

CALGARY MOLD REMEDIATION

Mold Remediation

Containment, removal of damaged materials,
drying, fixing the moisture source, and what a post-
remediation check shows

4 Expert Answers from Remediation IQ

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What does professional mold remediation involve in a Calgary basement?

For a medium basement mould job (more than three patches or a patch between one and three square metres), published Calgary-area prices read in September 2026 run roughly \$1,800 to \$6,000; a large job covering a whole basement can reach \$3,000 to \$15,000 or more. The size of the affected area, the materials involved and how far the moisture source has spread are the main things that move the number.

Here is what a professional remediation typically involves, and what to look for at each step.

What the work covers

A contractor starts by finding and stopping the moisture source, because without that, mould returns. They then contain the affected area to keep spores from spreading to the rest of the house, remove porous materials such as drywall, carpet and ceiling tiles (Alberta Health Services says these typically need to come out, not just be cleaned), clean non-porous surfaces, and dry the space thoroughly. Health Canada advises keeping relative humidity between 30 and 50 per cent.

The asbestos question

If your basement was built or finished before 1990, raise the asbestos question before any drywall, ceiling tile or flooring is disturbed. The Alberta OHS Code requires a contractor to encapsulate, enclose or remove materials that may release asbestos fibres before renovation work proceeds in that area. A bulk sample test runs \$65 to \$145 per sample at published Calgary-area lab prices. That is a small cost compared to the complications of discovering asbestos mid-job.

What a fair quote includes

Ask that the written quote spell out:

- How the containment will be set up and removed
- Which materials will be removed versus cleaned
- Whether disposal of debris is included (the City has no specific rule for mould debris, so confirm how waste will be handled)
- Whether a post-remediation air quality check is included or quoted separately (roughly \$200 to \$800 for an inspection or air test)
- The completion date and total price

Alberta Health Services notes that air testing for mould is usually not recommended when you can already see it; paying for air sampling before remediation, when the problem is visible, is generally not a useful spend.

Consumer protection

If the contractor asks 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 names and addresses, a detailed description of the work, itemized prices, the completion date and your cancellation rights. You can check a contractor's status through Service Alberta's licensed-business search. Also ask for a WCB clearance letter confirming the contractor has an account in good standing; without one, you could be liable for unpaid premiums.

There is no Alberta licence or government certification for mould remediation, and no City of Calgary permit for this work. The Alberta OHS Code does require that where mould exists or may exist, the employer control worker exposure through the hierarchy of controls, but that obligation runs to the contractor's workers, not to you.

Start with a contractor rather than the municipality or Alberta OHS, because the first practical step is getting eyes on the moisture source and the extent of the damage; a site visit will tell you whether the job is medium or large, whether asbestos testing is needed first, and what a realistic scope of work looks like before any money changes hands.

Q2

What PPE should a mold remediation crew wear in Alberta?

PPE for a Mould Remediation Crew in Alberta

The Alberta OHS Code requires that where mould exists or may exist, an employer controls worker exposure using the hierarchy of controls. That means the crew's protective equipment is a legal obligation on the contractor, not a courtesy, and what they wear should match the size and conditions of the job.

For a small area (up to three patches, each under one square metre), Health Canada says a person in good health can handle cleaning themselves using a disposable N95 respirator, safety glasses or goggles, and household disposable gloves.

For medium or extensive mould, the Code does not list the equipment. It leaves the choice to the employer under the hierarchy of controls: eliminate the exposure where possible, then engineering controls such as containment and filtered air, then work practices, with personal protective equipment last. So the useful questions are about the plan:

- What respiratory protection workers will wear for this job, and why that level

- How the work area will be separated from the rest of the house
- How workers and bagged debris will leave the area without carrying dust through your home
- What gets removed and what gets cleaned

A contractor who cannot answer those in writing has not planned the job.

There is no Alberta licence or government certificate for mould remediation, and no notification requirement the way asbestos has one. What you can reasonably ask a contractor is whether their workers have formal training in mould remediation procedures and what their written exposure control plan looks like for your job. Alberta Health Services notes that porous materials such as drywall, carpet and ceiling tiles typically require removal rather than cleaning, so the scope of work matters as much as the PPE.

One thing worth knowing: Alberta Health Services advises that air testing for mould is usually not recommended when you can already see it. Paying for air sampling before remediation is often money that could go toward fixing the water source and doing the removal properly.

If mould is already visible and the area has been disturbed before a crew arrives, the most useful thing you can do right now is close off that room and leave it alone until the moisture source and the extent of the growth are assessed.

The request form on this page sends your job to mold remediation contractors in the Calgary Construction Network directory; ask each one the four questions above.

Q3

Bathroom subfloor mold in an older Calgary house, how is it fixed?

Bathroom subfloor mould needs the water source fixed first, then the damaged material removed and replaced. Published Calgary-area prices for mould remediation range from roughly \$1,800 to \$6,000 for a medium-affected area (a patch larger than one square metre but smaller than three square metres), or \$3,000 to \$15,000 or more if the damage has spread into the subfloor framing, wall cavities or an adjacent crawlspace.

What drives the cost and the decision

Three things move the price: how far the mould has spread beyond what is visible, whether the subfloor is plywood or OSB over a crawlspace or a concrete slab, and whether the framing underneath is also affected. Porous materials such as drywall, carpet and ceiling tiles typically require removal rather than surface cleaning, according to Alberta Health Services. Cleaning a hard, non-porous surface with water and dish detergent works for small

patches (each under one square metre, no more than three patches), but a bathroom subfloor that has softened or discoloured is likely past that point. The CMHC guide puts medium areas (more than three patches, or up to three square metres) with qualified and trained maintenance staff, and anything larger with qualified and trained mould remediation contractors.

Before anyone touches the subfloor, raise one question: was the house built before 1990? Alberta OHS bulletin ASB004 notes that pre-1990 buildings carry a higher risk of asbestos-containing materials, and vinyl sheet flooring and vinyl floor tiles are on that list. The Alberta Asbestos Abatement Manual adds floor mastic and levelling compound. If the bathroom has original vinyl flooring or adhesive underneath it, have bulk samples tested before cutting or prying anything up. Published Calgary-area lab costs run \$65 to \$145 per sample. Alberta Environment's guidance is not to disturb friable asbestos-containing materials and to restrict handling to qualified personnel.

What a fair scope of work includes.

Ask any contractor quoting this job to cover the following:

- Written confirmation of the moisture source and how it will be corrected before remediation begins (no fix to the leak means mould returns)
- A clear description of what gets removed, what gets treated and what gets tested after
- A post-remediation check before the floor is closed up, and who carries it out
- Confirmation that any asbestos-containing flooring or adhesive will be assessed and handled separately under Alberta OHS Code requirements if the house predates 1990
- A written prepaid contract if any deposit is taken, as required under Alberta consumer protection rules for prepaid contracts of \$200 or more

There is no Alberta licence for mould remediation, and we found no City of Calgary permit specifically for mould work. Alberta Health Services notes that air testing for mould is usually not recommended when you can already see it; put the money into the repair and the post-remediation check instead.

Ask for a WCB clearance letter confirming the contractor has an account in good standing before work begins; anyone can request one online from WCB-Alberta.

If the subfloor has already been disturbed and you are not sure what is under the flooring, stop the work right now, leave the area, keep everyone including pets out, close the door, and do not sweep or vacuum until the material has been tested.

Dry ice blasting for mold in Alberta attics, is it effective?

Dry Ice Blasting for Attic Mould: What Alberta Homeowners Should Know

We found no Alberta or Health Canada guidance on dry ice blasting for mould, or any that rates it against other cleaning methods. Whether any method suits your attic depends on what is causing the mould, how much is there, and what is in the building materials around it. Whatever the method, it cleans; it does not fix the moisture source. Health Canada advises that controlling humidity and repairing water damage promptly is the foundation of any mould fix. If the attic ventilation, vapour barrier or roof is still letting moisture in, mould will return regardless of the cleaning method used.

Size matters before anything else. Health Canada defines small mould 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 any patch larger than three square metres. The Canada Mortgage and Housing Corporation says medium areas should be handled by qualified and trained maintenance staff, and large areas by qualified and trained mould remediation contractors. An attic with widespread mould on the sheathing is likely to be in the extensive category.

One issue specific to Alberta attics is the age of the building. The Alberta OHS bulletin ASB004 notes that buildings constructed before 1990 carry a higher risk of asbestos-containing materials, and the Alberta Asbestos Abatement Manual adds that vermiculite attic insulation, including the Zonolite brand, may be contaminated with asbestos. If your attic has vermiculite, Health Canada says not to disturb it or attempt to remove it yourself. Before any contractor runs blasting equipment through an attic in a pre-1990 home, bulk samples of insulation and any suspect materials should be tested. Published Calgary-area lab costs for bulk samples run \$65 to \$145 per sample. Disturbing asbestos-containing material without proper controls puts workers under the Alberta OHS Code's asbestos provisions, including the requirement that workers hold a government-approved Alberta asbestos worker card to enter a restricted area.

There is no Alberta licence for mould remediation, and no provincial notification requirement for mould work the way there is for asbestos. Alberta Health Services advises that air testing for mould is usually not recommended when mould is already visible; the priority is finding and fixing the moisture source, then removing affected porous materials, which Alberta Health Services says typically require removal rather than cleaning.

When getting quotes, ask each contractor:

- How they will identify and address the moisture source, not just the visible mould
- Whether they will test for asbestos before disturbing any insulation or building materials in a pre-1990 attic

- What happens to removed debris and whether disposal is included
- Whether clearance assessment after the work is done by someone independent of their crew

Published Calgary-area mould remediation costs for a large area such as a whole attic run \$3,000 to \$15,000 or more, depending on size, access and what materials need replacing.

Start with the contractor's moisture diagnosis, because no cleaning method helps until the source of the water is found and fixed.

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.