

Hiring & Quotes

Choosing an abatement or remediation contractor in Calgary: worker cards, the OHS notification, WCB clearance, the prepaid contracting licence, what a written quote and contract should include, and comparing quotes

4 Expert Answers from Remediation IQ

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Asbestos quote without a containment plan in Calgary, red flag?

Yes, a quote for asbestos abatement in Calgary that says nothing about containment is a red flag worth pressing on before you sign anything.

The Alberta OHS Code requires that an employer working with asbestos prevent fibre release, restrict access to the work area, post signs, and ensure workers decontaminate before leaving. The Alberta Asbestos Abatement Manual describes how those duties are met in practice: a physical containment barrier isolates the work area, the space is held under negative pressure during high-risk work, and air clearance testing confirms fibre levels are acceptable before the containment comes down. A quote that skips any mention of how the contractor plans to meet those requirements is not a complete quote.

What a complete asbestos abatement quote should address

- **Scope and risk class.** The Manual describes low, moderate and high risk based on how likely the work is to release fibres. The containment approach differs for each, and the quote should name which applies.
- **Containment and access control.** The OHS Code requires a restricted area with posted signs and controlled entry. Ask the contractor to describe in writing how the work area will be isolated from the rest of the house.
- **Worker cards.** Every worker who enters an asbestos restricted area must hold a current government-approved Alberta asbestos worker card. Ask to see the cards before work starts.
- **72-hour notification.** The OHS Code requires the employer to notify a Director at least 72 hours before beginning any work that may release fibres, filed through Alberta's asbestos notification portal. Ask for confirmation that this has been filed.
- **Clearance testing.** The Manual describes clearance air sampling after the work is done. Ask whether clearance testing is included in the quote, and whether it will be done by a consultant independent of the abatement crew. Having the same company test its own work is a conflict worth avoiding.
- **Disposal.** Asbestos waste in Calgary goes to Shepard landfill only, by permit and appointment, packaged to City of Calgary specifications. Ask how the contractor plans to handle disposal and whether the landfill fees are included (the City's permit itself has no fee).

On the consumer side, if the contractor is asking for any payment before the work is finished, they are operating as a prepaid contracting business and must be licensed with Service Alberta. A prepaid contract of \$200 or more must be in writing and include a detailed description of the work, itemized prices, a completion date and a statement of your cancellation rights. You can check a contractor's prepaid contracting licence through Service Alberta's public business search. Also ask for a WCB clearance letter confirming the contractor has an account in good standing, so you are not left liable for unpaid premiums.

If you have already received a quote and want to know whether the price is reasonable, published Calgary-area prices read in September 2026 show asbestos removal running \$4 to \$10 per square foot, with air clearance testing adding roughly \$200 to \$700 per area depending on the number of samples and whether a written report is included.

Your first call is to Alberta OHS, because the rules that govern what a contractor must do on your property come from the provincial OHS Code, not from the City of Calgary, and understanding those rules is the clearest way to judge whether a quote is complete before you commit to anything.

Q2

Paperwork an abatement contractor should show before starting in Calgary?

Before any abatement work begins in Calgary, a contractor should be able to hand you several specific documents. None of them constitute a provincial abatement licence, because Alberta does not issue one. What the law and good practice require instead are a worker card, a filed notification, and a few other pieces of paper that together tell you the job will be done legally.

What to ask for, and why each document matters

Alberta asbestos worker cards. Under the Alberta OHS Code, every worker who enters an asbestos restricted area must hold a valid, government-approved Alberta asbestos worker certificate and carry the original. The card expires three years from issue. Ask to see the original for each worker who will be on site, not a photocopy, and check the issue date yourself.

The 72-hour OHS notification confirmation. The OHS Code requires the employer to notify a Director at least 72 hours before beginning any activity that may release asbestos fibres, and nobody may start that work until the notification is filed. The contractor files it online through Alberta's asbestos notification portal and should be able to show you a confirmation. If they cannot, the work cannot legally begin.

The City of Calgary Asbestos Abatement Information Form. If a building permit or demolition permit is involved, the City requires this form before releasing it. The form declares that asbestos-containing materials have been removed from the project area and disposed of at an approved landfill, or that none are present. Ask whether a permit is needed for your scope of work, and if so, confirm the form has been submitted.

The pre-renovation or pre-demolition asbestos assessment. This is the bulk-sample lab report showing which materials were tested, where samples were taken, and what the polarized light microscopy results were. It is the basis for the risk classification and the scope of work. If the contractor is relying on a report you commissioned,

confirm they have reviewed it. If they are supplying it, ask how many samples were taken and from which materials.

A WCB clearance letter. Anyone can request this from WCB-Alberta online. It confirms the contractor has a WCB account in good standing. Without it, if premiums have not been paid, you as the hirer may be liable for them.

Proof of liability and property damage insurance. Alberta's hiring guidance says to ask for an insurance certificate. Ask for the certificate itself, not just a verbal assurance, and check that it covers the scope of work.

A written contract. If any payment is made before work is finished, Alberta's prepaid contracting rules apply. A prepaid contract of \$200 or more must be in writing and must include the names and addresses of both parties, a detailed description of the work, itemized prices, the total price, the completion date, and a statement of your cancellation rights. The contractor must give you a copy on or before the day work begins.

One practical step before you sign: place the two quotes side by side and check that each one itemizes containment, clearance air testing by an independent consultant, disposal at Shepard landfill with a permit and appointment, and the 72-hour notification, then compare what each quote includes for those line items rather than comparing only the bottom number.

Every contractor who replies through the form on this page should be able to produce this whole list.

Q3

Should clearance testing in Calgary be done by a separate company?

Clearance testing does not have to be done by a separate company under Alberta OHS rules, but we recommend an independent consultant, for the reasons below.

The Alberta Asbestos Abatement Manual describes keeping a high-risk enclosure under negative pressure until air results confirm fibre levels are low enough to dismantle it, and it describes final results below 0.01 fibres per cubic centimetre for moderate-risk work; for low-risk work that figure is a level to stay under during the work. Neither the Code nor the Manual names who must collect those samples. The Manual, as guidance rather than law, describes aggressive sampling and final air testing as part of a proper closeout, but it does not require an independent party.

So why does independence matter in practice? When the same crew that did the abatement also collects the clearance samples, there is no outside check on whether the area was properly cleaned before sampling began, whether the right number of samples were taken, or whether the lab received them correctly. An independent industrial hygienist or environmental consultant has no financial interest in a passing result. Their written clearance letter is also what the City of Calgary's demolition permit guide asks for: a clearance letter stating that all asbestos

materials have been properly removed and the area is acceptable for demolition, submitted to the authority having jurisdiction at the time of inspection.

A few things worth asking any contractor before the job closes:

- Who collects the clearance air samples, and are they employed by the abatement company or independent of it?
- Which lab analyzes the samples, and does it participate in a proficiency testing program? The Manual says it should.
- Will the clearance letter name the sampling method (PCM counts fibres but cannot identify asbestos; TEM positively identifies it) and the result against the 0.01 fibres per cubic centimetre threshold?
- If a containment was used, will aggressive sampling be done before the enclosure comes down?

For a demolition project in Calgary, the City also expects a copy of the asbestos assessment showing sample numbers and locations, alongside the clearance letter, at the time of inspection. The 72-hour OHS notification filed through Alberta's asbestos portal before work began is a separate document, and the abatement contractor is responsible for filing it.

After the job is finished, keep the full lab report with sample locations and results, a copy of the OHS 72-hour notification confirmation, the signed clearance letter from whoever did the air testing, and the Shepard landfill receipt showing the waste was disposed of properly.

When contractors reply through the form on this page, ask each of them the four questions above.

Does a Calgary mold company need to show WCB coverage?

Yes, asking for WCB coverage is a reasonable step before hiring any Calgary mould remediation company, and it costs you nothing to check.

What a WCB clearance letter tells you

WCB-Alberta issues clearance letters that confirm whether a contractor has an active account and is in good standing with premium payments. You can request one online through WCB-Alberta without creating an account yourself. The reason this matters: WCB-Alberta says that if you do not have a clearance letter and the contractor has not paid their premiums, you may be liable for those premiums.

Ask for the letter before work begins, not after. A contractor who hesitates to provide one is worth questioning.

What else to ask for before signing

Beyond WCB, a few other documents are worth collecting:

- A certificate of liability and property damage insurance, in the contractor's name, current
- Confirmation that workers hold a government-approved Alberta asbestos worker card, if any asbestos-containing material is involved in the scope
- A written contract, because Alberta consumer protection rules require any prepaid contract of \$200 or more to be in writing, with itemized prices, a completion date, and a statement of your cancellation rights

On the licence question: there is no provincial licence for mould remediation companies in Alberta. There is no certificate or notification requirement for mould work under the Alberta OHS Code. What the Code does require is that the contractor control worker exposure to mould under the hierarchy of controls. So "licensed mould remediator" is not a credential that exists in Alberta law; what you can verify is WCB standing, liability insurance, and the written contract.

On the remediation itself, Alberta Health Services notes that porous materials such as drywall, carpet and ceiling tiles typically require removal rather than cleaning. Health Canada places mould covering more than three square metres in the extensive category, where qualified and trained mould remediation contractors should do the work. For smaller areas, Health Canada says a person in good health can clean patches under one square metre using water and dish detergent, a disposable N95 respirator, safety glasses and disposable gloves.

One consumer protection note: any business that takes payment before finishing the work must hold a prepaid contracting licence with Service Alberta. You can confirm that through Service Alberta's licensed-business search. If a contractor asks for a deposit and is not listed, your cancellation rights are stronger, but it is a flag worth noticing

before you sign.

Comparing quotes is easier with a short list: containment, what is removed versus cleaned, how the moisture source will be fixed, and what the post-remediation check will show.

Contractors who reply through the form on this page come from the Calgary Construction Network directory, and every document above is fair to ask them for.

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.