while maintaining comfort. Use exhaust fans religiously in bathrooms and kitchens, run them for 15-20 minutes after showers or cooking. If you don't have exhaust fans, installing them is a worthwhile \$300-800 investment per room. Many New Brunswick homes, particularly those built in the 1970s-1990s, lack adequate ventilation systems.

Window upgrades make the biggest long-term difference. If you're dealing with original single-pane windows in an older Fredericton Victorian or post-war Moncton bungalow, replacement with double or triple-pane windows will virtually eliminate condensation. Quality replacement windows run \$400-900 per window installed, with triple-pane units performing better in our climate. The payback comes through reduced heating costs and NB Power rebates for energy-efficient windows.

For immediate relief without major renovation, **improve air circulation** around problem windows. Move furniture away from windows, open blinds during the day to allow air movement, and consider running ceiling fans on low to keep air moving. Storm windows can also help if you're not ready for full replacement - they create an insulating air gap that warms the interior glass surface.

Check your heating system and ductwork. Homes with oil furnaces (still very common across New Brunswick) often have uneven heating that creates cold spots near windows. If you're planning an oil-to-heat-pump conversion, modern cold-climate heat pumps provide more even heating and often include humidity control features.

Address obvious moisture sources like basement dampness, which is widespread in New Brunswick due to our clay soils and high water tables. A dehumidifier in a damp basement can significantly reduce whole-house humidity levels. Also check that your clothes dryer vents properly to the exterior - blocked dryer vents pump enormous amounts of moisture into homes.

Start by measuring your indoor humidity with a simple hygrometer (\$15-30) and adjust from there. If humidity levels are consistently above 45% in winter, you'll need to identify and eliminate moisture sources before window upgrades will be fully effective.

Find a Windows Doors Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

- [A+ Solar Solutions ?](#)
- [Bernard's Lock & Key ?](#)
- [Macca Roofing Inc. ?](#)

[Browse all contractors ?](#)

Q8

How do I document my renovation for insurance in case something goes wrong?

Proper documentation is your best protection against insurance disputes and contractor issues — start documenting before any work begins and maintain detailed records throughout the project.

Before Work Starts Take comprehensive photos and videos of your entire home, focusing on areas that will be renovated and adjacent spaces that could be affected. Document existing conditions, including any pre-existing damage, electrical panels, plumbing fixtures, and structural elements. Get your renovation plans, permits, and contracts in writing — your insurance company will want to see that work was properly permitted through your municipality or Regional Service Commission.

Contractor Documentation Verify and document your contractor's credentials before signing anything. In New Brunswick, confirm they have current WorkSafeNB coverage (mandatory for employers with 3+ workers) by checking worksafenb.ca or calling 1-800-999-9775. For electrical, plumbing, or gas work, verify their licensing through NB Technical Inspection Services at 1-888-659-3222. Keep copies of all licenses, insurance certificates, and WorkSafeNB clearances — your insurance company may deny claims if unlicensed work caused damage.

Daily Progress Records Create a renovation journal with dated entries, photos, and notes about work completed each day. Document any changes to the original scope, weather delays, or issues that arise. Take photos before walls are closed up — this documentation of electrical, plumbing, and structural work behind walls can be invaluable if problems emerge later. Keep all receipts for materials and labor, even for items you purchase separately.

Permit and Inspection Trail Maintain copies of all building permits from your municipality or RSC, electrical permits from NB Power (1-800-615-0522), and any plumbing or gas permits from TIS. Document all required

inspections — rough-in, insulation, and final inspections. Failed inspections must be corrected and re-inspected before proceeding. This paper trail proves work met National Building Code requirements.

Insurance Communication Contact your insurance company before starting major renovations. Many policies require notification for projects over \$10,000 or structural changes. Some insurers offer renovation coverage that protects materials and work in progress. Document this conversation and get any coverage changes in writing. If your renovation increases your home's value significantly, you may need to increase your coverage limits.

Digital Backup Strategy Store all documentation in multiple formats — physical copies, cloud storage, and email backups. Create a dedicated folder with subfolders for contracts, permits, photos, receipts, and correspondence. Consider using renovation apps that timestamp and GPS-tag photos automatically.

Post-Completion Documentation Once work is complete, document the finished project thoroughly. Keep all warranty information, final inspection certificates, and as-built drawings showing any changes from original plans. For electrical work, ensure you receive the TIS inspection certificate — this proves the work passed provincial safety standards.

Start documenting today, even if work hasn't begun yet. Having detailed before-and-after records can mean the difference between a smooth insurance claim and a lengthy dispute. Find verified, properly licensed contractors in our New Brunswick directory to ensure your renovation starts with the right foundation for insurance protection.

Find a General Contractors Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

- [Ocean Edge Interiors Inc. ?](#)
- [Blue Energy Ltd ?](#)
- [BCB Electric ?](#)

[Browse all contractors ?](#)

Q9

How do I check if an electrician is licensed through Technical Inspection Services in New Brunswick?

You can verify an electrician's license through NB's Technical Inspection Services (TIS) by calling 1-888-659-3222 or visiting one of their Service New Brunswick centres across the province. This is the only official way to confirm licensing status in New Brunswick.

TIS issues eight different types of electrical licenses in New Brunswick, from apprentice level up to master electrician. When you call, have the electrician's name and license number ready if possible. The TIS staff can confirm their current license status, any restrictions, and whether they're authorized for the type of work you need done.

Why This Verification Matters

Only licensed electrical contractors can legally perform electrical work in New Brunswick. This isn't just about code compliance — it's about safety and insurance coverage. If unlicensed work causes a fire or injury, your home insurance may refuse the claim. Plus, all electrical work exceeding 10 outlets or 5 kW of load requires a wiring permit from NB Power (1-800-615-0522), and only licensed contractors can obtain these permits.

The Complete Process

After the licensed electrician completes your wiring, they'll contact TIS again for the mandatory final inspection before the system can be energized. This two-step verification — licensing check upfront, then inspection afterward — ensures your electrical work meets NBC 2020 standards and NB safety requirements.

Service New Brunswick Centre Locations

You can also verify licensing in person at SNB centres in Fredericton, Saint John, Moncton, Miramichi, Bathurst, Campbellton, Edmundston, and Woodstock. Their hours are Monday through Friday, 8:15am to 4:30pm. If you're dealing with an emergency electrical issue, don't wait for verification — call a licensed contractor immediately and verify their credentials once the safety issue is resolved.

Red Flags to Watch For

Be wary of any "electrician" who can't provide a license number, offers to skip the permit process, or quotes significantly below market rates. Legitimate electrical contractors understand the permit and inspection requirements and factor these into their pricing and timeline.

Find a Electrical Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

- A+ Solar Solutions ?

- [East Coast Air HVAC Inc ?](#)
- [A&S Electric Ltd. ?](#)

[Browse all contractors ?](#)

How do I prevent water from coming in during spring thaw in my Saint John basement?

Spring thaw basement flooding is extremely common in Saint John due to the city's clay soils, high water table, and proximity to the Saint John River system. The combination of snowmelt, frozen ground preventing absorption, and Saint John's notorious flood history creates perfect conditions for basement water intrusion.

Exterior drainage is your first line of defense. Check that your lot slopes away from the foundation at least 6 inches over the first 10 feet. Saint John's clay soils don't drain well, so water pools against foundations. Clean gutters and extend downspouts at least 6 feet from the house — during spring thaw, you want that roof runoff moving away fast. Many Saint John homes have undersized or damaged weeping tile systems from the 1970s-80s construction boom that need replacement.

Foundation waterproofing becomes critical in Saint John's challenging conditions. If you're seeing consistent spring water intrusion, exterior excavation and proper waterproofing membrane installation runs \$8,000-\$15,000 for an average basement but prevents thousands in flood damage. Interior French drain systems with sump pump installation cost \$3,500-\$7,000 and handle water that's already reached your foundation.

Sump pump systems are practically mandatory in flood-prone Saint John areas, especially near the Reversing Falls, Millidgeville, or lower-lying neighborhoods. A quality sump pump with battery backup costs \$1,200-\$2,500 installed. Given Saint John's spring power outages during storms, that battery backup isn't optional. Test your pump every fall before freeze-up.

Address interior moisture sources that worsen during thaw season. Seal basement walls with quality masonry sealer, improve ventilation with a dehumidifier, and check that your basement floor drain connects to the storm system (not blocked by tree roots, common in older Saint John neighborhoods).

Professional assessment is worthwhile if you're dealing with recurring spring flooding. A foundation contractor can evaluate your weeping tile, grading, and waterproofing systems. For major drainage issues, you'll need a building permit from the City of Saint John (Growth & Community Services: 506-658-2835) for excavation work.

Start preparations now — don't wait for March thaw. Spring flooding in Saint John can happen fast when temperatures spike and snow melts rapidly, especially if the ground is still frozen underneath.

Find experienced **waterproofing and foundation contractors** in our New Brunswick directory who understand Saint John's unique drainage challenges and flood-prone areas.

Find a Basement Renovations Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

- Hickory Dickory Decks Moncton ?
- Eastbound Homes ?
- Bedrock Excavation ?

[Browse all contractors ?](#)

Q11

How do I keep my renovation on schedule when materials take forever to ship to NB?

Material delays are one of the biggest schedule killers in New Brunswick renovations, but smart planning and local sourcing can keep your project moving forward. The key is building buffer time into your timeline and having backup suppliers lined up before you need them.

Order materials 4-6 weeks earlier than needed for your New Brunswick project. What arrives in 2 weeks to Toronto often takes 3-4 weeks to reach Moncton, and rural areas like Miramichi or Grand Falls can see even longer delays. Freight companies prioritize high-volume urban centers, leaving Atlantic Canada for later delivery runs.

Leverage New Brunswick's strong local supplier network first. Kent Building Supplies has 15+ locations across the province and can often source materials faster than big-box stores relying on central Canadian warehouses. Maritime distributors like Emco, Wolseley, and regional lumber yards often have better stock for trades materials. Your contractor should have relationships with these suppliers and know which ones consistently deliver on time.

Create a material delivery schedule that sequences with your trades. Don't have your electrician show up if the wire and panels are stuck in transit from Montreal. Work with your contractor to identify the longest-lead items first — specialty windows, custom millwork, imported tiles, or specific fixture models. These should be ordered immediately after permits are approved, even if installation is months away.

Consider material substitutions upfront rather than mid-project. If your heart is set on a specific European tile that ships from Vancouver, have your contractor identify three acceptable alternatives available through New Brunswick suppliers. Making these decisions during the planning phase prevents costly delays when your installer is standing around waiting.

Build relationships with multiple suppliers for critical materials. Your contractor should have backup sources for essentials like lumber, drywall, and plumbing fixtures. When one supplier faces delays, experienced contractors can pivot quickly to keep crews working.

For rural New Brunswick projects, factor in an extra week for delivery to areas served by RSCs rather than major municipalities. Freight to Edmundston, Campbellton, or the Acadian Peninsula often requires additional transfer time through Moncton or Saint John distribution hubs.

Communicate with your contractor weekly about upcoming material needs. The best contractors track deliveries closely and adjust crew schedules when delays hit. If your flooring is delayed, maybe the painter can start earlier, or electrical rough-in can be completed ahead of schedule.

Store materials properly once they arrive. New Brunswick's humidity and temperature swings can damage improperly stored materials, creating new delays. Ensure your contractor has secure, climate-controlled storage for sensitive items like hardwood flooring or custom cabinetry.

Start by discussing material sourcing strategy with contractors during your initial interviews — experienced New Brunswick renovators will have systems in place to minimize delays and keep your project moving smoothly.

Find a General Contractors Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

- [moose luxury painting ?](#)
- [Atlantic Business College ?](#)
- [East Coast Air HVAC Inc ?](#)

[Browse all contractors ?](#)

Q12

How do I maximize storage space in a small kitchen during a renovation?

Maximizing storage in a small kitchen requires strategic planning that uses every available inch — from floor to ceiling and everything in between. The key is combining smart cabinetry choices with clever organizational systems that work with New Brunswick's typical housing stock.

Vertical storage is your biggest opportunity. Most New Brunswick homes, especially the post-war bungalows common in Moncton, Fredericton, and Saint John, have 8-foot ceilings that aren't fully utilized. Install cabinets that go all the way to the ceiling rather than stopping at the standard 84-inch height. This adds 12+ inches of storage space that's perfect for items you don't use daily. The cost difference is minimal — maybe \$800-1,500 extra for upper cabinets in a typical 10x12 kitchen — but the storage gain is substantial.

Pull-out drawers beat traditional shelves every time. Deep base cabinets with fixed shelves waste space because you can't reach items in the back. Full-extension drawer slides let you access everything easily. Consider drawer bases for your entire lower cabinet run — yes, they cost about 20% more than door-and-shelf bases, but the functionality improvement is worth it. Expect to pay \$150-300 per drawer base compared to \$100-200 for traditional cabinets.

Corner solutions are critical in small kitchens. Those awkward corner cabinets become dead space with traditional doors. A lazy Susan costs about \$200-400 installed but transforms a corner into highly functional storage. Magic corner units (pull-out systems) are even better at \$400-600 but give you complete access to corner space. In a small kitchen, you can't afford to waste any corners.

Think beyond traditional upper cabinets. Open shelving costs significantly less than upper cabinets — about \$50-150 per linear foot versus \$200-400 for cabinets — and makes a small kitchen feel larger. Use open shelves for dishes you use daily and closed cabinets for items you want hidden. A combination approach gives you the best of both worlds.

Interior cabinet organizers multiply your storage capacity. Spice pull-outs, tray dividers, and door-mounted racks turn chaotic cabinets into organized systems. Budget \$1,000-2,000 for a complete organizational package in a small kitchen. These accessories often provide more storage benefit than adding extra cabinets.

Don't forget about unconventional spaces. The toe-kick area under base cabinets can house shallow drawers for baking sheets and cutting boards. Above-refrigerator space often goes unused but can accommodate a cabinet for seasonal items. Even the side of your refrigerator can hold a narrow pull-out pantry if there's 6+ inches of space.

Professional installation ensures maximum functionality. While you might handle some organizational accessories yourself, cabinet installation requires precision measuring and proper mounting — especially important in older New Brunswick homes where walls and floors aren't always perfectly square. A kitchen renovation in New Brunswick typically requires a building permit from your municipality (like City of Moncton at 856-4375) or Regional Service Commission for rural areas, plus electrical permits from NB Power (1-800-615-0522) if you're adding outlets or lighting.

Start by measuring your current kitchen and identifying your biggest storage pain points — that'll help you prioritize which solutions will give you the most benefit for your budget.

Find a Kitchen Renovations Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

- [Arrow Windows and Doors ?](#)
- [Thomson Plumbing ?](#)
- [Nordic Outdoor Living and Leisure ?](#)

[Browse all contractors ?](#)

How do I check for moisture problems before finishing my basement in Saint John?

Moisture assessment is absolutely critical before finishing any basement in Saint John — the city's coastal location, clay soils, and frequent freeze-thaw cycles create challenging conditions for below-grade spaces.

Start with a **visual inspection during different weather conditions**. Check for water stains, efflorescence (white chalky deposits), mold growth, or musty odors. Pay special attention to foundation walls, floor-slab joints, and areas around the basement entrance. Saint John's proximity to the Bay of Fundy means high humidity and salt air can exacerbate moisture issues, especially in older homes near the harbor or Uptown area.

Conduct a 24-48 hour moisture test using a plastic sheet taped to the concrete floor and walls. If condensation forms underneath, you have moisture wicking through the concrete. For a more precise reading, use a concrete moisture meter (available at tool rental shops) — readings above 4% indicate problematic moisture levels that need addressing before finishing.

Examine your exterior drainage system thoroughly. Saint John's clay soils don't drain well, and many older homes in the South End and Uptown lack proper foundation drainage. Check that gutters direct water at least 6 feet from the foundation, grade slopes away from the house, and window wells have adequate drainage. If your home was built before 1980, it likely lacks a proper weeping tile system around the foundation perimeter.

Test during Saint John's wettest periods — typically March through May during spring thaw and heavy rains. The Saint John River system can cause groundwater fluctuations that affect basement moisture, particularly in low-lying areas near Rockwood Park or the Kennebecasis River confluence.

Before proceeding with any finishing work, you'll need a **building permit from the City of Saint John's Growth & Community Services department** (506-658-2835). The permit process requires showing how you'll address moisture control and meet National Building Code requirements for habitable basement spaces, including proper vapor barriers and insulation.

Consider professional moisture remediation if you find significant issues. This typically costs \$3,000-\$12,000 in the Saint John market but prevents much costlier problems later. A qualified contractor can install interior drainage systems, sump pumps, or exterior waterproofing as needed.

Your next step should be conducting these moisture tests during the next heavy rain period, then consulting with a basement finishing contractor from our verified directory who understands Saint John's unique coastal moisture challenges.

Find a Basement Renovations Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

- A+ Solar Solutions ?
- Hickory Dickory Decks Moncton ?
- Arctic Fox Construction Inc. ?

Browse all contractors ?

Q14

How do building permits work in rural areas through the regional service commissions?

Building permits in rural New Brunswick are handled by your Regional Service Commission (RSC), not a municipality. If you live outside an incorporated city or town, your RSC acts as the local government for planning and building inspection services.

New Brunswick has 12 Regional Service Commissions covering all rural and unincorporated areas across the province. Each RSC administers building permits, land use planning, and development approvals for their territory. For example, if you're in rural areas around Moncton, you'd work with RSC 7 (Southeast/Plan360) at (506) 533-3637. Rural Fredericton area falls under RSC 11 (Capital Region) at (506) 453-2956, while rural Saint John area uses RSC 9 (Fundy) at (506) 738-2014.

The permit process through RSCs follows the same National Building Code of Canada 2020 standards as municipal permits, but RSCs often have more streamlined procedures since they're dealing with lower-density development. You'll submit your building plans, pay the permit fee (typically \$500-\$3,000+ depending on project scope), and receive inspections at key stages like foundation, framing, and final.

One key difference in rural areas is that **many properties rely on private well and septic systems.** If your project affects sewage disposal, you'll need a separate permit from NB Technical Inspection Services at 1-844-249-6533. This is governed by NB Reg 2009-137, which requires licensed installers and minimum 1-acre lots for on-site sewage systems.

RSCs also handle unique rural considerations like setbacks from wells, agricultural operations, and flood-prone areas along river systems. Some RSCs have minimal zoning restrictions, while others require development permits

for certain projects. The 2023 Local Governance Reform means all communities must have updated land use plans by 2028, so these rules may evolve.

Your first step is identifying which RSC covers your property. Check your tax bill or contact the RSC directly - they'll walk you through their specific application process and fee structure. Most RSCs also handle development permits for secondary suites, which have become increasingly popular as housing options in rural New Brunswick.

For trade permits (electrical, plumbing, gas), you'll still work directly with the province-wide authorities - NB Power for electrical wiring permits at 1-800-615-0522, and TIS for plumbing and gas permits at 1-888-659-3222.

Find a General Contractors Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

- [A+ Solar Solutions ?](#)
- [East Bound Roofing ?](#)
- [First united design & construction inc. ?](#)

[Browse all contractors ?](#)

Q15

How do I check contractor reviews in the Moncton and Fredericton areas?

Checking contractor reviews in New Brunswick requires a multi-pronged approach since there's no single comprehensive review platform for our province. Start with the New Brunswick Construction Network directory, which connects you with verified contractors across Moncton, Fredericton, and the entire province.

Google Business listings are your most reliable starting point for contractor reviews. Search "[contractor name] + Moncton" or "[contractor name] + Fredericton" to find their Google Business profile with recent customer reviews. Look for contractors with 4+ star ratings and read the actual review content — not just the star count. Pay attention to reviews mentioning project completion, communication, and cleanup.

Better Business Bureau (BBB) Atlantic covers New Brunswick and maintains complaint records for registered businesses. While not all contractors register with BBB, those who do often have detailed complaint histories and resolution records. Check bbb.org and search by business name or location.

Ask for references directly — any reputable contractor should provide 3-5 recent customer references without hesitation. Call these references and ask specific questions: Did they finish on time? Stay within budget? Handle permits properly? Clean up thoroughly? Would you hire them again? Drive by some of their recent projects if possible.

Social media groups like "Moncton Buy and Sell," "Fredericton Area Community," and local Facebook groups often have contractor recommendations and warnings. Search previous posts for contractor names you're considering. Nextdoor (if available in your neighborhood) can also provide hyper-local contractor experiences.

Check licensing and insurance status through the proper New Brunswick authorities. For electrical contractors, verify their licence through NB Technical Inspection Services (TIS) at 1-888-659-3222. For WorkSafeNB coverage (mandatory for contractors with 3+ employees), verify at worksafenb.ca or 1-800-999-9775. A contractor operating without proper licensing or insurance is a major red flag regardless of reviews.

Municipal building departments in Moncton (856-4375) and Fredericton (460-2020) can sometimes provide insight into contractors who consistently submit proper permit applications and pass inspections. They won't recommend specific contractors, but they can confirm if someone regularly works in the area and follows proper procedures.

Warning signs to watch for: No fixed business address, door-to-door solicitation, cash-only payments, no written contracts, pressure to sign immediately, or reluctance to provide references. In New Brunswick's tight-knit communities, word travels fast about problem contractors.

Browse verified contractors in our New Brunswick Construction Network directory, where you can find licensed professionals serving both the Greater Moncton area (including Dieppe and Riverview) and the Fredericton region (including Oromocto and New Maryland). Always get multiple quotes and check references before making your final decision.

Find a General Contractors Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

- Blue Energy Ltd ?
- Sussex Rentall ?
- Atlantic Roofing and Contracting Inc ?

Browse all contractors ?

How do I handle a dispute with my contractor under New Brunswick's Construction Remedies Act?

New Brunswick's Construction Remedies Act (SNB 2020, c.29) provides several dispute resolution mechanisms, but your first step should always be direct communication with your contractor to document the issue and attempt resolution.

The Construction Remedies Act, which replaced the old Mechanics' Lien Act in November 2021, establishes a framework for resolving payment disputes and construction defects. If you have a contract signed after November 1, 2021, you're covered under this new legislation — older contracts still fall under the previous Mechanics' Lien Act.

Start with Documentation and Direct Communication

Before pursuing formal remedies, gather all relevant documentation: your contract, change orders, photos of defective work, correspondence with the contractor, and proof of payments made. Send a written notice to your contractor clearly describing the problem, referencing specific contract terms, and requesting a timeline for resolution. Keep copies of all communications — email creates a clear paper trail.

Many disputes stem from miscommunication about scope, materials, or timelines. A detailed written complaint often prompts contractors to address issues they may not have fully understood. Give them a reasonable opportunity to remedy defects — typically 10-15 business days depending on the scope of corrections needed.

Formal Dispute Resolution Options

If direct communication fails, New Brunswick offers several escalating options. For disputes under \$20,000, Small Claims Court provides an accessible venue with filing fees of just \$50 for claims up to \$3,000 or \$100 for claims between \$3,000-\$20,000. Small Claims Court handles most residential renovation disputes efficiently, typically within 3-6 months.

For larger disputes exceeding \$20,000, you'll need to file with the Court of King's Bench of New Brunswick (renamed from Court of Queen's Bench in September 2022). These cases involve higher filing fees and typically require legal representation, but they can address complex construction defects and significant financial damages.

Understanding Lien Rights and Holdback Requirements

The Construction Remedies Act also governs construction liens. If your contractor hasn't been paid by subcontractors or suppliers, those parties can place a lien on your property even if you've paid the general contractor in full. This is why the Act requires a 10% holdback on progress payments — you should retain 10% of

each payment until 45 days after substantial completion.

Conversely, if you haven't paid your contractor for legitimate work completed, they can place a lien on your property. Liens must be filed within 45 days of substantial completion and can prevent you from selling or refinancing your home until resolved.

Additional Consumer Protections

New Brunswick's Consumer Product Warranty and Liability Act (CPWALA) provides implied warranties on materials and products installed during your renovation. If defective materials cause problems, you may have recourse against both the contractor and the supplier for repair, replacement, or refund.

For new home construction (not renovations), consider whether your builder enrolled in the Atlantic Home Warranty Program (AHWP) — this voluntary program provides coverage for construction defects up to \$70,000 per home, though participation isn't mandatory in New Brunswick like Tarion coverage is in Ontario.

When to Involve Regulatory Bodies

If the dispute involves code violations or safety issues, contact your local building inspection department — either your municipality or Regional Service Commission (RSC) if you're in a rural area. For electrical, plumbing, or gas work that doesn't meet code, contact NB Department of Justice and Public Safety — Technical Inspection Services (TIS) at 1-888-659-3222.

If your contractor isn't properly licensed or insured, verify their credentials through TIS for trades licensing and WorkSafeNB for workplace safety coverage at 1-800-999-9775. Working with unlicensed contractors or those without proper insurance can complicate dispute resolution significantly.

Practical Next Steps

Document everything in writing, attempt direct resolution first, and don't withhold payment for work that was completed satisfactorily — this can actually strengthen the contractor's position if they file a lien. Consider consulting with a lawyer experienced in construction law if the dispute involves significant money or complex technical issues.

Find a General Contractors Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

- PERMA-DRY ?
- Chim Chimney Stoves & Services Inc. ?

- Loves Painting Ltd. ?

[Browse all contractors ?](#)

Q17

How do I winterize a renovation project if it's not done before the freeze-up?

If your renovation won't be complete before New Brunswick's freeze-up (typically mid-November), proper winterization is critical to protect your investment and prevent thousands in freeze damage.

The most urgent priority is **protecting plumbing and heating systems**. Any exposed pipes must be drained completely or kept heated — even a single frozen pipe can cause \$10,000+ in damage. If you're mid-renovation with walls open, wrap exposed pipes with heat tape and insulation, ensuring power stays connected. For additions or major renovations, temporary heating is essential once temperatures drop below freezing consistently.

Weatherproofing the building envelope comes next. Install temporary protection over any roof openings using plywood and tarps, properly secured against NB's winter winds. Window and door openings need weatherproof barriers — heavy plastic sheeting or OSB panels work for temporary protection. The goal is keeping snow and moisture out while allowing some ventilation to prevent condensation buildup.

For **concrete and masonry work**, you're essentially done until spring. Concrete cannot be poured below -10°C without heated enclosures, and mortar work becomes unreliable below 5°C. Any fresh concrete or masonry needs protection from freeze-thaw cycles — cover with insulating blankets and ensure proper curing before the first hard freeze.

Interior work can continue through winter, making this an ideal time for electrical, plumbing rough-in (if the space stays heated), insulation, drywall, and finishing work. Schedule material deliveries carefully — rural NB roads can become challenging, and some suppliers reduce delivery schedules in winter months.

Plan your spring restart now. Order materials for exterior work in February/March to avoid spring shortages. Roofing, siding, and concrete work can typically resume in April, but frost must be completely out of the ground before major excavation or foundation work.

Contact your municipality or Regional Service Commission about **permit extensions** if needed — most understand that NB's climate limits the construction season. Keep documentation of winterization measures for insurance purposes, and ensure your contractor maintains appropriate coverage through the winter months.

The key is accepting that some work simply can't be done safely in NB winters, but proper protection now prevents starting over in spring.

Find a General Contractors Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

- RPB Construction Ltée ?
- alka masonry ?
- Nordic Outdoor Living and Leisure ?

[Browse all contractors ?](#)

Q18

How do I plan a renovation timeline, knowing that New Brunswick winters slow things down?

Planning a renovation timeline in New Brunswick requires working around our harsh winters and short construction season. The key is understanding that exterior work essentially stops from November through March, while interior projects can continue year-round with proper planning.

Start with your exterior work window — May through September gives you roughly five months for roofing, siding, windows, concrete, and any structural additions. This is your most critical constraint. If you're planning a major renovation involving both interior and exterior work, schedule the exterior components first and use the winter months for interior finishing.

For a typical whole-home renovation, plan **18-24 months total** if it involves significant exterior work. A kitchen renovation might take 8-12 weeks during construction season, but if you need structural changes or new windows, factor in potential weather delays. Bathroom renovations can often be completed year-round since they're typically interior-focused, running 4-8 weeks depending on scope.

Permit timing is crucial in New Brunswick. Building permits from your municipality or Regional Service Commission can take 4-8 weeks to process, and you'll want approval before the construction season starts. Submit applications by February or March for May construction starts. Remember that electrical permits come from NB Power (1-800-615-0522) and must be obtained before work begins, while TIS handles the final inspections for electrical, plumbing, and gas work.

Material delivery challenges intensify in winter, especially in rural areas where road conditions can delay shipments. Order materials well in advance and have secure, dry storage ready. Many contractors reduce their crews or focus on interior work during winter months, so booking your preferred trades early is essential.

Concrete work stops when temperatures consistently drop below -10°C without heated enclosures. In New Brunswick, this typically means no foundation pours, driveways, or exterior concrete from December through March. Plan any concrete work for completion by late October at the latest.

Interior renovations can proceed through winter, but factor in **heating costs and ventilation challenges**. Dust control becomes more critical when windows can't be opened, and material deliveries may face delays during storms. Many homeowners use the winter months for planning, permits, and material selection, then execute in spring.

Consider your living situation during extended renovations. If you're staying in the home, winter work can be more disruptive since you can't easily open windows or use outdoor spaces. Some families plan to live elsewhere during the most intensive winter renovation phases.

Budget for weather delays — add 15-20% to your timeline for unexpected weather, especially if your project spans multiple seasons. Spring flooding can also impact work in flood-prone areas like the Saint John River valley, so check provincial flood risk maps if you're in those regions.

Contact your municipality or RSC early in the planning process to understand their specific permit requirements and processing times. Having all approvals in place before construction season begins will help you maximize that crucial May-to-September window for exterior work.

Find a General Contractors Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

- [Loves Painting Ltd. ?](#)
- [Hickory Dickory Decks Moncton ?](#)
- [alka masonry ?](#)

[Browse all contractors ?](#)

How do I fix a shower that's leaking into the floor below after a renovation?

A shower leaking into the floor below after renovation typically indicates a waterproofing failure in the shower pan, tile work, or plumbing connections — this needs immediate attention to prevent structural damage and mold growth.

The most common culprits after renovation work include improper waterproof membrane installation, gaps in tile grout or caulking, or disturbed plumbing connections. In New Brunswick's older homes (especially those 1970s-1990s split-levels common in Riverview and suburban Moncton), post-renovation leaks often occur because the original shower wasn't properly waterproofed to modern standards during the update.

Immediate steps to take: Turn off water to the shower immediately and place buckets below the leak in the room below. Remove any wet drywall or insulation in the ceiling below to prevent mold — New Brunswick's humid climate makes mold growth rapid, especially during our wet spring months. Document everything with photos for potential warranty or insurance claims.

Diagnosing the source requires systematic testing. Fill the shower pan with water (no drain) and wait 24 hours — if water appears below, the pan membrane has failed. If that test passes, run water at different fixtures (showerhead, handheld sprayer) to isolate whether it's a plumbing connection or tile/grout issue. Check around the mixing valve and shower arm connections, as these are commonly disturbed during renovations.

For New Brunswick homes, this repair typically costs **\$3,000-\$12,000** depending on scope. A simple grout/caulk repair might run \$300-\$800, but full shower pan replacement with proper waterproofing ranges \$5,000-\$8,000. If floor joists below have water damage, add another \$2,000-\$5,000 for structural repairs.

This is definitely professional territory — shower waterproofing must comply with National Building Code requirements, and improper repairs will only lead to bigger problems. A licensed plumber (TIS-licensed) should handle any plumbing connections, while tile and waterproofing work requires experienced contractors familiar with modern membrane systems.

If this renovation was recent, contact your contractor immediately — they should warranty their waterproofing work. Document everything and don't let them dismiss it as a "minor issue" — water damage accelerates quickly in our Maritime climate.

The repair will require a building permit from your municipality or Regional Service Commission if structural work is needed. Don't delay — every day of continued leaking increases the damage and repair costs exponentially.

Find a Flooring Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

- Pierre Cormier Construction ltd ?
- MACCALLUM BUILDING SUPPLIES (2009 LTD) ?
- First united design & construction inc. ?

Browse all contractors ?

Q20

How do I find a reliable renovation contractor in Greater Moncton?

Finding a reliable renovation contractor in Greater Moncton requires checking credentials, getting multiple quotes, and verifying their track record with local projects. The Moncton-Dieppe-Riverview area has plenty of contractors, but quality varies significantly.

Start by verifying essential credentials. Every contractor should have **WorkSafeNB coverage** (mandatory for employers with 3+ workers) — verify this at worksafenb.ca or call 1-800-999-9775. For electrical work, ensure they're licensed through NB's Technical Inspection Services (TIS) at 1-888-659-3222. Any structural work requires building permits from the City of Moncton (856-4375), City of Dieppe (877-7900), or Town of Riverview depending on your location.

Get at least three detailed quotes for comparison. Quality contractors will visit your property, ask detailed questions about your vision and budget, and provide written estimates breaking down materials, labour, and timeline. Be wary of door-knockers or contractors who quote over the phone without seeing the work.

Ask for **recent local references** — ideally projects completed within the past two years in Greater Moncton. Drive by completed projects if possible, and don't hesitate to call previous clients. A good contractor will proudly share their work history. Also check online reviews, but focus on detailed reviews that mention specific project types.

Consider the contractor's experience with **Moncton's housing stock**. Many homes in the area are 1970s-1990s split-levels and bi-levels with specific challenges like basement moisture issues (common due to clay soils), aging galvanized plumbing, and original windows nearing replacement. Contractors familiar with these homes will spot potential issues early.

Red flags to avoid: unusually low bids (often indicating shortcuts or change orders later), requests for large upfront payments, lack of proper insurance, pressure to sign immediately, or inability to provide local references. Also be

cautious of contractors working exclusively in cash — legitimate businesses provide proper invoicing for warranty and tax purposes.

For major renovations, ensure the contractor understands **New Brunswick's Construction Remedies Act** (lien legislation) and provides proper contracts. Projects over \$3,000 should have written agreements detailing scope, materials, timeline, and payment schedule.

Browse verified contractors in our directory at New Brunswick Construction Network, where you can find professionals who've already been screened for proper licensing and insurance coverage in the Greater Moncton area.

Find a General Contractors Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

- [Copperstone Construction ?](#)
- [East Coast Air HVAC Inc ?](#)
- [FRS Flooring Solutions ?](#)

[Browse all contractors ?](#)

Q21

How do I renovate my condo bathroom in Moncton without causing issues with neighbors?

Renovating a condo bathroom in Moncton requires careful planning to minimize disruption and comply with both municipal building codes and your condominium corporation's bylaws. Most bathroom renovations will need permits from the City of Moncton, and your condo board will likely require approval before you begin.

Start with your condominium corporation's approval process. Under New Brunswick's Condominium Property Act (SNB 2009, c C-16.05), any renovation affecting plumbing, electrical systems, or structural elements typically requires written approval from your board of directors. Even if your bathroom renovation stays within your unit boundaries, changes to plumbing or electrical often impact common elements like the building's main water and electrical systems. Submit detailed renovation plans to your property manager or board at least 30 days before starting work.

Obtain proper permits from the City of Moncton. Contact Moncton's Planning & Development department at (506) 856-4375 or info.plans@moncton.ca for building permit requirements. Most bathroom renovations involving plumbing or electrical work will need permits. You'll also need separate permits from NB Power for electrical work (1-800-615-0522) and from Technical Inspection Services (TIS) for plumbing modifications (1-888-659-3222). Only licensed contractors can perform electrical and plumbing work in New Brunswick.

Schedule work strategically to minimize neighbor disruption. Plan noisy demolition and construction between 8 AM and 6 PM on weekdays, avoiding early mornings, evenings, and weekends when possible. Notify adjacent unit owners in writing about your renovation timeline, expected noise levels, and any temporary water shutoffs. Most condo corporations have specific quiet hours in their bylaws — typically 10 PM to 8 AM on weekdays and extended weekend restrictions.

Address water supply concerns proactively. Bathroom renovations often require temporary water shutoffs affecting multiple units. Coordinate with your property manager to schedule shutoffs during convenient times, providing at least 48 hours notice to affected residents. If you're relocating plumbing fixtures, ensure the work won't impact neighboring units' water pressure or drainage. In older Moncton condos built in the 1970s-1990s, shared plumbing stacks are common, making professional assessment crucial.

Protect common areas during material transport. Use protective coverings on hallway carpets and elevator floors when moving materials and debris. Many condo corporations require a damage deposit (\$500-\$2,000) and proof of contractor insurance before renovation approval. Ensure your contractor carries WorkSafeNB coverage — verify at worksafenb.ca or call 1-800-999-9775.

Budget \$18,000-\$45,000 for a typical Moncton condo bathroom renovation, depending on fixture quality and layout changes. Factor in potential cost increases if you discover issues like outdated plumbing or electrical systems requiring upgrades to current National Building Code standards. Many Moncton condos from the 1980s-1990s have galvanized plumbing nearing replacement time.

Choose qualified contractors familiar with condo work. Condo renovations have unique challenges including limited access, shared utilities, and strict building requirements. Look for contractors experienced with multi-unit buildings who understand both City of Moncton permit processes and condominium compliance requirements. Find verified professionals in our New Brunswick Construction Network directory who specialize in condo renovations.

The key to a successful condo bathroom renovation is communication — with your board, neighbors, and qualified contractors who understand Moncton's building requirements and condominium regulations.

Find a Bathroom Renovations Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

- [Sussex Rental ?](#)
- [3Tone Construction Ltd ?](#)
- [Glass Guru ?](#)

[Browse all contractors ?](#)

How do I protect my hardwood floors during a renovation?

Protecting your hardwood floors during renovation is absolutely critical — refinishing damaged floors can cost \$3-8 per square foot, while replacement runs \$8-15+ per square foot in New Brunswick's current market.

The most effective protection starts with **heavy-duty floor protection film** (6-mil plastic with adhesive backing) applied directly to clean floors, followed by 1/4" masonite or plywood sheets for high-traffic areas. This two-layer system prevents both surface scratches and impact damage from dropped tools or materials. Many New Brunswick contractors use Ram Board or similar products specifically designed for floor protection — it's breathable to prevent moisture buildup underneath while providing excellent durability.

Before any trades enter your home, ensure floors are completely clean and dry. Dirt or moisture trapped under protection becomes sandpaper that scratches your finish. For oil-based polyurethane floors common in older New Brunswick homes, avoid plastic sheeting that doesn't breathe — trapped moisture can cause white spots or cloudiness in the finish.

High-traffic zones need extra attention — doorways, hallways, and areas where materials will be stored require the full masonite treatment. Simply taping plastic sheeting in these areas isn't sufficient. Contractors moving drywall, lumber, or appliances will quickly tear through single-layer protection. Quality masonite sheets cost about \$25-35 each but prevent thousands in floor damage.

Establish clear rules with all trades before work begins. No work boots with aggressive treads, no dragging materials across floors, and immediate cleanup of any spills. Professional contractors in New Brunswick understand this — if someone pushes back on floor protection requirements, that's a red flag about their attention to detail.

Remove protection carefully once work is complete. Pull tape slowly to avoid removing floor finish, and clean any adhesive residue with appropriate solvents. Check floors thoroughly before final payment — small scratches are much easier to address immediately than months later.

For major renovations lasting several weeks, inspect protection weekly and replace damaged sections immediately. The upfront cost of proper protection (\$200-500 for most homes) is minimal compared to refinishing or replacement costs.

Find contractors who prioritize floor protection in our verified New Brunswick directory — experienced professionals know that protecting your existing finishes is just as important as the new work they're installing.

Find a Flooring Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

- FRS Flooring Solutions ?
- Bedrock Excavation ?
- Forever Epoxy Inc ?

Browse all contractors ?

Q23

How do I check if my house has knob and tube wiring before starting a renovation in New Brunswick?

Knob and tube wiring is definitely something you need to identify before starting any renovation — this obsolete wiring system was common in New Brunswick homes built between 1880 and 1950, and it's still found in many older properties across Moncton, Saint John, Fredericton, and smaller communities throughout the province.

Visual inspection is your first step. Head to your basement, attic, or any exposed areas and look for ceramic knobs (white or brown porcelain insulators) mounted to joists and studs, with individual black and white wires running between them. The wires are separated by about 6 inches and supported by these distinctive ceramic components. You might also see ceramic tubes where wires pass through wooden structural members. Unlike modern cable, knob and tube uses completely separate hot and neutral wires.

Check your electrical panel as well — homes with knob and tube often have old fuse boxes with screw-in fuses rather than modern circuit breakers. However, some homeowners have upgraded the panel while leaving the old wiring in place, so don't assume modern breakers mean modern wiring throughout.

In New Brunswick, any electrical work requires a licensed electrical contractor and permits from NB Power (1-800-615-0522). If you discover knob and tube wiring, you cannot legally work around it yourself — this falls under the Technical Inspection Services (TIS) regulations for electrical safety. A licensed electrician can properly assess the system and determine what needs upgrading.

Insurance implications are significant. Many insurance companies in New Brunswick either refuse coverage or charge substantial premiums for homes with active knob and tube wiring. Even if your current insurer covers it, they may require full replacement before renewing your policy. Get this sorted before your renovation creates access issues.

Renovation timing is crucial because once you open walls, any knob and tube wiring in those areas typically needs to be brought up to current National Building Code standards. This isn't just about the wiring itself — you'll need proper grounding, GFCI protection in bathrooms and kitchens, and adequate circuits for modern electrical loads. Budget \$8,000-\$15,000 for a full electrical upgrade in a typical New Brunswick home.

Your next step should be hiring a licensed electrical contractor for a comprehensive assessment. They can determine exactly what wiring exists, what needs immediate attention, and how to phase the electrical work with your renovation plans. Contact TIS at 1-888-659-3222 if you have questions about electrical licensing requirements.

Find a General Contractors Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

- Thomson Plumbing ?
- Ocean Edge Interiors Inc. ?
- PERMA-DRY ?

[Browse all contractors ?](#)

Q24

How do I find a contractor who speaks French for my renovation in Edmundston?

Finding French-speaking contractors in Edmundston is straightforward since the city is predominantly Francophone — most local contractors will be fluent in French and many operate primarily in French.

Start with the New Brunswick Construction Network directory, which includes contractors throughout the province, including the Edmundston area. Many contractors in northwestern New Brunswick list their language capabilities, and you can filter by location to find professionals serving the Edmundston region.

The **City of Edmundston's Urban Planning department** can also provide recommendations for local contractors who regularly work with their building permit process. Since Edmundston is officially bilingual, all municipal services are available in French, and staff can direct you to contractors they work with frequently.

Local building supply stores like Kent Building Supplies or regional lumber yards are excellent resources — they work with contractors daily and know who's active in the area. Staff can often recommend contractors based on the

type of renovation you're planning, whether it's kitchen, bathroom, or whole-home projects.

Consider reaching out to **Chambre de commerce du Grand Edmundston** (Edmundston Chamber of Commerce), which maintains connections with local businesses including construction contractors. They can provide referrals to established contractors who serve the French-speaking community.

For your renovation, you'll need a **building permit from the City of Edmundston** for most structural work, additions, or major renovations. The application process is available in French, and city inspectors are bilingual. Any electrical work requires a licensed electrician (licensed through NB's Technical Inspection Services), plumbing work needs a licensed plumber, and both require provincial permits regardless of the contractor's language.

Get quotes from at least three contractors to compare pricing, timelines, and approach. In the Edmundston area, expect renovation costs to be 10-15% lower than major urban centers like Moncton or Halifax, but skilled trades can sometimes have longer wait times in smaller markets.

Verify that any contractor you hire is registered with WorkSafeNB — this is mandatory for employers with three or more workers. Ask to see their clearance certificate before work begins, as you could be liable for coverage if they're not properly registered.

The French-speaking contractor community in northwestern New Brunswick is well-established, so you should have good options for your renovation project.

Find a General Contractors Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

- [3Tone Construction Ltd ?](#)
- [Loves Painting Ltd. ?](#)
- [ERIK GRAVELLE ?](#)

[Browse all contractors ?](#)

How do I manage change orders so costs don't spiral out of control?

Change orders are inevitable in construction, but managing them properly protects both your budget and timeline. The key is establishing clear processes upfront and maintaining detailed documentation throughout your New Brunswick project.

Start with a comprehensive contract that defines exactly what's included in the base scope. Your initial agreement should specify materials by brand and model (not just "standard fixtures"), include detailed drawings or specifications, and establish a formal change order process. Under New Brunswick's Construction Remedies Act, having everything in writing protects both parties if disputes arise.

The most effective approach is requiring **written approval before any change work begins**. When your contractor identifies additional work needed—whether it's unexpected structural issues in your 1970s Moncton split-level or upgraded finishes you decide you want—insist on a written change order that includes the exact scope, materials, labor costs, and timeline impact. Never allow verbal approvals for cost changes, no matter how small they seem.

Build a contingency fund of 15-20% of your total budget specifically for changes and unforeseen issues. New Brunswick's older housing stock often reveals surprises once walls are opened—from knob-and-tube wiring in Victorian-era Fredericton homes to moisture issues in basement renovations due to our clay soils and high water tables. Having funds set aside prevents you from making rushed decisions when issues arise.

Establish pricing frameworks upfront for common change scenarios. Your contract should include hourly rates for additional labor, markup percentages on materials, and how permit modifications will be handled. If you're renovating in Saint John and discover your 1920s home needs electrical upgrades to meet current code, you'll already know how additional electrical work will be priced rather than negotiating under pressure.

Track everything in real-time using a simple spreadsheet or project management app. Record each change order with date, description, cost, and running total. This prevents the shock of discovering you've approved \$15,000 in changes over six weeks of small decisions. Review your change order log weekly and compare it to your remaining contingency.

Distinguish between necessary and optional changes when they arise. Code compliance issues, structural problems, or permit requirements aren't optional—but upgrading from laminate to quartz countertops is. When your contractor discovers that your Riverview home's foundation needs waterproofing work, that's necessary. When you decide you want pot lights added to the living room, that's optional and can potentially be deferred.

For larger projects, consider having your contractor provide **unit pricing for common upgrades** at the contract stage. If you're doing a kitchen renovation, get pricing for upgrading cabinet hardware, adding under-cabinet

lighting, or switching to higher-end appliances. This eliminates negotiation delays and prevents inflated pricing when you're already committed to the project.

Review and approve change orders promptly to avoid delaying your project. Your contractor may need to order materials or schedule additional trades, and delays in approval can push back completion dates. However, don't feel pressured to approve changes on the spot—take time to understand the necessity and explore alternatives.

The next practical step is reviewing your current contract (if you have one) or creating a change order clause for your upcoming project. Specify that all changes require written approval, include pricing methodology, and establish a maximum total for changes without additional contract amendments. This upfront planning prevents most cost overrun scenarios.

Find a General Contractors Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

- [East Coast Air HVAC Inc ?](#)
- [Blue Energy Ltd ?](#)
- [Chim Chimney Stoves & Services Inc. ?](#)

[Browse all contractors ?](#)

Q26

How do I check if there are open permits on a house before buying it in Saint John?

Before purchasing a home in Saint John, you'll want to verify there are no outstanding building permits or code violations that could become your responsibility as the new owner.

Contact the **City of Saint John's Growth & Community Services department** at (506) 658-2835 to request a permit search for the property. You'll need the civic address or PID (Property Identification Number) from the property assessment. This search will reveal any open building permits, stop-work orders, or compliance issues on file.

What the permit search reveals includes active building permits that haven't received final inspection, expired permits for incomplete work, and any outstanding orders to comply with building codes. In New Brunswick,

incomplete permitted work can transfer to new owners as a legal obligation, potentially costing thousands to resolve.

Your real estate lawyer should also order a **Certificate of Compliance** as part of the title search process. This document confirms the property meets current zoning requirements and has no outstanding municipal violations. If the property is in a rural area outside Saint John's municipal boundaries, contact **RSC 9 - Fundy** at (506) 738-2014 instead, as they handle building permits for the greater Saint John rural area.

Red flags to watch for include basement apartments or secondary suites that may not be properly permitted, electrical or plumbing work that appears recent but has no permits on file, and additions or renovations that don't match the original building footprint. Remember that in New Brunswick, all electrical work requires permits from **NB Power** (1-800-615-0522) and inspections from **Technical Inspection Services** (1-888-659-3222).

Protect yourself financially by making your purchase offer conditional on a satisfactory permit search and building inspection. If open permits are discovered, negotiate with the seller to either complete the work properly or reduce the purchase price to cover completion costs. A qualified home inspector familiar with New Brunswick's building standards can spot unpermitted work that might not show up in municipal records.

The small cost of a permit search (\$50-\$100 typically) is insignificant compared to inheriting someone else's code violations or incomplete construction projects.

Find a General Contractors Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

- Pierre Cormier Construction Ltd ?
- alka masonry ?
- Rowen Construction Inc ?

[Browse all contractors ?](#)

Q27

How do I decide which renovations to prioritize on a tight budget?

Start with safety and structural issues first — these protect your investment and prevent costlier problems down the road. In New Brunswick's older housing stock, this often means addressing foundation moisture,

outdated electrical systems, or heating inefficiencies before tackling cosmetic upgrades.

Safety and Code Compliance Should Lead Your List

Any electrical work using knob-and-tube wiring (common in pre-1950s Maritime homes) needs immediate attention. Licensed electrical contractors through TIS can assess whether your system meets current standards — outdated wiring isn't just inconvenient, it's a fire risk and insurance liability. Similarly, if you're dealing with an aging oil furnace or suspect asbestos materials in a post-war bungalow, these issues demand priority over kitchen backsplashes.

Foundation problems are particularly critical in New Brunswick's freeze-thaw climate. Water infiltration that seems minor in summer becomes a major structural threat when temperatures drop to -25°C. Addressing exterior drainage, weeping tile, or foundation cracks now prevents thousands in damage later.

Energy Efficiency Delivers Immediate Returns

With New Brunswick's harsh winters and rising energy costs, weatherization improvements pay for themselves quickly. Air sealing, insulation upgrades, and storm windows can cut heating bills by 20-30% annually. NB Power's Total Home Energy Savings Program offers rebates that reduce upfront costs significantly. Converting from oil to a cold-climate heat pump (rated to -25°C) eliminates delivery costs and provides both heating and cooling.

Strategic Cosmetic Updates for Maximum Impact

When budget allows cosmetic work, focus on changes that affect your daily comfort and home value. Fresh paint throughout the main living areas costs \$3,000-\$6,000 but transforms how your home feels. Updating bathroom fixtures or kitchen hardware provides visual refresh without the \$30,000+ cost of full renovations.

The 50/30/20 Rule for Renovation Budgets

Consider allocating 50% to essential systems (electrical, plumbing, HVAC, structural), 30% to efficiency improvements (insulation, windows, air sealing), and 20% to aesthetic updates. This ensures you're building a solid foundation before adding the finishing touches.

Get Professional Assessment First

Before committing your budget, have a licensed contractor assess your home's major systems. Many issues that seem expensive have affordable solutions, while some cosmetic problems hide structural concerns. Browse verified contractors in our New Brunswick directory who can provide honest assessments and help you prioritize based on your specific home and budget.

The key is addressing problems in order of urgency — safety first, efficiency second, aesthetics last.

Find a General Contractors Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

- [Geldart's roofing and renovation ?](#)
- [moose luxury painting ?](#)
- [Coastal Comfort Solutions - HVAC ?](#)

[Browse all contractors ?](#)

How do I plan a kitchen renovation around my family so we can still eat meals?

Planning a kitchen renovation while keeping your family fed requires strategic timing and setting up a temporary cooking space. The key is creating a functional interim kitchen before demolition begins and coordinating the work sequence to minimize disruption.

Set up your temporary kitchen in a nearby room like a dining room, basement, or even a large hallway. You'll need access to water (bathroom or laundry room sink works), so plan meal prep around that limitation. Essential temporary equipment includes a microwave, electric kettle, slow cooker, hot plate or portable induction burner, mini-fridge, and basic prep tools. A folding table becomes your counter space, and plastic storage bins can hold dishes and non-perishables.

Time the renovation phases strategically. Most New Brunswick contractors work Monday through Friday, so weekends become your cooking recovery time. Plan the heaviest demolition and electrical rough-in (which requires NB Power permits and TIS inspection) for periods when you can eat out more frequently or stay with family. The dustiest phases - drywall sanding and cabinet installation - are when you'll want meals prepared elsewhere most often.

Coordinate with your contractor's schedule to understand when utilities will be shut off. In New Brunswick, electrical work must be done by licensed electricians, and any new circuits require permits from NB Power (1-800-615-0522). Plumbing modifications need TIS permits and licensed plumbers. Your contractor should give you 24-48 hours notice before shutting off water or power, allowing you to prep accordingly.

Meal planning becomes crucial during the 2-4 week renovation window. Stock up on foods requiring minimal prep: pre-made salads, rotisserie chicken, bread, cereal, canned soups, and frozen meals. Coordinate with local restaurants for takeout, and don't hesitate to accept dinner invitations from friends and family. Many New Brunswick families find this is actually a great time to explore local restaurants they've been meaning to try.

Consider the renovation sequence when planning meals. Demolition and rough-in work (weeks 1-2) are the messiest - plan simpler meals or eat out more. Cabinet installation and countertop templating (weeks 2-3) create less dust but still limit access. The final week with appliance installation and finishing touches allows you to gradually transition back to normal cooking.

Protect your temporary space from construction dust by hanging plastic sheeting between the work area and your interim kitchen. Change HVAC filters frequently during renovation, as New Brunswick's older homes often have ductwork that spreads dust throughout the house.

Budget an extra \$800-1,500 for increased food costs during renovation - between takeout, restaurant meals, and the premium you'll pay for convenience foods. This is normal and should be factored into your overall renovation budget of \$30,000-100,000+ depending on your kitchen's size and finish level.

Your contractor should provide a detailed timeline showing when each trade will be working. Use this to plan your family's meals around the most disruptive phases, and remember that most kitchen renovations in New Brunswick take 3-6 weeks depending on complexity and permit approval times.

Find a Kitchen Renovations Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

- East Coast Air HVAC Inc ?
- Eastbound Homes ?
- alka masonry ?

[Browse all contractors ?](#)

Q29

How do I know if my old house in Saint John is worth renovating?

Determining if your older Saint John home is worth renovating depends on several key factors, but many heritage and vintage properties in the port city offer excellent renovation potential when approached strategically.

Start by getting a **professional home inspection** to identify major structural, electrical, and plumbing issues. In Saint John's older neighborhoods like the South End, Uptown, and areas near King Square, you'll often find homes from the 1870s-1920s with solid timber construction but outdated systems. Look for signs of foundation settling (common with stone foundations), knob-and-tube wiring that needs complete replacement, and galvanized plumbing nearing end of life.

Calculate your total investment against the neighborhood's market values. A full renovation of a Victorian-era home in Saint John typically runs \$150-\$300 per square foot depending on the scope. If you're looking at \$200,000+ in renovations, ensure the finished value will support that investment. The South End and Uptown areas have seen steady appreciation, while some older industrial neighborhoods may have more limited upside.

Heritage considerations are crucial in Saint John. If your home is designated under New Brunswick's Heritage Conservation Act or located in a heritage conservation area, you'll need approval from the city's heritage officer before making exterior changes. This can add time and cost but also provides access to heritage tax credits and grants. Contact Saint John's Growth & Community Services at (506) 658-2835 to check your property's status.

Major systems evaluation is critical. Homes built before 1950 often need complete electrical upgrades (TIS-licensed electrician required), new plumbing rough-in (licensed plumber required), and modern heating systems. Many Saint John homes still rely on oil heat - converting to a cold-climate heat pump system runs \$8,000-\$15,000 but qualifies for NB Power rebates and dramatically reduces operating costs.

Consider the bones of the house - original hardwood floors, high ceilings, solid timber framing, and architectural details like crown molding and original windows add significant value when restored properly. Saint John's Loyalist and Victorian homes often have exceptional craftsmanship that's impossible to replicate affordably today.

Get multiple contractor estimates for major work and factor in permit costs through the City of Saint John's building department. A realistic renovation budget should include a 20% contingency for unexpected issues - older homes always reveal surprises once walls are opened.

Your next step: Schedule inspections with a structural engineer and an electrician to assess the major systems. This \$1,500-\$2,500 investment upfront can save you from costly surprises later and help you make an informed decision about whether to renovate or relocate.

Find a General Contractors Contractor

New Brunswick Construction Network connects you with experienced contractors in the directory:

- Yeet it! Junk Removal and Demolition ?
- Worry No More Handyman Services ?
- Duguay Construction ?

Browse all contractors ?

Disclaimer: This guide is provided for informational purposes only by New Brunswick Construction Network. It does not constitute professional advice. Always consult qualified, licensed contractors and your local building authority before starting any construction or renovation project. Information is current as of April 5, 2026 and may change. Visit newbrunswickconstructionnetwork.com for the latest answers.