

CALGARY MOLD REMEDIATION

Costs & Pricing

What asbestos testing, abatement, vermiculite removal, mold inspection and remediation cost in Calgary, what moves a quote up or down, and which jobs have no published price

12 Expert Answers from Remediation IQ

calgarymoldremediation.com/construction-brain

Table of Contents

1. Cost of a mold inspection for a two-storey home in Airdrie?
2. Mold remediation on one basement wall, what should a Calgary homeowner budget?
3. Vermiculite attic removal cost for a 1950s Calgary house?
4. Air quality test price after a sewer backup in a Calgary basement?
5. Why do some Calgary abatement quotes exclude disposal fees?
6. Budget for mold cleanup after a flooded Calgary basement?
7. Is \$4,000 fair to abate asbestos drywall mud in one Calgary basement room?
8. What does it cost to take down an asbestos popcorn ceiling in Calgary?
9. Price per sample for asbestos lab testing in Calgary?
10. Asbestos testing for a Calgary bungalow, how much should I expect?
11. Does GST apply to asbestos abatement quotes in Alberta?
12. How much does the asbestos assessment for a Calgary demolition inspection cost?

Q1

Cost of a mold inspection for a two-storey home in Airdrie?

A mould inspection or air-quality test in the Calgary area, including Airdrie, typically runs \$200 to \$800, based on published Calgary-area prices read in September 2026. The range moves with the size of the home, the number of samples taken and whether the inspector writes a formal report with remediation recommendations.

For a two-storey home, a few things push the price toward the higher end. More rooms mean more sampling points. If the inspector finds visible mould, they may recommend bulk or swab samples in addition to air samples, and each adds cost. Alberta Health Services notes that air testing for mould is usually not recommended when mould is already visible, so if you can see growth, a remediation quote may be more useful than an inspection report. If the mould is hidden and you are trying to locate it, an inspection makes more sense.

What the inspection should cover

A fair scope for a two-storey home includes a visual survey of the whole structure, moisture readings in suspect areas, and a written report identifying the source of moisture, the approximate size of any affected areas and a recommended next step. Health Canada sizes mould problems as small (one to three patches, each under one square metre), medium (more than three patches or a patch between one and three square metres) or extensive (any patch over three square metres). The report should use language you can act on, not just a species list.

Before you book, ask whether the inspector is independent of any remediation company. An inspector who also sells remediation has a financial interest in the outcome. Ask what the report includes, how many samples are taken and what the lab turnaround looks like. If the home was built before 1990, also ask whether the inspector will flag any materials that could contain asbestos, because disturbing drywall, ceiling texture or flooring in a pre-1990 home without testing first can create a separate problem.

On the Airdrie side: abatement work in Airdrie is regulated by Alberta Occupational Health and Safety, not the City of Airdrie. We found no asbestos-specific rule on Airdrie's permit pages and no asbestos acceptance noted at its transfer site, so check directly with the City of Airdrie on both points before any contractor hauls debris.

Keep the inspection report once you have it. If you then get remediation quotes, give each contractor the same report so the quotes cover the same scope.

Q2

Mold remediation on one basement wall, what should a Calgary homeowner budget?

Published Calgary-area prices read in September 2026 put a medium-sized mould job, roughly 30 to 50 square feet, at about \$1,800 to \$6,000, so measure the affected area on your wall to see whether it is in that band.

What moves the price around within that range comes down to a few things. How far the mould has spread behind the drywall matters, because porous materials like drywall and insulation typically need to be removed rather than cleaned, and Alberta Health Services notes that porous materials generally require removal. The source of the moisture matters too, because if the wall is still damp the remediation contractor cannot finish the job until that is fixed. Whether the contractor includes an inspection, a post-remediation check and disposal in the quoted price also shifts the number considerably.

What a fair quote should cover

A written quote for this job should spell out at minimum:

- What materials will be removed and how the debris will be disposed of (the City of Calgary has no specific rule for mould debris, so ask the contractor how they classify and dispose of it)
- Whether a post-remediation check is included or billed separately, and who does it (asking for a consultant independent of the remediation crew is reasonable, since the same firm doing both tests and cleanup is a conflict worth asking about)
- How the work area will be contained to keep spores from spreading to the rest of the basement
- The completion date and total price, both required in writing if any payment is made before the work is done

On that last point: Service Alberta requires any business taking payment before finishing the work to hold a prepaid contracting licence, and any prepaid contract of \$200 or more must be in writing and include names, addresses, a detailed description of the work, itemized prices, the completion date and your cancellation rights. You can check whether a contractor holds that licence through Service Alberta's licensed-business search.

There is no Alberta licence or certification specific to mould remediation, and there is no OHS notification requirement for mould work the way there is for asbestos. IICRC S520 is an industry standard some contractors follow, but it has no legal standing in Alberta, so a contractor citing it is describing their own practice, not a legal obligation. The one OHS provision that does apply is that where mould exists or may exist, an employer must control worker exposure under the hierarchy of controls.

One more thing worth raising before any wall comes down: if your home was built before 1990, Alberta OHS bulletin ASB004 notes a higher risk that drywall mud and other building materials may contain asbestos. Disturbing those materials without testing first could change the scope and cost of the job significantly. Ask the contractor

whether they will test before cutting.

Before you sign and hand over any deposit, put the two quotes side by side and compare exactly what each one includes for the post-remediation check, who performs it, and whether disposal is itemized or bundled into a lump sum. You can request a match with local remediation contractors through the form on this page.

Q3

Vermiculite attic removal cost for a 1950s Calgary house?

Vermiculite attic removal in Calgary typically runs **\$5,000 to \$25,000 per attic**, based on published Calgary-area prices from September 2026. The wide range reflects attic size, insulation depth, access difficulty, and whether re-insulating is included in the scope.

What drives the price for a 1950s Calgary home

Your house was built well before 1990, and the Alberta OHS bulletin ASB004 says a building from before 1990 has a higher risk that some of its materials contain asbestos. The Alberta Asbestos Abatement Manual notes that some vermiculite insulation, including the Zonolite brand produced from a Libby, Montana mine from the 1920s to 1990, may be contaminated with asbestos, and the only way to know is to have it tested. The Government of Canada's vermiculite guidance says not to disturb it or try to remove it yourself, and to hire professionals trained to handle asbestos if you plan to renovate. The same guidance says there is currently no evidence of risk to your health if the insulation is isolated in an attic or otherwise kept from exposure to the interior environment.

If it tests positive and you proceed with removal, the Alberta Asbestos Abatement Manual puts removal of 0.09 square metres (1 square foot) or more of friable asbestos-containing material in the high-risk class. The contractor or consultant decides friability and the risk class on site, so ask which class they assigned and why. That means the contractor must file a 72-hour notification with Alberta OHS before any work begins, every worker entering the restricted area must carry a valid government-approved Alberta asbestos worker card, and the enclosure stays under negative pressure until air testing confirms fibre levels are low enough to dismantle it. Clearance testing after high-risk work follows the enclosure protocol, not the simpler moderate-risk standard. An independent air-quality consultant, separate from the abatement crew, should collect and interpret those samples. Budget roughly \$200 to \$700 per area for clearance testing.

Before a building or demolition permit is released for a renovation in Calgary, the City of Calgary requires a completed Asbestos Abatement Information Form declaring that materials with the potential to release fibres have been removed from the project area and disposed of at an approved facility. For asbestos waste, that means

Shepard landfill only. Residents and commercial haulers both need an Industrial Waste Permit (no fee, valid up to one year) and a booked appointment by 10 a.m. the day before. Loads must be wetted, double-bagged in 6-mil polyethylene, sealed with duct tape or similar, and free of rips or tears. The current disposal rate at Shepard is \$220 per tonne, with a \$275 hard-to-handle surcharge for damaged loads. Asbestos waste is regulated as a dangerous good for transport, so the contractor needs a shipping document with the UN number; it does not require an Alberta manifest.

Before signing, confirm the contractor's quote is in writing. A prepaid contract of \$200 or more must include names and addresses, a detailed description of the work, itemized prices, the total, the completion date, and a statement of your cancellation rights. Ask to see the WCB clearance letter showing the contractor's account is in good standing, and request a certificate of liability and property damage insurance.

A bulk sample lab test runs \$65 to \$145 per sample if you want confirmation before committing to removal.

When you have two written quotes side by side, compare whether each one includes the 72-hour OHS notification, independent clearance air testing, Shepard disposal with permits, and re-insulation, because leaving any of those out can make a lower number look cheaper than it actually is.

Air quality test price after a sewer backup in a Calgary basement?

A mould inspection or air-quality test in Calgary runs roughly \$200 to \$800, based on published Calgary-area prices from September 2026. For a sewer backup, though, Alberta Health Services advises that air testing for mould is usually not recommended when you can already see contamination or damage, and that advice applies here.

After a sewer backup the more pressing questions are the extent of the water damage, what materials got wet, and whether mould has already started. An Alberta OHS bulletin notes mould can begin growing within 24 to 48 hours on a damp surface. Health Canada says results from tests for fungi in air cannot be used to assess health risks to occupants. The size of the affected area determines who should do the work: Health Canada describes small as one to three patches each under one square metre, medium as more than three patches or a patch between one and three square metres, and extensive as anything larger than three square metres. The Canada Mortgage and Housing Corporation says a person in good health can handle small areas, qualified and trained maintenance staff can handle medium areas, and qualified and trained mould remediation contractors should handle extensive contamination.

What actually shapes the cost after a sewer backup

A few things will move the number if you do decide to bring in a contractor for an assessment or remediation:

- Whether porous materials like drywall, carpet or ceiling tiles got wet, because Alberta Health Services says those typically require removal rather than cleaning
- How far the water reached and what it soaked
- Whether a pre-1990 home is involved, because the Alberta Asbestos Abatement Manual and Alberta OHS bulletin ASB004 both identify drywall mud, vinyl sheet flooring and other common basement materials as potentially containing asbestos if the building predates 1990; disturbing those materials without testing first creates a separate problem

If your home was built before 1990, have any drywall, flooring or other suspect materials tested for asbestos before a contractor cuts or removes them. Bulk sample lab testing runs \$65 to \$145 per sample at published Calgary-area prices.

For the mould side, a fair contractor quote should include a written scope describing which materials will be removed, how the area will be contained during work, how debris will be disposed of, and whether a post-remediation check is included. There is no Alberta licence or notification requirement for mould remediation, so ask the contractor to explain their process and what training their workers hold. Health Canada recommends controlling humidity and repairing the source of water entry as part of any remediation plan, not just cleaning the visible

growth.

Ask your insurer what they need to see before work starts, then have a contractor find how far the water went.

Q5

Why do some Calgary abatement quotes exclude disposal fees?

Disposal fees are often listed separately because the cost at Shepard landfill depends on weight, packaging and whether the load passes inspection, none of which a contractor can pin down exactly at quote time.

Here is what drives the gap between quoted price and final bill.

Why the split happens

The City of Calgary accepts asbestos at Shepard landfill only, at \$220 per tonne since February 2026. A hard-to-handle surcharge of \$275 applies to any load with rips, tears or openings in the packaging. The contractor cannot know the final weight until the material is bagged and on a scale, and a packaging failure at the gate means a surcharge or a turned-away load. So a quote may show disposal as a separate estimate or bundle an allowance for it. Either can be fair; the problem is when disposal is simply missing from the quote with no explanation.

There are also permit and notification costs that can disappear from a quote. The Alberta OHS Code requires the contractor to file a notification with a Director at least 72 hours before any work that may release asbestos fibres, and the City of Calgary requires an Asbestos Abatement Information Form before releasing a building or demolition permit. A contractor who has not mentioned them at all is worth questioning.

Clearance air testing is another line that goes missing. After moderate or high-risk work, air sampling confirms fibre levels are low enough to re-occupy the space. Published Calgary-area prices for clearance testing run roughly \$200 to \$700 per area. Quotes differ on whether it is included, so ask specifically, and ask whether the person doing the sampling is independent of the abatement crew, because a contractor sampling their own finished work is a conflict of interest.

Before you sign, check whether the quote is a prepaid contract. Under Alberta consumer protection rules, a prepaid contract of \$200 or more must be in writing and include itemized prices, a completion date, total price and cancellation rights; the contractor gives you a copy on or before the day work begins. Ask for a WCB clearance letter as well, which confirms the contractor has an account in good standing with WCB-Alberta.

When comparing quotes, ask each contractor to show you the disposal line as a separate item, confirm whether clearance testing is included or excluded, and confirm that the 72-hour OHS notification is part of their process. A

quote that bundles everything is not automatically better than one that separates costs, as long as every cost is named somewhere on the page.

If you want to reach local Calgary abatement contractors directly, the request form on this page sends your details to contractors listed in the Calgary Construction Network directory.

Q6

Budget for mold cleanup after a flooded Calgary basement?

Mould remediation in a flooded Calgary basement typically runs \$1,800 to \$6,000 for a medium-affected area (roughly 30 to 50 square feet of wall), and \$3,000 to \$15,000 or more if the damage covers a whole basement. Where your job falls depends on a few things worth understanding before you accept a quote.

The main cost drivers are how far the water spread and what materials got wet. Alberta's OHS bulletin notes mould can begin growing within 24 to 48 hours on a damp surface, so timing matters. Porous materials, drywall, carpet and ceiling tiles, typically require removal rather than cleaning, according to Alberta Health Services. That adds disposal and replacement costs. If the basement has a drop ceiling or vinyl flooring and your home was built before 1990, the Alberta OHS Code's asbestos provisions come into play before any cutting or pulling starts: the Alberta Asbestos Abatement Manual lists ceiling tiles and vinyl sheet flooring among materials that may contain asbestos in pre-1990 construction, and those need bulk sample testing before disturbance. Lab testing runs \$65 to \$145 per sample, with package pricing available for multiple samples.

On the mould side, Health Canada uses three size bands. Small is one to three patches each under one square metre; a healthy person can clean that with water and dish detergent, safety glasses, a disposable N95 respirator and household gloves. If the flood left more than a few small patches, you are in the medium or extensive bands, where CMHC says medium work is for qualified and trained maintenance staff, and large or extensive work calls for qualified and trained mould remediation contractors. There is no Alberta licence or notification requirement specific to mould remediation, and no City of Calgary permit for this work. Alberta Health Services advises against paying for air testing when mould is visible; it is usually not recommended and adds cost without changing what needs to happen.

A fair quote for a flooded basement should cover:

- Moisture readings and a written scope of work before anything is removed
- Containment of the work area and controlled drying
- Physical removal of affected porous materials, not just surface treatment

- Disposal of debris (the City has no specific rule for mould waste; ask the contractor how they will handle it)
- A post-remediation inspection, and whether an independent air quality test is included or quoted separately at \$200 to \$800

Ask whether the contractor carries liability insurance and has a WCB account in good standing; you can request a WCB clearance letter online to confirm. If any payment is made before the job is finished, the contractor is a prepaid contracting business and must be licensed with Service Alberta; a prepaid contract of \$200 or more must be in writing with itemized prices, a completion date and your cancellation rights spelled out.

Once the job is done, keep the written scope, the contract and any report from the post-remediation check together.

Is \$4,000 fair to abate asbestos drywall mud in one Calgary basement room?

We cannot tell you whether that quote is fair for your room from the price alone. We found no published Calgary price for drywall mud on its own; the general published figure for asbestos removal in the Calgary area, read in September 2026, is about \$4 to \$10 per square foot across all materials. Ask the contractor how many square feet the quote covers, then compare written quotes for the same scope.

What moves the price on this job

Drywall joint compound is listed in the Alberta Asbestos Abatement Manual as a material where asbestos content can vary within a single house because the compound was not always mixed evenly, so a lab result showing any asbestos content still leaves uncertainty about adjacent areas. The Manual places renovation or hand demolition of drywall joint compound in the moderate-risk category, and for moderate-risk work the Manual sets a final air result of less than 0.01 fibres per cubic centimetre, with aggressive sampling for that final test if a containment was used. All of that adds legitimate cost beyond the removal itself.

Factors that can push the quote higher or lower include the total surface area of taped joints and corners, whether the drywall itself needs to come down or only the compound layer, how accessible the room is for containment and decontamination, and whether clearance air testing and disposal are bundled into the price or quoted separately. Air clearance testing after abatement runs roughly \$200 to \$700 per area depending on the number of samples and whether a written report is included, and asbestos disposal at Shepard landfill costs \$220 per tonne since February 2026, with a \$275 per load hard-to-handle surcharge if packaging does not meet the City's standard of wetted material, double-bagged in 6-mil polyethylene and sealed.

A few things the Alberta OHS Code requires of the contractor on this job: the employer must file a 72-hour notification through Alberta's asbestos portal before work begins, every worker who enters the restricted area must carry an original, valid Alberta asbestos worker card issued after a government-approved course, and all waste must leave in sealed, impervious, labelled containers. There is no contractor licence for asbestos abatement in Alberta; the credentials that exist in law are the worker card and the notification. Ask to see the cards, not a licence.

Before you sign, confirm in writing what the quote covers: the square footage being abated, containment and decontamination, the 72-hour OHS notification, disposal at Shepard with the permit and appointment included, and a clearance air test conducted by a consultant independent of the abatement crew. A prepaid contract of \$200 or more must be in writing under Alberta consumer protection rules, and you can verify the contractor holds a Service Alberta prepaid contracting licence through the province's licensed-business search. You can also request a WCB clearance letter online to confirm the contractor's account is in good standing before work starts.

If you want to compare this quote against others, the request form on this page forwards your job details to local abatement contractors listed in the Calgary Construction Network directory.

The square footage behind the price and whether clearance testing is included are the two numbers to get in writing before you decide.

Q8

What does it cost to take down an asbestos popcorn ceiling in Calgary?

We found too few published Calgary prices for asbestos popcorn ceiling removal to give you a reliable range for that job on its own. The general figure we can give is broader: published Calgary-area prices for asbestos removal, read in September 2026, run about **\$4 to \$10 per square foot** across all materials. Treat that as a starting point and get written quotes for your ceiling.

What moves the price

The Alberta Asbestos Abatement Manual classifies work by how likely it is to release fibres into the air. If the texture is friable, the Manual puts removal of 0.09 square metres (1 square foot) or more in the high-risk class, and only a minor area under 1 square foot in the moderate class. The contractor or consultant decides friability and the risk class on site, so ask them which class they assigned and why. For high-risk work the enclosure stays under negative pressure until air tests confirm fibre levels are low enough to take it down. Either way, the ceiling texture needs to be confirmed as asbestos-containing before any work begins: Health Canada advises having materials tested before you renovate. A bulk sample sent to a lab runs \$65 to \$145 per sample, and packages of several samples cost less per sample. After removal, an independent air clearance test runs roughly \$200 to \$700 per area depending on the number of samples and whether a written report is included.

Other things that affect the quote: ceiling height and accessibility, the total square footage, and what the contractor charges to bag and haul the debris. The Alberta Asbestos Abatement Manual notes that joint compound and stipple may not have been mixed evenly, so asbestos content can vary within a single home. The contractor must also file a 72-hour notification with Alberta OHS through the provincial asbestos portal before beginning any work that may release fibres; no work can start until that notification is filed.

On disposal: asbestos waste from a Calgary job goes to the Shepard landfill only. The City requires a permit and an appointment made by 10 a.m. the day before. Material must be wetted before bagging, double-bagged in 6-mil polyethylene and sealed. The current City rate is \$220 per tonne, with a \$275 per load hard-to-handle surcharge if packaging is not acceptable. A legitimate quote will include disposal in the total, so ask the contractor to break that

line out separately so you can compare quotes accurately.

Before signing, confirm that every worker entering the work area holds a valid government-approved Alberta asbestos worker card, that the quote covers containment, the 72-hour OHS notification, independent air clearance testing and Shepard disposal, and that any prepaid contract of \$200 or more is in writing with itemized prices and a completion date. You can check whether the business holds a Service Alberta prepaid contracting licence through the province's online search.

Your first call should be to a contractor who can walk the ceiling, take bulk samples and give you a written scope, because the risk class and the square footage together determine what the OHS Code actually requires for this specific job, and that shapes everything else in the quote.

Q9

Price per sample for asbestos lab testing in Calgary?

Asbestos bulk sample lab testing in Calgary runs \$65 to \$145 per sample, based on published Calgary-area prices read in September 2026. Packages covering several samples from one property typically bring the per-sample cost down.

What moves the price

Ask what is behind the quoted price. Polarized light microscopy (PLM) is the primary method for bulk samples, and the Manual describes point counting as a way to get a more precise result, so ask whether the quote uses it. Some firms bundle the site visit, sampling and lab fees into a single inspection price; others quote the lab fee separately from the consultant's time to collect the samples. If you have a pre-1990 Calgary home and are planning a renovation, Alberta OHS bulletin ASB004 lists materials such as drywall mud, vinyl floor tile, pipe insulation and roofing, and the Alberta Asbestos Abatement Manual adds stipple and acoustic finishes, so the number of samples a consultant recommends will reflect how many distinct materials are present in the work area.

The Calgary context.

The City of Calgary's Asbestos Abatement Information Form must be submitted before a building or demolition permit is released for buildings to be renovated or demolished. For demolition, the City's permit guide also requires a copy of the asbestos assessment showing the number of samples and their locations, plus a clearance letter confirming all asbestos materials have been properly removed. Separately, the Alberta OHS Code requires any contractor whose work may release asbestos fibres to file a notification with a Director at least 72 hours before starting, through Alberta's asbestos portal. That notification applies regardless of the quantity involved.

What a fair quote includes and what to ask.

Before you commit to a testing package, confirm a few things:

- Whether the quote covers the consultant's site visit and sample collection or only the lab analysis itself.
- Which lab method is being used and whether the lab participates in a proficiency testing program, as the Alberta Asbestos Abatement Manual describes as best practice.
- Whether the written report will name each material sampled, its location and the result. If you are demolishing, the City's demolition permit guide asks for the number of samples and their locations.
- Whether the consultant is independent of any abatement company, so the results are not influenced by whoever would do the removal.

A prepaid contract of \$200 or more must be in writing under Alberta consumer protection rules, and you can verify a contractor's standing with Service Alberta's licensed-business search and request a WCB clearance letter online before any money changes hands.

The 72-hour notification and the worker cards are the abatement contractor's obligations, not the testing consultant's. What you can ask the consultant is whether they will also do the air testing and write the clearance letter after the removal, and what that would cost.

Asbestos testing for a Calgary bungalow, how much should I expect?

Bulk sample lab testing in Calgary runs \$65 to \$145 per sample, and packages of several samples typically cost less per sample. The total bill depends almost entirely on how many materials you need to test and how many rooms are involved.

What drives the number of samples

A bungalow built before 1990 can have asbestos in a range of materials. Alberta OHS bulletin ASB004 lists ceiling tiles, drywall mud, exterior stucco and siding, duct tape and wrap on furnaces, light fixtures, mechanical and pipe insulation, plaster, roofing materials, vermiculite insulation, vinyl floor tile and vinyl sheet flooring as higher-risk materials in pre-1990 buildings. The Alberta Asbestos Abatement Manual adds stipple and acoustic finishes, floor mastic and levelling compound, drywall jointing materials and brick or block mortar. The number of samples follows the number of suspect materials in the area you plan to disturb, so a small renovation needs fewer than a survey of the whole house. Ask the consultant for the count and the reason for each sample before you agree to a price. The Manual notes that joint compound and stipple may not have been mixed evenly, so content can vary within one house, which is a reason to sample each area rather than assume one result covers the whole home.

The lab method matters too. Polarized light microscopy is the standard bulk-sample method, reporting results from 1 to 100 per cent asbestos by weight, with point counting available for better precision. The Alberta Asbestos Abatement Manual says labs should participate in a proficiency testing program, though Alberta law does not require lab accreditation.

Calgary's permit and form requirements.

If you are pulling a renovation or demolition permit from the City of Calgary, the City's Asbestos Abatement Information Form must be submitted before the permit is released. For demolition, the City's demolition permit guide also requires a copy of the asbestos assessment showing the number of samples and locations, plus a clearance letter confirming all asbestos materials have been properly removed, given to the authority having jurisdiction at the time of inspection. Health Canada advises hiring a qualified asbestos removal specialist and having materials tested before renovating rather than assuming they are clear.

A fair testing quote should spell out:

- the number of samples to be collected and from which materials and locations
- the lab method being used and whether point counting is included
- the turnaround time and what the written report will contain

- whether a follow-up consultation to explain results is included

Ask whether the person collecting samples is independent of any abatement company, since a consultant with no financial stake in the removal outcome has no reason to over-sample or under-sample. If you are demolishing, ask for a report that shows the number of samples and their locations, because the City's demolition permit guide asks for that.

Testing quotes are easiest to compare on three things: the number of sample locations listed, the specific materials each quote covers, and whether the report shows sample numbers and locations, because a cheaper quote that misses a material or produces an incomplete report can cost more to fix than the difference in price.

Q11

Does GST apply to asbestos abatement quotes in Alberta?

Yes, GST at 5 per cent applies to the contractor's work on an asbestos abatement job in Alberta.

What this means when you read a quote

The first thing to check is whether a quote shows GST as a separate line or buries it in a lump sum. A quote with a single all-in number may or may not include GST. Ask the contractor to break out labour, materials, disposal and GST as separate items before you compare quotes side by side.

A few things that move the total beyond the base removal price:

- Clearance air testing after the work is done, which published Calgary-area prices put at roughly \$200 to \$700 per area, is a separate line to check for GST as well.
- Disposal at Shepard landfill costs \$220 per tonne since February 2026, plus a \$275 per load hard-to-handle surcharge if packaging does not meet the City of Calgary's requirements. Ask whether those fees are in the quote.
- The Alberta OHS Code's 72-hour notification is a filing the contractor makes; ask for the confirmation.

On the contract itself, Alberta's consumer protection rules say a prepaid contract of \$200 or more must be in writing and must show itemized prices and a total. If you are paying any amount before the work is finished, the contractor must be licensed with Service Alberta as a prepaid contracting business, and you can confirm that through Service Alberta's licensed-business search. You also have 10 days to cancel after receiving a written copy of the contract. One practical note: published Calgary-area removal prices run \$4 to \$10 per square foot for general asbestos removal, and those figures are before GST. When you get a written quote, ask the contractor to confirm whether

that number is their price before tax.

Get the GST registration number on the quote, and a written line saying whether the total includes tax.

Q12

How much does the asbestos assessment for a Calgary demolition inspection cost?

Calgary firms quote hazardous materials assessments building by building, and few publish a price, so there is no reliable range to give you. What you can expect is that every quote will be different depending on the size of the building, how many suspect materials are present, how many bulk samples need to be collected, and whether the report needs to meet the City of Calgary's specific demolition requirements.

What the City actually needs from you

The City of Calgary requires an Asbestos Abatement Information Form before it releases a demolition permit for any structure built before 1990. That form asks you to declare either that all materials with the potential to release fibres have been removed and disposed of at an approved landfill, or that none are present in the project area. To make that declaration honestly, you need a pre-demolition hazardous materials assessment done first.

The demolition permit guide goes further: you must provide a copy of the asbestos assessment showing the number of samples and their locations, plus a clearance letter confirming all asbestos materials have been properly removed and the area is acceptable for demolition. That clearance letter goes to the authority having jurisdiction at the time of inspection.

What drives the cost of the assessment itself includes:

- The age, size and complexity of the building (more suspect materials mean more samples)
- The number of bulk samples sent to a lab, which runs \$65 to \$145 per sample, with packages of several samples costing less per sample
- Whether the consultant charges a flat fee for the survey and report or bills separately for samples and lab fees

A few things worth asking any consultant before you hire them. Ask whether the quote includes lab fees or bills them separately. Ask how many samples they plan to collect and how they decided on that number. Ask whether the report format will satisfy the City's demolition permit requirements specifically, because a report written for a renovation survey may not include everything the demolition guide asks for. Ask whether the same firm will do the clearance letter after abatement, or whether that is a separate engagement.

One point on clearance: ask for the clearance samples to be collected by a consultant independent of the abatement crew, and ask which lab will count them. The Manual recommends that labs counting asbestos samples take part in a proficiency testing program.

The abatement work itself is regulated by Alberta Occupational Health and Safety, not the City. The contractor doing the removal must file a 72-hour notification through Alberta's asbestos portal before any work that may release fibres begins, and every worker entering a restricted area must carry an original, valid Alberta government-approved asbestos worker card. There is no contractor licence for asbestos abatement in Alberta; the worker card and the OHS notification are the credentials that exist in law.

If you want quotes from Calgary abatement contractors who handle pre-demolition assessments, the request form on this page sends your details to contractors listed in the Calgary Construction Network directory.

The question to settle before you hire: which deliverables are in the price, and will the report meet the City of Calgary demolition permit guide?

Disclaimer: This guide is provided for informational purposes only by Calgary Mold Remediation. It does not constitute professional advice. Always consult qualified, licensed contractors and your local building authority (the City of Calgary or your own municipality) and Alberta Occupational Health and Safety before starting any asbestos, mould or lead paint project. Information is current as of October 25, 2026 and may change. Visit calgarymoldremediation.com for the latest answers.