

OTTAWA CONSTRUCTION CLEANING

Commercial Construction Cleaning

Office, retail, and restaurant buildout cleanup, multi-phase commercial cleaning, and meeting occupancy standards for commercial spaces.

5 Expert Answers from Clean IQ

ottawaconstructioncleaning.com/construction-brain

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How do I clean a newly renovated commercial elevator lobby in an Ottawa building?

Cleaning a newly renovated commercial elevator lobby in Ottawa is a specialized project that demands a methodical approach, the right equipment, and a clear understanding of the high-traffic, high-visibility nature of the space. Elevator lobbies typically feature a concentrated mix of hard surfaces — polished stone, large-format tile, metal cladding, glass, and painted drywall — all of which require different cleaning methods and products. Getting this right the first time matters because a lobby is the first impression visitors have of the entire building.

The Right Sequence Makes All the Difference

Start with a rough clean before you attempt any detailed surface work. In a commercial renovation context, this means removing all construction debris, packaging materials, cardboard, tape, and bulk dust from the space entirely. Only once the space is clear of physical debris should you begin the detailed cleaning sequence — always working from ceiling to floor and from the back of the lobby toward the exit. Begin with ceiling fixtures, ventilation grilles, and any recessed lighting. Construction dust settles on every horizontal surface, and disturbing ceiling areas first means that fallout lands on surfaces you haven't cleaned yet rather than ones you've already finished.

HEPA vacuuming is non-negotiable for a commercial post-construction clean. Standard commercial vacuums recirculate fine drywall and concrete dust back into the air through their exhaust — this is the single most common mistake made on commercial cleanup jobs. A proper HEPA vacuum captures 99.97 percent of particles down to 0.3 microns, which is what you need to actually remove construction particulate rather than just move it around. Run an **air scrubber** continuously throughout the cleaning process to capture airborne dust that gets disturbed during the work — fine construction particles remain suspended for 48 to 72 hours after disturbance, which is a serious concern in an enclosed lobby space.

For polished stone floors, marble, or large-format porcelain tile — common choices in Ottawa commercial lobbies — avoid any acidic cleaners. Acids dissolve grout and etch polished stone surfaces permanently. Use a pH-neutral cleaner and an industrial floor scrubber to remove the construction grime layer. **Grout haze** is a particularly common issue after tile installation; use a purpose-made grout haze remover applied carefully according to the manufacturer's directions, then rinse thoroughly. Metal cladding and elevator door surrounds should be cleaned with a microfibre cloth and a mild degreaser — never abrasive pads, which scratch brushed or polished metal finishes.

Glass panels, sidelights, and lobby windows require **glass-safe solvents** to remove paint overspray, tape adhesive residue, and construction film. New glass is especially vulnerable to scratching, so ensure any cloth used on glass

surfaces is completely free of grit particles. Work in straight strokes rather than circular motions to avoid trapping debris under the cloth.

From an Ontario regulatory standpoint, commercial post-construction cleaning must comply with WHMIS 2015 requirements — all chemical products used on site require proper labelling and safety data sheets. **HVAC duct cleaning is essential** after any commercial renovation; construction dust trapped in the building's ductwork will recirculate through the lobby every time the system runs, undoing your surface cleaning within days. Budget **\$400 to \$800** for duct cleaning in a typical Ottawa commercial building section, and confirm this is included in your contractor's scope.

For a commercial elevator lobby, professional post-construction cleaning in Ottawa typically runs **\$1,500 to \$8,000** depending on square footage, surface complexity, and the extent of the renovation. Always get a minimum of three written quotes that specify exactly which surfaces and services are covered.

For commercial cleaning contractors experienced in post-construction work, the Ottawa Construction Network directory at justynrookcontracting.com is a free resource where you can browse and contact contractors directly.

Q2

How much does post-construction cleaning cost for a new car dealership showroom in Ottawa?

Commercial post-construction cleaning for a new car dealership showroom in Ottawa typically costs between \$8,000 and \$25,000, depending on the size of the facility and complexity of the build. Car dealerships present unique cleaning challenges due to their expansive glass facades, polished concrete floors, specialized lighting systems, and the need for an absolutely pristine finish that showcases vehicles effectively.

Factors Affecting Dealership Cleaning Costs

The square footage drives the base cost, with most Ottawa car dealerships ranging from 15,000 to 40,000 square feet. At **\$0.35 to \$1.00 per square foot** for commercial post-construction cleaning, a typical 20,000-square-foot showroom runs \$7,000 to \$20,000 for complete cleaning. However, dealerships often exceed this range due to specialized requirements. The extensive glass work common in modern dealership design significantly increases costs - floor-to-ceiling windows, skylights, and glass partition walls require specialized equipment and safety protocols. **Window cleaning alone can add \$3,000 to \$8,000** to the total project cost.

Polished concrete floors, which are standard in most new dealerships, require diamond polishing equipment and specialized cleaning compounds to achieve the mirror-like finish customers expect. This process costs **\$2.50 to**

\$4.00 per square foot beyond basic cleaning. Service bay areas need degreasing and specialized cleaning to remove construction oils, hydraulic fluids, and metal shavings. The sophisticated HVAC systems in large commercial buildings require thorough duct cleaning, adding **\$1,500 to \$4,000** depending on system complexity.

Ottawa's extreme winter conditions affect dealership cleaning timing and methods. Construction dust becomes exceptionally fine and persistent during heating season when indoor humidity drops below 20 percent. **HEPA air scrubbers must run continuously** during winter cleaning to capture airborne particles that would otherwise settle on vehicles and surfaces for weeks. Spring completion schedules, common in Ottawa's compressed building season, create concentrated demand and can increase pricing by 15 to 25 percent during peak months from April through June.

The Ontario Building Code requires commercial buildings to pass occupancy inspections before opening, making professional post-construction cleaning mandatory rather than optional. Dealerships must meet stringent cleanliness standards for both customer areas and service departments. **WSIB coverage and minimum \$5 million liability insurance** are essential for any contractor working in commercial spaces of this scale.

For accurate pricing on your specific dealership project, obtain quotes from at least three commercial cleaning contractors. The Ottawa Construction Network directory at justynrookcontracting.com includes commercial cleaning specialists experienced with large-scale automotive facilities who can assess your project's unique requirements and provide detailed estimates.

Q3

How much does cleanup cost after a tenant fit-out in an Ottawa office tower?

Commercial tenant fit-out cleanup in Ottawa office towers typically costs between \$2,500 and \$8,000, depending on the size of the space and scope of construction work. For a standard 3,000 to 5,000 square foot office suite, expect to pay \$3,500 to \$6,000 for complete post-construction cleaning.

Understanding Commercial Fit-Out Cleaning Costs

Commercial post-construction cleaning pricing differs significantly from residential work due to the scale, access challenges, and specialized requirements of office tower environments. In Ottawa's downtown core towers like Place de Ville, Constitution Square, or World Exchange Plaza, cleaning contractors must factor in elevator scheduling, after-hours access fees, and coordination with building management. These logistical requirements typically add 15 to 25 percent to base cleaning costs compared to ground-level commercial spaces.

The scope of fit-out work dramatically affects cleaning costs. A basic refresh involving new paint, carpet, and minor electrical work requires lighter cleaning at \$0.35 to \$0.65 per square foot. Full gut renovations with new drywall, flooring, lighting, and HVAC modifications generate substantial construction dust and debris, pushing costs to \$0.75 to \$1.25 per square foot. **Specialty areas like server rooms, medical suites, or food service spaces require additional cleaning protocols and can cost \$1.50 to \$2.00 per square foot.**

Ottawa's extreme winter conditions create unique challenges for office tower cleaning. During heating season, indoor humidity drops to 15 to 20 percent, making construction dust incredibly fine and persistent. HVAC systems running constantly during winter fit-outs circulate this particulate throughout the entire floor, requiring comprehensive duct cleaning that adds \$800 to \$1,500 to the total project cost. Many office towers shut down HVAC systems during major construction phases, but once restarted, they immediately distribute accumulated dust unless professionally cleaned.

Professional cleaning for office fit-outs always includes HEPA vacuum systems, industrial floor scrubbers, and air filtration equipment. Standard office cleaning equipment cannot handle the volume and type of debris generated during construction. Window cleaning is particularly important in office towers because construction dust and adhesive overspray on floor-to-ceiling windows creates a poor impression for tenants and visitors. Interior window cleaning for a typical office suite runs \$200 to \$600, while exterior cleaning requires specialized high-rise equipment and costs \$400 to \$1,200.

The Ontario Building Code requires that commercial spaces be clean and free of construction debris before occupancy permits are issued. This means post-construction cleaning is not optional – it's a regulatory requirement that must be completed before employees can move into the space. Building management companies often have approved contractor lists and specific requirements for construction cleanup, including insurance minimums of \$5 million for commercial work and proof of WSIB coverage.

Timing is critical for office tower fit-outs because most cleaning work must occur outside business hours to avoid disrupting other tenants. After-hours and weekend work typically carries a 25 to 40 percent premium over standard rates. Spring is the busiest season for office fit-outs in Ottawa as companies complete moves delayed by winter weather, creating concentrated demand from April through June that can increase prices by 10 to 15 percent.

For accurate pricing on your specific office fit-out cleaning needs, get quotes from at least three commercial cleaning contractors who specialize in post-construction work. The Ottawa Construction Network directory at justynrookcontracting.com includes commercial cleaning contractors experienced with office tower requirements and building management coordination.

What cleaning standards apply to a new long-term care facility under construction in Ottawa?

Long-term care facilities in Ottawa must meet the highest cleaning standards in the construction industry, with specific requirements under both the Ontario Building Code and Ministry of Long-Term Care regulations that go far beyond typical commercial post-construction cleaning.

Long-term care facility cleaning standards are governed by multiple regulatory bodies including the Ministry of Long-Term Care, Public Health Ontario, and local Ottawa Public Health requirements. These facilities must achieve hospital-grade cleanliness before occupancy permits are issued. The cleaning process involves specialized infection control protocols, HEPA filtration throughout the entire cleaning process, and complete elimination of construction dust and debris that could compromise respiratory health of vulnerable residents.

Post-construction cleaning for long-term care facilities requires certified cleaning contractors with experience in healthcare environments. Standard commercial cleaning is insufficient - the work must follow infection prevention and control protocols similar to hospital cleaning standards. All surfaces must be cleaned with hospital-grade disinfectants approved by Health Canada. HVAC systems require complete cleaning and disinfection, not just standard duct cleaning, because airborne contaminants pose serious health risks to elderly residents with compromised immune systems.

In Ottawa's extreme winter climate, this level of cleaning becomes even more critical. The bone-dry indoor air during heating season means construction dust particles remain airborne longer and penetrate deeper into building systems. **HEPA air scrubbers must run continuously during cleaning, and multiple air changes are required before the facility can be considered ready for occupancy.** The cleaning process typically takes 2-3 times longer than standard commercial cleaning because every surface, fixture, and system must be thoroughly decontaminated.

Ontario Building Code Part 3 governs institutional buildings like long-term care facilities, requiring specialized ventilation systems that must be completely clean before commissioning. The Ministry of Long-Term Care conducts pre-occupancy inspections that include verification of cleaning standards. **Expect cleaning costs between \$2.00-4.00 per square foot** for this level of specialized work - significantly higher than standard commercial rates of \$0.35-1.00 per square foot.

The cleaning timeline must be coordinated with final building inspections, fire safety system testing, and ministry approvals. Professional healthcare facility cleaning contractors understand these regulatory requirements and can ensure compliance with all applicable standards before your facility opens.

For specialized healthcare facility cleaning contractors experienced with long-term care requirements, the Ottawa Construction Network directory at justynrookcontracting.com includes contractors qualified for institutional healthcare cleaning projects.

Q5

Do Ottawa commercial cleaning companies offer maintenance contracts after initial post-construction clean?

Yes, many commercial cleaning companies in Ottawa do offer ongoing maintenance contracts after completing the initial post-construction clean. This is actually a smart business model for cleaning contractors and provides significant value for commercial property owners who want to maintain their investment after a major construction or renovation project.

Maintenance Contract Benefits for Ottawa Businesses

Post-construction cleaning contractors understand that a pristine commercial space requires ongoing professional attention to maintain the standards achieved during the initial deep clean. **Maintenance contracts typically include weekly, bi-weekly, or monthly cleaning services** that focus on high-traffic areas, restroom facilities, break rooms, and common areas. These contracts often provide **15 to 25 percent cost savings** compared to booking individual cleaning sessions, making them attractive for Ottawa businesses managing operating budgets.

The transition from post-construction to maintenance cleaning makes particular sense in Ottawa's climate. **Winter conditions mean constant tracking of salt, sand, and moisture** into commercial buildings from November through March. Summer construction dust from ongoing development projects throughout the city settles on surfaces weekly. A maintenance contract ensures professional-grade equipment like commercial floor scrubbers and HEPA vacuums are used regularly to address these ongoing challenges that basic janitorial services cannot handle effectively.

Typical maintenance contracts in Ottawa range from \$800 to \$3,000 monthly for small to medium commercial spaces, depending on square footage and frequency. Office buildings generally require less intensive maintenance than retail or restaurant spaces. Medical and dental offices often need specialized cleaning protocols that command premium pricing. Contracts usually include floor care, window cleaning, restroom sanitization, and trash removal, with deep cleaning services scheduled quarterly or semi-annually.

Many contractors offer **flexible contract terms starting at six months**, with better pricing for annual commitments. Winter contracts often include additional services like entrance mat maintenance and salt residue

removal that are essential in Ottawa's harsh climate. Some contractors provide emergency cleaning services as part of maintenance contracts, which is valuable when unexpected issues arise.

When negotiating maintenance contracts, ensure the scope clearly defines which areas are included, cleaning frequency, and what products will be used. Verify that the contractor maintains WSIB coverage and liability insurance throughout the contract term. Ask about staff consistency — having the same cleaning team familiar with your space improves results and security.

For businesses seeking both post-construction cleaning and ongoing maintenance services, browsing contractors through the Ottawa Construction Network directory at justynrookcontracting.com allows you to compare companies that offer comprehensive commercial cleaning solutions tailored to Ottawa's unique business environment.

Disclaimer: This guide is provided for informational purposes only by Ottawa Construction Cleaning. It does not constitute professional advice. Always consult qualified, licensed contractors and your local building authority before starting any post-construction cleaning or renovation cleanup project. Information is current as of July 12, 2026 and may change. Visit ottawaconstructioncleaning.com for the latest answers.