

Century Home Foundation Work Guide

Toronto Old House Foundation Project Planning 2026

Pre-Project Checklist

- Hire a structural engineer (PE licensed in Ontario) for foundation assessment
- Confirm foundation type: rubble stone, brick, hollow tile, or early concrete
- Get soil bearing capacity report at proposed new footing depth
- Check for shared walls or adjacent foundations closer than 6 feet
- Apply for City of Toronto building permit BEFORE work starts
- Execute party wall agreement if shared walls are involved

Underpinning Method Options

- Mass concrete (pin method): most common, best for variable old foundations
- Screw pile system: useful when soil conditions are unpredictable
- Benching: less depth gain, suits foundations in fair condition
- Method should be specified by your structural engineer

Cost Reference (Toronto 2026)

- Structural engineering assessment and drawings: \$1,500 to \$4,000
- Mass concrete underpinning, full perimeter (800 sq ft): \$45,000 to \$90,000
- Exterior waterproofing added during dig (incremental): \$8,000 to \$18,000
- New basement concrete floor: \$4,000 to \$8,000
- Toronto building permit: \$800 to \$2,500

Walk Away If the Contractor...

- Quotes without an engineer's assessment for an old house
- Proposes starting before permit is approved
- Cannot explain the underpinning method they use
- Does not do a pre-construction crack survey of walls
- Does not mention party wall requirements for adjacent properties

Foundation work requires permits, a licensed contractor, and a Professional Engineer per Ontario Building Code. Confirm all requirements with the City of Toronto.

