



# **On Point Renovations Outlines Key Planning Steps Homeowners Should Take Before Starting a Bathroom Renovation**

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On Point Renovations, an Ottawa-based bathroom renovation contractor, has released practical planning guidance for homeowners considering a bathroom renovation, noting that inadequate preparation is the leading cause of project delays, budget overruns, and contractor disputes in residential bathroom projects across the Ottawa region. The guidance draws on the company's project history and observations from its intake process, where recurring client questions pointed to consistent gaps in pre-renovation planning.

Contractors and home inspectors working in the Ottawa market commonly note that the most consequential mistakes homeowners make begin long before the first tile is laid. The guidance addresses permit requirements, waterproofing decisions, plumbing sequencing, and material selection ? areas where Ottawa homeowners are most likely to encounter unexpected costs when working without a structured plan.

The first step emphasized is understanding whether a City of Ottawa building permit is required. Bathroom renovations that involve plumbing relocations, electrical upgrades, or structural changes typically require permits under the Ontario Building Code. Homeowners who proceed without the required permits risk issues

during home resale, failed inspections, and out-of-pocket costs to bring work up to code after the fact.

The second planning priority involves waterproofing decisions, which the company identifies as the most technically consequential choice in any bathroom renovation. Ottawa's freeze-thaw winters create specific moisture conditions that affect how waterproofing membranes perform over time. Schluter Systems waterproofing membranes and trim profiles are used on every tiled shower installation, a standard maintained regardless of project budget.

"Homeowners often focus on the visible elements ? the tile, the fixtures, the vanity ? and assume the technical work underneath will sort itself out," said Joey Decker, Owner of On Point Renovations. "In Ottawa, where the climate puts real stress on older housing stock, the waterproofing and plumbing sequencing decisions made before a single tile goes up determine whether that renovation holds for five years or twenty-five."

Budgeting with fixed-price quotes is a third planning step homeowners are advised to prioritize before selecting a contractor. On Point Renovations provides itemised, fixed-price quotes on all projects. Vague estimates and change-order-heavy contracts are among the most commonly cited sources of homeowner dissatisfaction in the Ottawa renovation market, a pattern reflected in consumer feedback published on platforms such as HomeStars and the Better Business Bureau.

The guidance also addresses the specific planning requirements for condo bathroom renovations, which the company identifies as a separate category. Renovating a bathroom in an Ottawa condominium requires written approval from the condo corporation, booked freight elevator access, and specific liability insurance that many contractors do not carry. The full condo board approval process is managed on behalf of clients as a standard part of the project intake.

"The planning stage is where a renovation is either set up for success or set up for problems," Decker added. "A contractor who asks the right questions before the project starts ? about permits, about your building's rules, about how you use the space ? is a contractor who has done this before."

On Point Renovations has served bathroom renovation homeowners since 2020, completing projects across heritage homes in the Glebe, newer builds in Kanata and Barrhaven, and condominiums throughout Centretown and Westboro. The company is a BBB Accredited Business, verified on HomeStars, and carries full WSIB coverage and liability insurance on every project.

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For more information about On Point Renovations, contact the company here: On Point Renovations, Joey Decker, +1 613-698-6773, info@onpointrenos.com, 94 Framingham Crescent, Ottawa, ON K2J 3J5, Canada

## **On Point Renovations**

*On Point Renovations is an Ottawa-based home renovation company serving homeowners across the city, including heritage homes, condos, and new builds. Founded in 2020.*

Website: <https://www.onpointrenosottawa.ca>

Email: [info@onpointrenos.com](mailto:info@onpointrenos.com)

Phone: +1 613-698-6773

