

# The Garage Conversion Planning Checklist

Four projects in one, done right, from Acadia Design Consultants

## The envelope and floor

### 1 Add a moisture barrier and raised insulated subfloor

Brings the cold, sloped slab up to a warm, level floor.

### 2 Insulate and air-seal walls and ceiling

Match the rest of the house or the room will not hold heat.

### 3 Solve moisture and ventilation before finishing

Never drywall over an active damp problem.

## Climate and the opening

### 1 Plan dedicated heating and cooling

A ductless heat pump is often cleaner than extending ducts.

### 2 Replace the garage door with an insulated wall

Add windows or a door that match the look of the house.

## Make it legal

### 1 Apply for a building permit (change of use)

Plus electrical permits for new wiring.

### 2 Meet the Ontario Building Code

Insulation, ceiling height, light, ventilation, and egress.

### 3 Check if the front wall is structural

Removing a load-bearing wall needs engineering.

**Planning a renovation, addition, or suite in Toronto and the GTA? We can help.**

[acadiadc.ca/contact/](https://acadiadc.ca/contact/) | Design and permit consultants serving the GTA