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# Costs & Budgeting

Garage construction costs, pricing estimates, budget planning, contractor quotes, and cost-saving strategies for NB projects

22 Expert Answers from Garage IQ

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## How much should I budget for landscaping and grading around a new garage in NB?

**Budget \$2,000-\$6,000 for proper grading and landscaping around a new garage in New Brunswick**, with basic grading and seeding starting around \$1,500 for a single-car garage and comprehensive landscaping with retaining walls, walkways, and plantings reaching \$8,000+ for larger garages on challenging sites.

**Grading is absolutely critical in New Brunswick's wet Maritime climate** — it's not optional cosmetic work but essential foundation protection. Poor drainage around your garage will cause water infiltration, slab moisture problems, foundation settlement, and premature deterioration of your investment. The grade must slope away from the garage foundation at a minimum 2% slope (roughly 1 inch per foot) for the first 6 feet on all sides. This seemingly simple requirement often requires moving significant amounts of soil, especially if your garage sits lower than the surrounding yard or if the excavation contractor left the site poorly graded.

**Basic grading typically costs \$8-\$15 per square foot** in NB, depending on soil conditions and how much material needs to be moved. For a typical 24x24 two-car garage, you're looking at grading approximately 1,200-1,500 square feet around the perimeter — that's \$1,200-\$2,500 just for rough grading and slope correction. If your site has clay soil (common in much of NB), poor drainage, or requires importing clean fill, add another \$500-\$1,500.

**Topsoil costs \$35-\$50 per cubic yard delivered** in most NB communities, and you'll typically need 3-6 cubic yards for final grading around a garage.

**Drainage improvements often push costs higher** but are essential investments in NB's climate. If your garage site doesn't naturally drain well — common in Fredericton's river valley, parts of Moncton's clay belt, or anywhere with heavy clay soil — you may need **French drains, drainage tile, or catch basins**. A simple French drain around the garage perimeter costs \$15-\$25 per linear foot installed, so \$1,200-\$2,000 for a typical garage.

**Downspout extensions and splash pads** add another \$200-\$500 but are essential for directing roof water away from the foundation.

**Walkways and driveways** represent the largest landscaping expense after grading. **Extending your existing asphalt driveway** to a detached garage costs \$8-\$15 per square foot, so a 12-foot-wide, 50-foot extension runs \$4,800-\$9,000. **Concrete walkways** cost \$12-\$20 per square foot installed, while **interlocking stone or paver walkways** run \$15-\$25 per square foot. A basic 4-foot-wide concrete walkway from the garage to your house (typical 30-40 foot run) costs \$1,400-\$3,200.

**Seeding and basic landscaping** around a properly graded garage costs \$2-\$4 per square foot. This includes final soil preparation, grass seed or sod, and basic shrub plantings near the foundation. **Sod costs more upfront** (\$1.50-\$2.50 per square foot) but provides instant results and erosion control — important on slopes around your

garage. **Hydroseeding** is a middle option at \$0.75-\$1.25 per square foot and works well for larger areas.

**Timing matters significantly in New Brunswick's climate. Grading should be completed immediately after garage construction** to prevent water infiltration during the first winter. However, **final seeding and planting should wait until spring** (April-May) or early fall (August-September) for best establishment. Many homeowners complete rough grading in late fall and finish with topsoil and seeding the following spring.

**Hire professionals for grading and drainage work** — this isn't a DIY project. Improper grading causes expensive foundation problems that cost far more to fix than doing the drainage right initially. However, homeowners can handle seeding, basic planting, and walkway maintenance to control costs. Always get multiple quotes, as landscaping prices vary widely between contractors, and verify that your contractor understands NB drainage requirements and clay soil conditions.

Need help finding landscaping contractors experienced with garage site preparation? Find local professionals through the New Brunswick Construction Network who understand Maritime climate drainage requirements.

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**Q2**

## **How much does a heated garage add to monthly NB Power bills in Fredericton?**

**A heated garage in Fredericton typically adds \$75-\$200 per month to your NB Power bill during the heating season (October through April), depending on garage size, insulation level, and target temperature.**

The actual cost depends heavily on how you heat the garage and how well it's insulated. An uninsulated 24x24 two-car garage heated to 10°C with electric baseboard heaters can easily cost \$150-\$250 per month during January and February when outdoor temperatures drop to -20°C or colder. However, a well-insulated garage heated with a natural gas unit heater to the same temperature might only cost \$50-\$100 per month.

**Insulation makes the biggest difference in heating costs.** A properly insulated garage with R-20 walls and R-32+ ceiling insulation uses 60-70% less energy than an uninsulated garage. The upfront cost of insulation (\$3,000-\$6,000 for a two-car garage) typically pays for itself within 3-4 heating seasons through reduced energy bills. In Fredericton's climate, with heating degree days around 4,800 annually, any garage that will be heated regularly should be insulated during construction.

**Electric heating is the most expensive option** but also the most common for garage retrofits. NB Power's residential rate is approximately 12-13 cents per kWh, making electric garage heating costly during Fredericton's long winter. A 5,000-watt electric garage heater running 8 hours per day costs about \$4-\$5 daily, or \$120-\$150 monthly. Many homeowners are shocked by their first winter heating bill and wish they had invested in insulation or considered natural gas.

**Natural gas heating is significantly cheaper** where available in Fredericton. A properly sized gas unit heater (40,000-60,000 BTU) in an insulated garage typically costs \$40-\$80 per month to operate, roughly half the cost of electric heating. However, running a gas line to a detached garage adds \$1,500-\$3,000 to the installation cost, and not all Fredericton neighborhoods have natural gas service.

**Heat pump technology is emerging for garage heating** but requires careful sizing for New Brunswick's cold climate. Cold-climate heat pumps can operate efficiently down to -15°C, providing 2-3 times more heat per dollar than electric resistance heating. However, they require backup heating for the coldest weeks and cost \$3,000-\$6,000 installed for a garage application.

**Most Fredericton homeowners heat their garages to 5-10°C rather than room temperature**, which significantly reduces costs while preventing freezing and providing comfortable working conditions. Heating to 20°C like a living space can double or triple the monthly cost. A compromise approach is heating to 5°C continuously with a programmable thermostat that boosts to 15°C when you're working in the garage.

**Attached garages cost less to heat** because they benefit from heat loss through the shared wall with the house, but they require proper fire separation and ventilation. The shared thermal mass helps moderate temperature swings, and the garage typically stays 5-10°C warmer than outdoor temperature even when unheated.

**Timing matters for heating costs.** December through February are the most expensive months, often costing 50-75% more than October, November, March, and April. Many Fredericton homeowners use programmable thermostats to reduce garage temperature during extended cold snaps or when traveling, then boost it back up when needed.

**Radiant in-floor heating is the most comfortable option** but must be installed when the concrete slab is poured. Operating costs are similar to other electric heating methods, but the thermal mass of the concrete provides more even temperatures and comfort. This option typically adds \$3,000-\$6,000 to garage construction costs but creates

an exceptionally pleasant workshop environment.

Need help finding a contractor to insulate your garage or install efficient heating? New Brunswick Garages can match you with local professionals who understand the most cost-effective heating solutions for Fredericton's climate.

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Q3

## What is the ROI of building a detached garage vs a carport in New Brunswick?

**A detached garage typically provides 60-80% return on investment in New Brunswick's resale market, while a carport returns only 30-50% of construction cost.** The garage's superior weather protection, security, and storage value make it the clear winner for ROI in our harsh Maritime climate.

### Resale Value Impact

In New Brunswick's housing market, a well-built detached garage adds \$20,000-\$40,000 to home value, while a carport adds only \$8,000-\$18,000. The difference comes down to year-round functionality — NB buyers understand that a carport offers minimal protection against our -20°C winters, ice storms, and heavy snow loads that can reach 50-100 pounds per square foot. A garage protects vehicles from freeze-thaw cycles that destroy batteries, crack engine blocks, and accelerate rust from road salt exposure.

Real estate agents consistently report that homes with garages sell faster in NB markets like Moncton, Saint John, and Fredericton. The garage becomes a major selling feature during winter showings when buyers can envision warm, dry vehicle access and protected storage for seasonal equipment. Properties with only carports often sit longer on the market, particularly during the October-March selling season when weather protection is top-of-mind for buyers.

### Construction Cost Comparison

A basic **single-car carport costs \$8,000-\$15,000** in New Brunswick — concrete pad, post-frame structure, metal roofing, and minimal electrical. A comparable **single-car detached garage runs \$25,000-\$35,000** with full foundation, walls, overhead door, and basic finishing. The garage costs 2-3 times more upfront but provides dramatically more functionality and resale value.

For a **two-car structure**, carports run \$12,000-\$22,000 while detached garages cost \$40,000-\$60,000. The garage premium pays for frost-protected foundations (essential in NB's 4-5 foot frost depth), enclosed walls that block wind and precipitation, overhead doors that seal completely, and interior space that stays dry for storage and workshop use.

### Climate Performance Differences

New Brunswick's Maritime climate makes the garage vs carport decision particularly stark. **Carports offer minimal protection** against our dominant weather challenges — driving rain from nor'easters, ice accumulation that can collapse lightweight structures, and persistent humidity that promotes rust and mildew on anything stored underneath. Snow drifting around carport posts creates uneven loads and access problems.

**Garages provide complete environmental control** — vehicles stay dry, start reliably in -30°C temperatures, and avoid the freeze-thaw cycles that destroy paint, seals, and mechanical components. The enclosed space allows for battery tenders, block heaters, and climate-controlled storage of seasonal equipment, lawn mowers, and recreational vehicles that would deteriorate rapidly under a carport.

### Long-Term Value Considerations

Over 20-30 years, a garage's superior durability becomes apparent. **Carports require more frequent maintenance** — post replacement from frost heaving (if not properly founded), roof repairs from snow loads, and ongoing rust treatment on exposed metal components. **Garages built with proper frost-protected foundations and quality materials last 50+ years** with minimal maintenance beyond periodic door adjustments and exterior painting.

The **storage value alone justifies much of the garage premium** in NB's climate. Homeowners accumulate snow blowers, lawn equipment, recreational gear, and seasonal items that require dry, secure storage. A garage provides 400-600 square feet of protected space worth \$15-25 per square foot annually in avoided storage rental costs.

### Insurance and Security Benefits

Many NB insurance companies offer discounts for garaging vehicles — typically 5-10% reduction in comprehensive coverage premiums. The reduced theft risk, weather damage, and vandalism exposure in a locked garage versus an open carport can save \$200-500 annually on insurance costs. Over the structure's lifetime, these savings partially offset the higher construction cost.

## Best ROI Scenarios

The garage ROI advantage is strongest in **urban NB markets** (Moncton, Saint John, Fredericton) where storage space is premium and winter vehicle protection is highly valued. **Rural properties with existing outbuildings** might see smaller garage premiums since storage alternatives exist. **Waterfront properties** often see exceptional garage ROI since boats, trailers, and recreational equipment require secure, dry storage.

For maximum ROI, build a **two-car detached garage with basic electrical and concrete floor** — this hits the sweet spot of functionality without over-improving for the neighborhood. Adding insulation, heating, or workshop features provides personal value but limited resale return unless the local market specifically values these upgrades.

## When Carports Make Sense

Carports work best as **temporary solutions** while saving for a garage, or on **seasonal properties** where year-round weather protection isn't critical. They're also suitable for **RV/boat storage** where the vehicles are too large for standard garage doors but benefit from basic roof protection.

Need help finding a professional garage builder to maximize your property's ROI? New Brunswick Garages can match you with experienced contractors who understand local market values and building requirements for lasting value.

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## What is the cost to install a garage floor drain with proper plumbing in Fredericton NB?

Installing a garage floor drain with proper plumbing in Fredericton typically costs **\$2,500-\$5,500**, depending on whether you're adding it to an existing slab or including it in new construction. The wide range reflects the complexity of connecting to municipal sewer systems and the excavation required in existing garages.

### New Construction vs. Retrofit Installation

If you're building a new garage, including a floor drain during the concrete pour costs \$1,500-\$2,800. The drain assembly, rough plumbing, and connection to the main sewer line are installed before the slab is poured, making it straightforward. However, adding a drain to an existing concrete slab requires cutting through the floor, excavating beneath, installing new plumbing lines, and patching the concrete — pushing costs to \$3,500-\$5,500 for a typical installation.

The **drain assembly itself** — a heavy-duty cast iron or PVC floor drain with grate — costs \$150-\$400.

Professional-grade drains designed for vehicle traffic and chemical resistance are essential in garages where oil, antifreeze, and road salt will inevitably reach the drain. The bulk of the cost comes from the plumbing rough-in work, which requires a licensed plumber in New Brunswick.

### Fredericton-Specific Considerations

Fredericton's municipal sewer system and frost depth create specific challenges for garage floor drains. The **sewer connection must be below the frost line** — approximately 4.5 feet deep in the Fredericton area — and the drain line must maintain proper slope (minimum 2% grade) from the garage floor to the connection point. If your garage sits higher than the main sewer line, this creates a straightforward gravity-fed installation. However, if the garage floor is below the sewer line elevation, you'll need a sewage ejector pump system, adding \$1,500-\$2,500 to the total cost.

**Fredericton requires plumbing permits** for any new drain connections to the municipal system. The permit fee is typically \$100-\$200, and the work must be completed by a licensed plumber and inspected before the concrete floor is poured or patched. Many Fredericton neighborhoods have combined storm and sanitary sewers, but newer subdivisions have separate systems — your plumber will need to verify which system serves your property and connect accordingly.

### Practical Installation Details

The floor drain should be positioned at the **lowest point of the garage floor**, typically near the center or toward the overhead door where water naturally flows. The concrete slab must be sloped toward the drain at a minimum 1%

grade (1/8 inch per foot) to ensure proper drainage. This subtle slope is barely noticeable but critical for function — without it, water pools around the drain rather than flowing into it.

**Drainage capacity** is important in New Brunswick's climate. A standard 4-inch floor drain handles normal vehicle dripping and occasional washdown, but if you plan to wash vehicles in the garage or live in an area prone to spring flooding, consider a 6-inch drain with higher flow capacity. The drain grate should be removable for cleaning and rated for vehicle loads — lightweight residential grates will crack under truck tires.

### When to Include a Floor Drain

Floor drains make sense for **heated garages** where snow-covered vehicles will melt, **workshop garages** where you'll be cleaning tools and equipment, or **garages below grade** where groundwater infiltration is possible. However, many Fredericton homeowners skip floor drains in basic vehicle storage garages because they add complexity and cost without significant benefit. An unheated garage with proper vapor barrier and drainage around the foundation rarely needs a floor drain.

### Professional Installation Required

This is definitely a job for licensed professionals. The plumbing work requires permits and inspection, the concrete cutting (for retrofit installations) requires specialized equipment and dust control, and improper installation can create sewer gas infiltration or drainage problems that are expensive to fix. A qualified plumber familiar with Fredericton's municipal requirements will handle permits, ensure proper connections, and coordinate with concrete contractors for new construction or floor patching.

Need help finding a licensed plumber experienced with garage floor drains? New Brunswick Garages can connect you with professionals through the New Brunswick Construction Network who understand Fredericton's specific requirements and can provide accurate quotes for your situation.

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## What is the cost to add attic trusses vs flat trusses to a garage in New Brunswick?

**Attic trusses cost approximately \$15-25 more per linear foot than standard flat trusses in New Brunswick,** translating to roughly \$1,500-\$3,000 additional cost for a typical 24x24 two-car garage. However, this upfront investment creates valuable storage or bonus room space that would cost \$25,000-\$50,000 to add later as a second-storey addition.

**Standard flat trusses** (also called common trusses) for a 24-foot span garage typically cost \$8-\$12 per linear foot in New Brunswick, so a 24-foot deep garage needs roughly \$200-\$300 per truss. Most garages require trusses every 24 inches on center, meaning a 24x24 garage uses about 13 trusses for a total truss cost of \$2,600-\$3,900.

**Attic trusses** for the same 24-foot span run \$23-\$37 per linear foot because they use significantly more lumber and require engineered design to create the clear span opening in the center. The same 24x24 garage would cost \$6,000-\$9,600 for attic trusses — an increase of \$3,400-\$5,700 over standard trusses. The attic space created typically provides 6-7 feet of headroom in the center with sloped sides, creating roughly 300-400 square feet of usable floor area.

**New Brunswick's heavy snow loads make attic trusses more expensive here than in milder climates.** NB snow loads range from 2.4 to 4.8 kPa (50-100 pounds per square foot), and attic trusses must carry these loads while maintaining the large clear span opening. This requires larger lumber sizes — typically 2x8 or 2x10 top and bottom chords instead of the 2x6 chords common in standard trusses. Northern NB communities with higher snow loads see the biggest price premium for attic trusses.

**The engineering and manufacturing process also adds cost.** Standard garage trusses use common designs that most NB truss manufacturers keep in stock or can quickly modify. Attic trusses require individual engineering calculations for the specific span, snow load, and clear opening dimensions. This engineering fee adds \$300-\$800 to the total truss package, and manufacturing lead times are typically 2-3 weeks longer than standard trusses.

**Consider the total project cost difference beyond just the trusses.** Attic trusses create space that you'll eventually want to finish, which means planning for stairs (reducing garage floor space), insulation, electrical rough-in, and HVAC considerations during initial construction. Adding these elements during garage construction costs much less than retrofitting later. A garage designed for future attic finishing might add \$2,000-\$4,000 in electrical and insulation rough-in costs but saves \$8,000-\$15,000 compared to adding these systems after the garage is complete.

**The value proposition depends on your intended use.** If you need workshop space, home office area, or seasonal storage that's easily accessible, attic trusses pay for themselves quickly. A 300-square-foot bonus room above the garage would cost \$75-\$125 per square foot to build as a separate addition, making the \$3,000-\$6,000 premium for attic trusses an excellent investment. However, if you only need basic vehicle storage and have adequate storage elsewhere, standard flat trusses are the economical choice.

**Timing matters for the decision.** Switching from flat to attic trusses after ordering requires re-engineering and potentially delays delivery 2-4 weeks. Most experienced NB garage contractors recommend deciding on truss type during the design phase, not after foundation work begins.

**For garage construction in New Brunswick's climate, attic trusses are particularly valuable because they create dry, protected storage space that's naturally heated by rising warm air from the garage below.** This makes them ideal for storing seasonal items, tools, and equipment that would otherwise require expensive heated storage solutions during NB's long winter season.

Need help finding a professional garage builder who can explain truss options for your specific project? New Brunswick Garages can match you with experienced contractors who understand both the structural requirements and cost implications of different truss designs in our Maritime climate.

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**Q6**

## **How much does it cost to build a 2-car detached garage in Moncton NB?**

**A standard two-car detached garage in Moncton, NB typically costs between \$40,000 and \$70,000 for a complete build,** including foundation, framing, roofing, siding, one or two overhead doors, a service door, electrical, and a concrete slab floor. This range assumes an uninsulated, unfinished interior with a standard 24x24 to 24x30 footprint. Adding insulation, interior finishing, or a heated workshop pushes the total into the \$55,000 to

\$85,000 range.

The foundation is the single largest cost driver in any Moncton garage project. Because **frost depth in the Greater Moncton area reaches 4 to 5 feet below grade**, your foundation — whether full frost walls or a thickened-edge slab with insulated perimeter — must extend below that line. Frost wall foundations for a 24x24 garage typically run \$8,000 to \$15,000 including excavation, forming, reinforcement, concrete, and backfill. A thickened-edge slab approach may save \$2,000 to \$4,000, but not all municipalities in the Moncton area accept this method, so confirm with your local building inspection department before committing to a design.

Framing and roofing for a two-car garage in Moncton generally cost \$12,000 to \$22,000 combined. **SPF dimensional lumber** is the standard framing material, and lumber prices have fluctuated significantly over the past few years — a 2x4x8 stud currently runs \$4 to \$7 in NB. Roof trusses must be engineered for NB's **snow loads of 2.4 to 4.8 kPa**, and in the Moncton area you are typically looking at the moderate end of that range. Architectural asphalt shingles at \$4 to \$7 per square foot installed are the most common roofing choice, though steel roofing at \$7 to \$14 per square foot offers superior snow-shedding and a 40 to 60-year lifespan.

**Siding adds \$3,000 to \$8,000 depending on your choice of material.** Vinyl siding at \$4 to \$8 per square foot installed is the most popular and affordable option for Moncton garages. LP SmartSide and HardiePlank fibre cement offer more premium aesthetics at \$6 to \$14 per square foot but require periodic repainting. Garage doors represent another significant line item — a single insulated overhead door runs \$1,200 to \$2,500 installed, and a 16-foot double insulated door costs \$1,800 to \$3,500. Add \$350 to \$800 for each garage door opener.

## What Affects Your Final Price in Moncton

Several factors push costs toward the higher or lower end of the range. **Site conditions** matter enormously — a level lot with good drainage and easy access for concrete trucks and delivery vehicles keeps costs down, while a sloped site, high water table, or poor soil requiring additional excavation and drainage work can add \$3,000 to \$10,000. The **distance from building supply yards** in the Moncton area is generally reasonable, keeping delivery surcharges minimal compared to more remote NB communities.

Electrical work for a basic two-car garage — a sub-panel, lighting, GFCI outlets, and garage door opener circuits — typically costs \$1,500 to \$3,000 installed by a licensed electrician. If you want the garage wired for a future EV charger, workshop tools, or a unit heater, budget \$2,500 to \$4,000 for electrical. All garage electrical work in NB requires a permit and inspection.

**A building permit is required for new garage construction in Moncton**, and permit fees typically run \$200 to \$500 depending on the project value. The permit process ensures your foundation depth, structural framing, fire separation (if attached), and electrical meet NB Building Code requirements — this protects your investment and ensures no issues when you sell your home.

The most important advice for any Moncton homeowner planning a two-car garage is to **get at least three detailed quotes** from local contractors. NB garage construction prices vary 25 to 40 percent between contractors for identical scope, and the variation comes from differences in overhead, subcontractor relationships, and current workload. Make sure each quote covers the same scope so you are comparing apples to apples. New Brunswick Garages can help match you with local garage builders for free estimates through the New Brunswick Construction Network.

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## What is the average price per square foot for garage construction in Fredericton?

**The average price per square foot for garage construction in Fredericton, NB ranges from \$65 to \$120 per square foot for a complete build**, depending on the type of garage, foundation system, and level of finishing. A basic uninsulated detached garage with a concrete slab sits at the lower end, while an insulated, finished garage with premium siding, steel roofing, and workshop-grade electrical occupies the upper end.

That per-square-foot figure includes everything needed for a turnkey structure: excavation, foundation, framing, roof trusses, sheathing, roofing, siding, overhead and service doors, basic electrical, and a finished concrete slab floor. When you break it down further, the **foundation alone accounts for roughly \$15 to \$30 per square foot** of the total — a reflection of Fredericton's **frost depth requirement of 4 to 5 feet below grade**. Every garage foundation in the Fredericton area must extend below the frost line, whether that means full frost walls with footings or a code-approved thickened-edge slab with insulated perimeter protection. Skipping this or going shallow is the most expensive mistake you can make, because a heaving foundation will crack your slab, jam your garage doors, and eventually require demolition and rebuilding.

Framing and structural work typically adds \$12 to \$25 per square foot. **SPF lumber** is the standard, and Fredericton benefits from reasonable proximity to lumber suppliers, keeping material delivery costs manageable. Roof trusses must be engineered for NB's **snow loads**, and the Fredericton area — situated in the Saint John River valley — sees moderate to heavy snowfall with the added consideration of occasional ice storms that add significant weight to roof structures. Architectural asphalt shingles are the most common choice at \$4 to \$7 per square foot installed, though metal roofing at \$7 to \$14 per square foot is increasingly popular for its snow-shedding capability and 40 to 60-year lifespan.

**Siding runs \$4 to \$14 per square foot** depending on the material. Vinyl remains the dominant choice for Fredericton garages due to its low maintenance and affordability, but fibre cement (HardiePlank) and engineered wood siding (LP SmartSide) are gaining ground, particularly on garages visible from the street where curb appeal matters. Electrical — a sub-panel, lighting, GFCI outlets, and garage door opener circuit — adds \$3 to \$6 per square foot for basic service, or \$5 to \$10 per square foot if you want workshop circuits, EV charger wiring, and heating provisions.

It is worth noting that **per-square-foot costs decrease as the garage gets larger**. A small single-car garage (12x20, 240 square feet) often hits \$100 to \$120 per square foot because the fixed costs — foundation excavation, concrete delivery minimums, electrical hookup, permit fees — are spread over a smaller area. A larger two-car garage (24x24, 576 square feet) brings the per-square-foot cost down to \$70 to \$95 because those fixed costs are

amortized over more area. A three-car garage (24x36, 864 square feet) can approach \$65 to \$85 per square foot for the same reason.

Fredericton's position as a river valley community also means you should pay attention to **lot drainage and grading**. Properties near the Saint John River or in low-lying areas may require additional site preparation — gravel fill, French drains, or elevated foundations — that can add \$3,000 to \$8,000 to the project. These costs do not always show up in a per-square-foot average but can significantly affect your actual budget.

**NB construction costs run approximately 10 to 20 percent below the national Canadian average**, which means Fredericton homeowners generally get more garage for their dollar than homeowners in Ontario or BC. However, prices still vary 25 to 40 percent between contractors for the same scope of work. Getting three or more detailed quotes is essential to understanding where the real market price sits for your specific project. A building permit is required for new garage construction in Fredericton — fees are typically \$200 to \$500 and the inspection process protects your investment. Browse garage and general contractors in the New Brunswick Construction Network directory at [newbrunswickconstructionnetwork.com/directory?category=general-contracting](https://newbrunswickconstructionnetwork.com/directory?category=general-contracting) to start collecting quotes.

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**Q8**

## **How much should I budget for a single-car attached garage in Saint John New Brunswick?**

**You should budget between \$35,000 and \$55,000 for a single-car attached garage in Saint John, NB**, with the typical project landing around \$40,000 to \$48,000 for a standard 12x20 to 14x24 footprint. Attached garages cost more per square foot than detached garages because they require fire-rated assemblies, integration with your existing roof and foundation, and more complex framing where the new structure connects to the house.

The **fire separation requirement** is a significant cost factor unique to attached garages. The NB Building Code mandates a minimum **45-minute fire-resistance rating** on the wall and ceiling assembly separating the garage from the living space. This means **5/8-inch Type X fire-rated drywall** on the garage side of all common walls and ceilings, with all joints taped and finished. The door between the garage and the house must be a solid-core door (minimum 1-3/4 inches thick) or a 20-minute fire-rated door with a self-closing mechanism. These requirements add \$2,000 to \$4,000 to the project compared to a detached garage of the same size, but they are non-negotiable life-safety features.

The **foundation** for an attached garage in Saint John must extend below the frost line — **4 to 5 feet below grade** — and must be properly tied into or isolated from the existing house foundation. Saint John's rocky terrain can complicate excavation, and many properties in the older neighbourhoods have challenging site conditions including slopes, limited access, and proximity to neighbouring structures. Foundation costs for an attached single-car garage typically run \$6,000 to \$12,000 including excavation, forming, concrete, and waterproofing. If rock excavation is required, expect to add \$2,000 to \$5,000 depending on the volume and hardness of the rock.

**Saint John's coastal Maritime climate** adds specific considerations that affect your budget. The city experiences persistent wind off the Bay of Fundy that increases uplift forces on the garage roof, potentially requiring additional hurricane straps and heavier sheathing. Driving rain is common, so the weather-resistive barrier and flashing details where the new garage roof meets the existing house wall are critical — improper integration at this junction is the number one source of leaks in attached garage additions. Budget \$1,000 to \$2,000 for proper step flashing, counter-flashing, and ice-and-water shield membrane at the roof-to-wall connection.

The **roof integration** is often the most complex part of an attached garage project. Matching the existing roof pitch, tying into the existing drainage pattern, and ensuring the connection does not create a snow drift accumulation zone all require experienced framing and roofing work. In Saint John's climate, where **snow loads range from 2.4 to 4.8 kPa**, the area where the garage roof meets the house wall can accumulate drifted snow at two to three times the ground snow load. The roof structure in this zone must be engineered accordingly.

Here is how the budget typically breaks down for a single-car attached garage in Saint John: foundation and slab (\$6,000 to \$12,000), framing including roof tie-in (\$8,000 to \$14,000), roofing (\$2,500 to \$5,000), siding to match the existing house (\$2,000 to \$5,000), fire separation assemblies (\$2,000 to \$4,000), one overhead door with opener (\$1,500 to \$3,000), electrical (\$1,500 to \$3,000), and finishing details including trim, grading, and cleanup (\$2,000 to \$4,000).

**A building permit is required for all attached garage construction in Saint John**, and you will also need an electrical permit for the garage wiring. Setback requirements for attached garages follow the same rules as the main dwelling — typically 15 to 25 feet from the front property line and 5 to 10 feet from side lines, depending on the zoning. Many Saint John lots, particularly in the older parts of the city, are narrow, which can limit where an

attached garage can be positioned. Obtain a property survey before finalizing your design to avoid costly setback violations.

For a project of this complexity, hiring a professional is strongly recommended. An attached garage involves foundation work, structural framing, fire separation, roof integration, and electrical — all areas where mistakes are expensive to fix and where code compliance is critical. Get at least three quotes from experienced local contractors, and confirm that each contractor carries liability insurance and WorkSafeNB coverage. New Brunswick Garages can match you with garage contractors for free estimates through the New Brunswick Construction Network.

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Q9

## What are the labour costs for garage building in the Miramichi area compared to Moncton?

**Labour costs for garage construction in the Miramichi area are generally 10 to 20 percent lower than in Moncton**, reflecting differences in overhead costs, local demand, and the regional cost of living. In the Miramichi area, general contractor hourly rates typically range from **\$40 to \$65 per hour**, while Moncton-area contractors generally charge **\$50 to \$75 per hour**. However, most garage projects in both regions are quoted as fixed-price contracts rather than hourly rates, so the hourly comparison is just one indicator of the overall cost difference.

The primary reason for the gap is **market demand and competition**. Greater Moncton is NB's largest metro area with more new construction activity, higher property values, and more contractors competing for work. This higher volume drives up scheduling pressure and allows contractors to charge premium rates, particularly during the busy building season from April through November. The Miramichi area, while it has capable contractors and a strong trades community, has a smaller residential construction market, which means contractors often price more competitively to maintain a steady workflow.

**Material costs, on the other hand, can be slightly higher in Miramichi** due to delivery distances from major building supply distribution centres. Ready-mix concrete, for example, costs \$200 to \$280 per cubic metre in NB, but Miramichi deliveries from local batch plants may carry a higher per-cubic-metre cost than Moncton deliveries simply because of distance and fuel surcharges. Lumber and roofing materials may cost 5 to 10 percent more delivered to Miramichi-area job sites compared to Moncton, where multiple building supply yards compete for business. These material cost differences partially offset the labour savings.

When you look at the total project cost for a comparable garage, the difference narrows. A **standard two-car detached garage (24x24)** that costs \$45,000 to \$65,000 in Moncton might come in at \$40,000 to \$58,000 in the Miramichi area — a savings of roughly \$3,000 to \$7,000. The savings are concentrated in the labour-intensive phases: framing, siding installation, and interior finishing. Foundation costs are similar because concrete pricing is commodity-based and excavation equipment rates are comparable across the province.

The **Miramichi's climate** is worth considering as it affects both project timing and costs. Miramichi winters tend to be colder than Moncton's, with temperatures regularly dropping below **-25 degrees Celsius** and heavier snowfall accumulation. The practical building season may be slightly shorter — late April through mid-November compared to Moncton's early April through late November window. If your project runs into the shoulder seasons, winter premiums of 15 to 25 percent for heated enclosures, concrete additives, and reduced productivity apply in both regions, though the risk of needing those measures is marginally higher in Miramichi.

**Specialty trade availability** can also affect costs in the Miramichi area. Licensed electricians, concrete finishers, and garage door installers may have fewer local options than in Moncton. When specialists need to travel from outside the immediate Miramichi area, travel time and mileage charges add to the project cost. For electrical work — which requires a licensed electrician and permits in NB — budget \$1,500 to \$3,500 for basic garage electrical in Miramichi, comparable to Moncton rates since most electricians charge similar rates province-wide.

The most important advice regardless of whether you are building in Miramichi or Moncton is to **get at least three detailed written quotes** for your project. The 25 to 40 percent price variation between contractors that exists across NB means the difference between individual quotes in either city will often be larger than the average cost difference between the two regions. Make sure each quote covers the same scope — foundation type, insulation, electrical, number and type of doors — so you are making a fair comparison. Confirm that every contractor you consider carries liability insurance and WorkSafeNB coverage, and verify that they pull the required building and electrical permits for the work. New Brunswick Garages can help connect you with local garage builders through the New Brunswick Construction Network for free estimates in both the Miramichi and Moncton areas.

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## Is it cheaper to build a garage in Bathurst NB than in Fredericton due to lower land costs?

**Land costs in Bathurst are indeed lower than in Fredericton, but that does not necessarily make the total cost of building a garage cheaper in Bathurst.** If you already own your property in either city, land cost is not a factor at all — the garage construction cost itself is what matters, and that depends on labour rates, material delivery costs, foundation requirements, and local climate conditions.

When comparing actual **garage construction costs** between the two cities, Bathurst offers modestly lower labour rates — contractors in the Bathurst area generally charge \$40 to \$60 per hour compared to \$45 to \$70 per hour in Fredericton. This translates to a total project savings of roughly 5 to 15 percent on the labour portion. However, **material delivery costs in Bathurst are typically higher** because the city is farther from major building supply distribution centres. Ready-mix concrete, lumber, and roofing materials all carry slightly higher delivered prices in northern NB communities. For a two-car detached garage, the higher material delivery costs in Bathurst may offset \$1,000 to \$3,000 of the labour savings.

**Bathurst's climate imposes additional construction requirements** that Fredericton does not face to the same degree. Northern NB communities like Bathurst experience longer, colder winters with heavier snow accumulation. **Snow loads in the Bathurst area can reach the upper end of NB's range — 3.5 to 4.8 kPa** — compared to Fredericton's more moderate 2.4 to 3.5 kPa. This means garage roof trusses in Bathurst must be engineered for heavier loads, which can increase truss costs by \$500 to \$1,500 for a two-car garage. Steeper roof pitches (6/12 or higher) are also more common in Bathurst to shed snow effectively, which increases the amount of roofing and sheathing material needed.

The **frost depth requirement is the same in both cities** — foundations must extend 4 to 5 feet below grade — so foundation costs are comparable. However, Bathurst's soil conditions vary and some areas along the Chaleur Bay shore have sandy or silty soils that may require deeper footings or additional drainage work. Fredericton's river valley soils can present their own challenges, particularly in low-lying areas near the Saint John River where a high water table or flood risk may require elevated foundations.

**The building season in Bathurst is shorter** than in Fredericton by roughly two to four weeks on either end. Spring thaw comes later and fall freeze-up arrives sooner in northern NB, compressing the optimal construction window. If your project timeline slips into the shoulder season, winter construction premiums of 15 to 25 percent apply — and the probability of needing winter measures is higher in Bathurst than in Fredericton.

Here is a realistic comparison for a standard **24x24 two-car detached garage** in each city. In Fredericton, expect \$42,000 to \$68,000 all in. In Bathurst, expect \$38,000 to \$65,000 all in. The lower labour rates in Bathurst bring the

floor price down, but the heavier snow load requirements and higher material delivery costs push the ceiling price close to Fredericton's range. The net difference on a typical project is \$2,000 to \$5,000 — meaningful, but not dramatic.

If you are comparing the two cities for **purchasing a property and building a garage**, then yes, Bathurst's lower property values make the combined land-plus-garage package significantly more affordable. Residential lots in Bathurst and surrounding communities can be 30 to 50 percent less expensive than comparable lots in Fredericton. A serviced building lot that costs \$60,000 to \$100,000 in Fredericton might sell for \$25,000 to \$50,000 in the Bathurst area. Combined with modestly lower construction costs, a property with a new two-car garage could cost \$30,000 to \$60,000 less total in Bathurst than in Fredericton.

Regardless of which city you build in, the fundamentals are the same: **get at least three quotes**, ensure your foundation extends below the frost line, confirm your trusses are engineered for local snow loads, and pull the required building and electrical permits. Find local garage contractors through the New Brunswick Construction Network directory at [newbrunswickconstructionnetwork.com/directory?category=general-contracting](https://newbrunswickconstructionnetwork.com/directory?category=general-contracting).

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Q11

## How much does a concrete slab foundation for a garage cost in Dieppe New Brunswick?

**A concrete slab foundation for a garage in Dieppe, NB typically costs between \$8,000 and \$18,000**, depending on the garage size, the foundation type (thickened-edge slab versus full frost walls with a slab), and site conditions. For a standard two-car garage (24x24), expect to pay \$10,000 to \$16,000 for the complete foundation package including excavation, forming, reinforcement, vapour barrier, concrete, and finishing.

The critical factor that drives foundation costs in Dieppe — as in all of New Brunswick — is **frost depth**. The frost line in the Greater Moncton/Dieppe area extends **4 to 5 feet (1.2 to 1.5 metres) below grade**, and every garage foundation must extend below this depth or face heaving, cracking, and structural failure within the first few winters. There are two primary approaches to meeting this requirement.

The first is a **full frost wall foundation with a poured slab floor**. This involves excavating a trench around the garage perimeter to below frost depth, pouring concrete footings (minimum 16 inches wide and 8 inches thick), building frost walls up to grade level, backfilling, and then pouring a 4-inch concrete slab inside the walls. For a 24x24 two-car garage, this approach uses approximately 7 to 10 cubic metres of ready-mix concrete — 3 to 6 cubic metres for the footings and frost walls, and 4 to 5 cubic metres for the slab. At **\$200 to \$280 per cubic metre** for ready-mix concrete delivered in the Dieppe area, the concrete material alone runs \$1,400 to \$2,800. Add excavation (\$1,500 to \$3,000), forming and reinforcement (\$2,000 to \$4,000), and finishing (\$2,500 to \$5,000), and the total for a full frost wall foundation with slab comes to \$12,000 to \$18,000.

The second approach is a **thickened-edge slab (also called a monolithic slab or turned-down slab)**. This design thickens the slab perimeter to 12 to 16 inches below grade, with rigid foam insulation protecting the outer edge from frost penetration. The interior slab remains the standard 4 inches thick. This approach uses less concrete and requires less excavation, bringing the cost down to \$8,000 to \$13,000 for a 24x24 garage. However, **not all municipalities in the Greater Moncton/Dieppe area accept this foundation type for garages** — you must verify with the local building inspection department before committing to this design. If approved, it offers meaningful savings while still protecting against frost heave.

**Several details are essential regardless of which foundation type you choose.** A **6-mil polyethylene vapour barrier** must be placed beneath the concrete slab before pouring. This \$200 to \$400 detail prevents ground moisture from wicking up through the concrete, which would leave you with a perpetually damp floor, peeling floor coatings, and mildew on anything stored on the slab. It is impossible to add this barrier after the slab is poured, so it is a one-chance-only detail. The slab should also include **welded wire mesh or rebar reinforcement** to control cracking — a standard 6x6 W2.9xW2.9 welded wire mesh costs \$150 to \$300 for a two-car garage and significantly reduces the size and frequency of shrinkage cracks.

**Concrete finishing** affects both the cost and the long-term usability of your garage floor. A basic broom finish runs \$6 to \$10 per square foot and provides adequate traction for vehicle traffic. If you plan to apply an epoxy or polyaspartic floor coating later, ask your contractor to power-trowel the slab to a smooth finish — this provides a better bonding surface for coatings. The slab should be sloped slightly toward the overhead door (approximately 1/8 inch per foot) to allow snowmelt and wash water to drain out.

**Dieppe's soil conditions** in much of the developed area are generally favourable for garage foundations — relatively stable, well-drained soils without the rock challenges found in some other NB communities. However,

areas closer to the Petitcodiac River or in low-lying zones may have a higher water table or softer soils that require additional gravel base preparation or drainage tile around the footings. A contractor experienced with local conditions will know what to expect on your specific lot.

Foundation work is never a DIY project. Improper forming, insufficient reinforcement, shallow depth, or poor concrete finishing will result in a foundation that fails — and the cost to demolish and replace a failed garage foundation exceeds the original cost of doing it right. Get at least three quotes from contractors experienced with garage foundations in the Greater Moncton/Dieppe area. New Brunswick Garages can help match you with local professionals for free estimates through the New Brunswick Construction Network.

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**Q12**

## **What is the price difference between a wood-frame and steel-frame garage in New Brunswick?**

**A wood-frame garage in New Brunswick typically costs 15 to 30 percent less than a comparable steel-frame (pre-engineered metal building) garage**, though the gap narrows significantly once you factor in insulation, interior finishing, and long-term maintenance. For a standard two-car garage (24x24), a wood-frame build runs \$40,000 to \$70,000, while a steel-frame building of the same size costs \$50,000 to \$80,000 fully installed with a concrete slab foundation.

The cost comparison is not as straightforward as it first appears, because **wood-frame and steel-frame garages are fundamentally different construction systems** with different strengths, weaknesses, and total lifecycle costs.

**Wood-frame garages** use SPF dimensional lumber for walls, engineered trusses for the roof, and conventional sheathing with your choice of exterior cladding — vinyl siding, LP SmartSide, HardiePlank, or board and batten. This is the dominant construction method for residential garages in NB, and virtually every residential contractor in

the province is experienced with it. The material cost for framing a 24x24 garage runs \$4,000 to \$8,000 for lumber alone, depending on market conditions. Wood-frame construction is highly flexible — it is easy to add windows, change door positions, insulate walls, finish the interior with drywall, and modify the structure in the future. If you want a garage that matches your house in appearance with the same siding, trim, and roofing, wood-frame is the natural choice.

**Steel-frame garages** (pre-engineered metal buildings) arrive as a kit with steel columns, rafters, purlins, girts, and metal wall and roof panels. The building kit itself for a 24x24 steel garage costs \$12,000 to \$25,000 depending on the manufacturer, wall height, snow load rating, and included accessories. Installation adds \$10,000 to \$20,000 for erection, trim, doors, and sealing. The foundation is the same as a wood-frame garage — a concrete slab with footings extending below NB's 4 to 5-foot frost line — so foundation costs are comparable at \$8,000 to \$16,000.

Where steel-frame garages excel is in **clear-span capability and structural strength**. A steel building can easily span 30, 40, or even 60 feet without interior columns, making it ideal for large workshops, multi-vehicle storage, or equipment garages. Wood-frame garages beyond 24 to 28 feet wide typically require interior bearing walls or engineered beams, adding cost and reducing usable interior space. Steel buildings also handle NB's **heavy snow loads** exceptionally well — pre-engineered metal buildings are designed to specific snow load and wind load ratings, and their rigid-frame structure distributes loads efficiently.

However, steel-frame garages have **significant drawbacks in NB's Maritime climate**. Uninsulated metal buildings experience severe **condensation problems** — the temperature differential between the cold steel exterior and the warmer interior air causes moisture to condense on every metal surface, dripping onto vehicles, tools, and stored items. In NB's high-humidity Maritime climate, this condensation is relentless from late fall through spring. Insulating a steel building properly — typically with spray foam or vinyl-backed batt systems designed for metal buildings — adds \$5,000 to \$12,000 for a two-car garage, which significantly closes the cost gap with wood-frame construction.

**Aesthetics and neighbourhood compatibility** are another consideration. Most NB municipalities have no restrictions on steel buildings in rural or agricultural zones, but many residential subdivisions have restrictive covenants or zoning bylaws that prohibit or limit metal building exteriors. In urban areas of Moncton, Fredericton, Saint John, and their suburbs, a steel garage may require a variance or may not be permitted at all. Check your local zoning before investing in a steel building design.

For a **standard residential two-car garage** on a typical NB suburban lot, wood-frame construction is almost always the better value. It costs less upfront, integrates seamlessly with your house's appearance, is easier to insulate and finish, and every contractor in the province knows how to build and maintain it. Steel-frame construction makes more sense for **larger garages (three-car and above), workshops, farm buildings, and equipment storage** where clear-span width, structural strength, and low maintenance are priorities.

Whichever system you choose, the foundation requirements are identical — below the frost line, with a proper vapour barrier under the slab. Get three or more quotes and ensure your contractor pulls the required building permit. Find garage contractors through the New Brunswick Construction Network directory at [newbrunswickconstructionnetwork.com/directory?category=general-contracting](http://newbrunswickconstructionnetwork.com/directory?category=general-contracting).

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## How much does it cost to add a second storey loft to a garage in Riverview NB?

Adding a second-storey loft or bonus room above a garage in Riverview, NB typically adds **\$25,000 to \$50,000 on top of the base garage construction cost**, bringing the total for a two-car garage with a finished loft to approximately \$75,000 to \$120,000. The wide range reflects the enormous difference between a basic unfinished storage loft and a fully finished living space with insulation, drywall, flooring, electrical, heating, and plumbing.

The first thing to understand is that **a garage with a second storey is a fundamentally different structure than a single-storey garage**. The foundation must be designed to carry the additional load — heavier footings, thicker frost walls, and potentially a wider footing than the standard 16-inch minimum. In Riverview, where **frost depth reaches 4 to 5 feet below grade**, the foundation for a two-storey garage structure costs \$10,000 to \$18,000 compared to \$8,000 to \$15,000 for a single-storey garage of the same footprint. The incremental foundation cost of \$2,000 to \$3,000 is a small price for the structural capacity needed to support a second floor.

The **framing for a loft or bonus room** above a garage requires a floor system (engineered I-joists or dimensional lumber joists, typically 2x10 or 2x12 at 16 inches on centre), knee walls or full-height walls depending on the roof design, and roof trusses specifically designed for attic use — called **attic trusses** — that create usable headroom in the centre of the space. Attic trusses cost significantly more than standard trusses: expect \$400 to \$800 per truss compared to \$150 to \$300 for standard trusses. For a 24x30 garage, you might need 16 to 20 attic trusses, adding \$4,000 to \$10,000 to the truss package compared to a single-storey design. The floor joists, subfloor sheathing, and additional wall framing add another \$3,000 to \$6,000 in materials.

**If you want the loft as unfinished storage space only**, the additional cost above a single-storey garage is roughly \$8,000 to \$15,000 — covering the upgraded foundation, attic trusses, floor system, subfloor, and a basic staircase or pull-down ladder. This gives you a dry, accessible storage area without insulation, drywall, or climate control. Many Riverview homeowners choose this approach initially with plans to finish the space later.

**A fully finished loft or bonus room** adds substantially more. Insulation is critical — the NB climate demands **R-32 to R-50 in the ceiling/roof assembly** and R-20 or higher in the walls for a heated space above a garage. Spray foam insulation at the roofline is the most effective approach for loft spaces, costing \$3,500 to \$7,000 for a two-car garage loft. Drywall, taping, and painting add \$3,000 to \$6,000. Flooring (laminated, vinyl plank, or carpet) runs \$1,500 to \$4,000. A permanent staircase — required by code for any habitable space — costs \$2,000 to \$5,000 installed, and takes up roughly 35 to 40 square feet of garage floor space below.

**Electrical for a finished loft** requires its own circuits — lighting, receptacles, smoke detectors, and potentially a dedicated heating circuit. Budget \$2,000 to \$4,000 for electrical. If you want the space heated, a **ductless mini-split heat pump** is the most popular and efficient choice for garage lofts in NB, costing \$3,500 to \$6,000 installed.

It provides both heating and cooling without the complexity of extending the house's ductwork. If you plan to add a bathroom — common for loft spaces used as home offices, guest suites, or rental units — plumbing rough-in and fixtures add \$5,000 to \$10,000.

Riverview's building department will require a **building permit** for any garage with a second storey, and the structural design will likely require **engineered drawings** stamped by a professional engineer, costing \$1,000 to \$3,000. If the loft will be used as habitable space (not just storage), it must meet additional code requirements including minimum ceiling height (7 feet 6 inches over at least 50 percent of the floor area), egress windows, fire separation from the garage below, and smoke/carbon monoxide detection.

This is a project that requires professional design and construction from the foundation up. The structural, code, and insulation details are too important and too interconnected for a piecemeal approach. Get at least three quotes from contractors experienced with two-storey garage construction. New Brunswick Garages can match you with qualified local builders for free estimates through the New Brunswick Construction Network.

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**Q14**

## **Are there any NB government grants or rebates for building an energy-efficient garage in New Brunswick?**

**There are currently no NB provincial grants or rebates specifically for building a new energy-efficient garage.** However, depending on how your garage project integrates with your home, you may be able to access certain federal and provincial energy efficiency programs — particularly if you are building an attached garage that improves the overall thermal envelope of your dwelling, or if you are converting a garage to living space and upgrading insulation and heating systems as part of the project.

The **Canada Greener Homes Grant** (federal program through Natural Resources Canada) has provided rebates of up to \$5,000 for home energy efficiency upgrades including insulation, air sealing, windows, doors, and heat pumps. This program has gone through multiple phases and funding cycles — as of 2025-2026, check the current status at [nrcan.gc.ca](https://nrcan.gc.ca), as eligibility and funding availability change. The key requirement is that the upgrades must apply to **your primary residence**, which means a detached garage used solely for vehicle storage would not qualify. However, if you are building an attached garage and the project includes upgrading the shared wall insulation, adding a high-efficiency heat pump (such as a ductless mini-split), or improving the overall building envelope where the garage connects to the house, portions of that work may be eligible.

New Brunswick's **NB Power energy efficiency programs** offer rebates on specific products and upgrades including heat pumps, insulation, and air sealing for residential properties. If you install a **ductless mini-split heat pump** in a garage workshop or loft space that is part of your home's heated envelope, you may qualify for an NB Power heat pump rebate of \$500 to \$1,500 depending on the unit and current program terms. NB Power has also offered rebates on insulation upgrades — if your garage project includes insulating the shared wall between an attached garage and the house, or insulating a garage that contains heated living space above, check with NB Power for current eligibility.

**EV charger installation** is one area where incentives do exist and directly relate to garage construction. The federal **Incentives for Zero-Emission Vehicles (iZEV)** program and various provincial and utility programs have offered rebates on Level 2 EV charger installation. If you are building a new garage and wiring it for a Level 2 EV charger (a dedicated 40-amp 240V circuit), check current federal and NB incentives — rebates of \$200 to \$600 for charger hardware have been available through various programs. Planning EV-ready wiring during initial garage construction costs only \$300 to \$600 versus \$1,500 to \$3,000 for a retrofit after the garage is finished and insulated.

For homeowners considering a **garage conversion to a secondary suite or accessory dwelling unit (ADU)**, there may be additional incentive programs available. The federal government has introduced programs supporting ADU construction as part of housing affordability initiatives, and some municipalities in NB are relaxing zoning restrictions to allow secondary suites. If your garage conversion creates a self-contained rental unit, check with CMHC and your local municipality for current incentive programs.

**Property tax implications** are worth understanding even though they are not a rebate. Adding a garage to your property will increase its assessed value, which means higher property taxes. In most NB municipalities, a standard two-car detached garage adds \$15,000 to \$30,000 to the assessed value, resulting in a property tax increase of \$200 to \$500 per year depending on the municipal tax rate. A garage with a finished loft or bonus room will be assessed higher. This is not a reason to avoid building a garage — the increase in property value and usability far exceeds the tax increase — but it is a cost to factor into your long-term budget.

The most practical way to build an "energy-efficient garage" in NB is to **invest in the right insulation, air sealing, and heating systems during initial construction** when the cost is lowest. Insulating a two-car garage with batt insulation in the walls and ceiling costs \$1,500 to \$4,000 during construction versus \$3,000 to \$7,000 as a retrofit. Spray foam insulation at \$3,500 to \$7,000 provides superior air sealing and vapour control in NB's Maritime climate. A garage built to high energy efficiency standards will save hundreds of dollars per year in heating costs if you use the space as a workshop, and it protects your vehicles and stored items from NB's extreme winter temperatures.

For the most current information on available programs, contact NB Power's energy efficiency team, check Natural Resources Canada's website for federal programs, and speak with your local municipal office about any local incentives. New Brunswick Garages can also help connect you with contractors who are experienced with energy-efficient garage construction through the New Brunswick Construction Network.

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**Q15**

## **How much does it cost to run electrical service to a detached garage in Quispamsis?**

**Running electrical service to a detached garage in Quispamsis, NB typically costs between \$1,500 and \$4,000 for a standard installation**, covering the underground cable run from your main house panel to a sub-panel in the garage, plus basic lighting, GFCI receptacles, and a garage door opener circuit. More extensive installations — workshop-grade power, EV charger wiring, heating circuits, and loft electrical — can push the total to \$3,500 to \$6,000 or more.

The cost depends on three main factors: the **distance from the house to the garage**, the **size of the electrical service** you need, and the **complexity of the circuits inside the garage**.

**The underground cable run** is the foundation of the project. In Quispamsis, as throughout NB, the cable from the house to a detached garage is typically run underground in conduit, buried at a minimum depth of 24 inches (600 mm) below grade for rigid PVC conduit, or 18 inches for PVC conduit with a GFCI-protected circuit. The trench, conduit, and cable for a 30 to 50-foot run typically cost \$800 to \$2,000 including materials and labour. Longer runs — 75 to 100 feet or more — increase both the cable cost and the potential need for larger wire gauge to compensate for voltage drop. A run over 50 feet with a 60-amp sub-panel typically requires #6 copper or #4 aluminum cable, which costs \$3 to \$8 per foot depending on gauge and conductor type.

The **sub-panel in the garage** is the distribution point for all garage circuits. A 60-amp sub-panel is the standard choice for most residential garages — it provides enough capacity for lighting, receptacles, a garage door opener, and one or two dedicated circuits for tools or a heater. The sub-panel, breakers, and installation cost \$400 to \$800. If you plan to run a Level 2 EV charger (which draws 30 to 40 amps on its own), a workshop with a table saw, welder, or air compressor, and a garage heater simultaneously, step up to a **100-amp sub-panel** at \$600 to \$1,200 installed. Planning for adequate capacity now costs a fraction of upgrading later after the garage is insulated and finished.

**Inside the garage**, a basic electrical package includes overhead lighting (LED shop lights are the current standard at \$50 to \$150 per fixture), GFCI-protected receptacles on each wall (code requirement for all garage outlets), an exterior light at the service door, and a dedicated circuit for the garage door opener. This basic package runs \$600 to \$1,500 for a two-car garage. Adding dedicated **240V circuits** for workshop tools costs \$200 to \$400 per circuit. An **EV charger circuit** (40-amp, 240V, dedicated) adds \$300 to \$600 including the outlet or hardwired connection. A **240V heater circuit** for an electric garage heater adds another \$200 to \$400.

## Permits and Code Requirements

**All electrical work for a detached garage in Quispamsis requires an electrical permit and inspection**, separate from any building permit for the garage structure itself. The permit ensures that the underground cable run, sub-panel installation, circuit wiring, grounding, and GFCI protection all meet the Canadian Electrical Code and NB requirements. Permit fees typically run \$75 to \$200. The inspection process usually involves two visits — a rough-in inspection before the walls are closed up, and a final inspection after everything is connected and operational.

Only a **licensed electrician** can pull the electrical permit and perform the work in New Brunswick. This is not a DIY project — aside from the legal requirement, garage electrical involves working with your main house panel, sizing conductors for voltage drop over distance, properly grounding a detached structure, and ensuring GFCI protection on all garage receptacles. Mistakes create fire and shock hazards.

One important consideration for Quispamsis homeowners is **coordinating the electrical trench with the garage foundation work**. If you are building a new detached garage, the underground electrical conduit should be installed during the excavation and foundation phase, before the backfill goes in. Running the trench after the garage is complete and the landscaping is done costs more and creates disruption. Similarly, if you want the conduit to enter through the garage slab rather than through the wall, it must be placed before the concrete is poured.

The best approach is to have your electrician visit the site during the planning phase, before construction begins, to determine the optimal route from the house panel to the garage, size the service appropriately for your current and future needs, and coordinate with your general contractor on timing. Get at least two or three electrical quotes — prices vary based on the electrician's current workload and approach to the job. New Brunswick Garages can help connect you with qualified local contractors through the New Brunswick Construction Network.

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## What is the cost difference between a heated and unheated garage build in Edmundston NB?

The cost difference between a heated and unheated garage in Edmundston typically ranges from **\$8,000 to \$20,000 or more**, depending on the size of the garage, the heating method chosen, and the level of insulation installed. For a standard two-car garage (24x24), expect to add roughly \$10,000 to \$18,000 on top of the base unheated build cost to create a properly insulated and heated space.

An unheated two-car detached garage in the Edmundston area generally costs **\$40,000 to \$70,000** for a complete build including foundation, framing, roofing, siding, overhead doors, a service door, basic electrical, and a concrete slab. This gives you a solid, weathertight structure for vehicle storage and general use, but temperatures inside will drop well below freezing during Edmundston's long winters. An unheated garage in this part of northern New Brunswick will see interior temperatures roughly matching outdoor conditions — meaning **-20 to -30 degrees Celsius** is entirely normal from December through February.

To make that same garage heated and usable year-round, several additional components are required. **Wall insulation** with R-20 batts or better runs **\$1,500 to \$3,000** for a two-car garage, and **ceiling insulation** at R-32 to R-50 adds another **\$1,500 to \$3,000**. A proper **6-mil poly vapour barrier** on the warm side of the insulation is essential — Edmundston's extreme cold creates significant condensation potential, and without a vapour barrier, moisture will migrate into the insulation and reduce its effectiveness while promoting mould growth. You will also need **interior drywall finishing** on walls and ceiling, which adds **\$2,500 to \$5,000** for materials and labour in a two-car garage. For the heating system itself, a **natural gas or propane unit heater** is the most common choice in Edmundston, costing **\$1,500 to \$3,500 installed** including the gas line. Alternatively, **in-floor radiant heating** (hydronic, installed in the slab before pouring) costs **\$8 to \$14 per square foot** but must be planned from the very beginning of the project — it cannot be added after the slab is poured.

### Edmundston's Northern Climate Makes Insulation Critical

Edmundston sits in one of New Brunswick's coldest regions, with **snow loads reaching 4.0 to 4.8 kPa** and frost depths extending a full **5 feet (1.5 metres)** below grade. If you are going to heat a garage in Edmundston, the insulation must be done properly or you will spend a fortune on energy with little comfort to show for it. **Insulated garage doors** are a frequently overlooked detail — upgrading from a standard non-insulated overhead door (\$800-\$1,500) to an insulated R-16+ door (\$1,200-\$2,500) makes a significant difference when the door represents 30-40% of the garage's wall area. Weatherstripping around the overhead door, service door, and any windows is equally important for keeping heated air inside.

Ventilation is another cost that homeowners often miss when planning a heated garage. A **through-wall exhaust fan** (\$200-\$500 installed) is necessary to manage moisture from snow-covered vehicles, exhaust fumes if you briefly idle equipment, and general humidity. Without it, condensation will form on cold surfaces, tools will rust, and mould will develop on stored items. A **carbon monoxide detector** (\$40-\$80) is strongly recommended in any heated garage.

For practical budgeting, plan on a total project cost of roughly **\$55,000 to \$85,000** for a heated two-car garage in Edmundston, compared to **\$40,000 to \$70,000** for the same garage left unheated. The heated version costs more upfront, but in Edmundston's climate, a heated garage protects your vehicles from extreme cold starts, prevents frozen pipes if the garage is attached to your home, and gives you usable workshop space through the province's six-month heating season.

If you are considering a heated garage build in the Edmundston area, getting quotes from experienced local contractors is essential — northern NB builders understand the insulation and heating demands that this climate requires. Get matched with a garage contractor for a free estimate through New Brunswick Garages.

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**Q17**

## **How much should I expect to pay for a 3-car garage with workshop space in Sussex New Brunswick?**

**A three-car garage with dedicated workshop space in Sussex, New Brunswick typically costs between \$75,000 and \$130,000**, depending on size, foundation type, level of finishing, and whether the workshop area is insulated and heated. This is a substantial project that requires careful planning, a building permit, and an experienced contractor who understands NB's foundation and structural requirements.

The most common layout for a three-car garage with workshop space is a **36x30 or 36x36 footprint**, which provides three full vehicle bays plus an enclosed workshop area of 150 to 300 square feet along the back or side wall. Some homeowners opt for a wider **40x30** layout to keep all three bays generous while reserving a full 10-foot-deep workshop zone across the back. At the base level, a **standard three-car detached garage in NB runs \$60,000 to \$95,000** for the shell — foundation, framing, roofing, siding, overhead doors, service door, electrical, and concrete slab. The workshop component adds cost because it typically requires **additional electrical circuits, better lighting, insulation, interior finishing, and potentially a heating system.**

For the workshop portion specifically, budget for the following additions on top of the base garage cost. **Insulation for walls and ceiling** in the workshop area runs **\$2,000 to \$4,500** depending on whether you use batt insulation (R-20 walls, R-40 ceiling) or closed-cell spray foam. **Interior drywall finishing** adds **\$3,000 to \$6,000** for the workshop walls and ceiling. **Electrical upgrades** for a proper workshop — including a **sub-panel, 2-3 dedicated 20-amp circuits for power tools, 240V outlets for a welder or air compressor, and LED shop lighting** — typically cost **\$2,500 to \$5,000** in NB. If you want the workshop heated year-round, a **propane or natural gas unit heater** adds **\$1,500 to \$3,500 installed**, and you will want the insulated overhead doors (\$1,200-\$2,500 each) rather than the basic non-insulated versions.

Sussex sits in the Kennebecasis River valley in southern New Brunswick, where **frost depth reaches 4 to 4.5 feet (1.2 to 1.4 metres)** below grade. Your garage foundation — whether full frost walls or piers — must extend below this depth, and the concrete slab needs a **6-mil poly vapour barrier** underneath and **proper drainage grading** away from all sides of the building. The **snow load in the Sussex area is approximately 2.4 to 3.0 kPa**, which means roof trusses must be engineered to carry those loads plus any potential drift accumulation. For a three-car garage, you are looking at a roof span of 30 to 40 feet, which almost certainly requires **engineered roof trusses** rather than site-built rafters — factor in **\$3,000 to \$6,000** for engineered trusses on a garage this size.

A realistic budget breakdown for a **36x30 three-car garage with insulated, finished workshop** in Sussex looks something like this: foundation and slab (\$12,000-\$20,000), framing and trusses (\$15,000-\$25,000), roofing (\$5,000-\$10,000), siding (\$5,000-\$10,000), three overhead doors (\$3,500-\$8,000), service door (\$500-\$1,000), electrical with workshop circuits (\$3,000-\$6,000), insulation and drywall for workshop (\$5,000-\$10,000), heating system (\$1,500-\$3,500), and contractor overhead and profit. These numbers add up to that **\$75,000 to \$130,000 range**, with the lower end representing a partly finished workshop and the upper end representing a fully insulated, heated, and well-equipped workspace.

**Timing matters in Sussex.** Plan to break ground in **April or May** so the foundation can be poured when temperatures are consistently above 5 degrees Celsius for proper curing. A well-organized contractor can have a garage of this size fully enclosed before winter, with interior finishing continuing through the colder months if needed.

A project of this scale is not a DIY undertaking — the foundation, framing, roofing, and electrical all require professional skills and permits. Get three or more quotes from experienced builders to compare scope, timeline, and pricing. New Brunswick Garages can match you with local garage contractors for free estimates on your project.

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Q18

## What financing options are available for garage construction in New Brunswick?

**Most New Brunswick homeowners finance garage construction through home equity lines of credit (HELOCs), home improvement loans, or refinancing their existing mortgage**, though several other options exist depending on your financial situation and the scope of the project. A garage build in NB typically costs \$25,000 to \$95,000 or more, so few homeowners pay entirely out of pocket.

A **home equity line of credit (HELOC)** is the most popular financing method for garage construction in New Brunswick. Most Canadian banks and credit unions offer HELOCs at rates tied to prime, currently in the range of **6.5% to 8.5%** depending on your credit profile and lender. You can borrow up to **65% of your home's appraised value** minus your existing mortgage balance. The advantage of a HELOC for garage construction is flexibility — you draw funds as the project progresses and pay interest only on what you have used, which aligns well with the staged payment schedule most contractors follow (typically a deposit, a progress payment at framing completion, and a final payment at project completion). New Brunswick credit unions like **Caisses populaires acadiennes, UNI Financial Cooperation, and provincial credit unions** are often competitive with the major banks on HELOC rates and may be more flexible with rural properties.

A **home improvement loan** (sometimes called a personal line of credit or term loan) is another common option. These are unsecured or lightly secured loans specifically for renovation and construction projects, typically ranging from **\$10,000 to \$75,000** with fixed interest rates of **7% to 12%** and repayment terms of 5 to 15 years. The approval

process is faster than a HELOC because no home appraisal is required, but interest rates are higher because the loan is not secured by your property.

**Mortgage refinancing** is worth considering if you have significant equity in your home and current interest rates are favourable. By refinancing your mortgage to include the garage construction cost, you spread the expense over your remaining mortgage term at mortgage interest rates, which are typically the lowest available. The downside is refinancing involves legal fees, appraisal costs, and potentially breaking your existing mortgage term, which can carry prepayment penalties of several thousand dollars.

Some NB homeowners use **contractor financing** offered through the builder, though this is less common for residential garage construction than for larger renovation projects. When available, contractor financing is typically arranged through a third-party lender and may carry higher interest rates than bank products. Always read the terms carefully and compare with your own bank's offerings before committing.

For **energy-efficient upgrades** included in your garage build — such as insulation, energy-efficient garage doors, or high-efficiency heating systems — you may qualify for rebates through **NB Power's energy efficiency programs** or the **Canada Greener Homes Grant** (when available). These are not financing per se, but rebates of **\$500 to \$5,000** that reduce your overall project cost. Check current program availability before finalizing your budget, as these programs change frequently.

A few practical tips for financing your NB garage build: **get your financing pre-approved before soliciting contractor quotes**, so you know exactly what you can afford and can negotiate from a position of clarity. **Never pay a contractor more than 10-15% as a deposit** — reputable NB garage builders do not require large upfront payments, and excessive deposit requests are a red flag. Structure payments around verified milestones: foundation complete, framing and roof complete, final completion. Keep a **10% holdback** until all work is finished, inspected, and you are satisfied — this is your leverage to ensure punch-list items get completed.

For homeowners planning a garage project in New Brunswick, sorting out financing early in the process lets you move quickly when you find the right contractor. New Brunswick Garages can help you connect with local garage builders for free estimates, so you know exactly what you are financing before you commit.

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## Does building a garage increase property value in the Moncton NB real estate market?

**Yes, building a garage generally increases property value in Moncton, and in most cases you can expect to recoup 50% to 80% of your construction investment** when you sell, depending on the type of garage, the quality of construction, and the neighbourhood. In Moncton's real estate market, a property with a well-built garage consistently sells faster and commands a higher price than a comparable property without one.

Moncton's climate is the primary driver of this value. With **winters lasting five to six months, temperatures routinely dropping to -20 degrees Celsius, and significant snowfall accumulation**, a garage is not a luxury in Greater Moncton — it is a practical necessity that most buyers actively seek. Real estate listings in Moncton, Dieppe, and Riverview that include a garage, particularly a **two-car attached garage**, attract more buyer interest and spend fewer days on market than similar homes without covered parking. For a neighbourhood where most homes already have garages, **not having one is a competitive disadvantage** that can reduce your property's value by \$20,000 to \$40,000 relative to neighbours.

The **type of garage matters significantly** for return on investment. An **attached two-car garage** provides the highest return because it offers direct interior access to the home — buyers in Moncton's winter climate value being able to go from their vehicle to their kitchen without stepping outside. A well-built attached two-car garage costing **\$50,000 to \$80,000** in the Moncton market can add **\$35,000 to \$60,000** to your home's resale value, representing a 60-80% return. A **detached two-car garage** costing **\$40,000 to \$70,000** typically adds **\$25,000 to \$45,000** in value — still a solid return, but lower than attached because buyers must cross the yard to reach their vehicle in winter. A **single-car garage** provides the lowest return per dollar spent because modern families increasingly have two or more vehicles, and a single-car garage does not fully solve the winter parking problem.

Beyond the basic structure, certain features increase the value premium in Moncton's market. **Insulated and heated garages** are particularly valued because they protect vehicles from extreme cold starts, prevent frozen windshield washer fluid and battery drain, and provide usable workshop or storage space year-round. **Oversized garages** (24x30 or larger) appeal to buyers with trucks, recreational vehicles, or workshop needs — common in the Moncton area's mix of suburban and semi-rural properties. **Finished bonus rooms above the garage** can add substantial value, especially in neighbourhoods where extra living space is desirable, though the return depends heavily on the quality of finishing and whether the space has proper heating, insulation, and egress windows.

There are situations where the return is lower. Building a **\$120,000 premium garage in a neighbourhood of \$250,000 homes** will likely not return its full cost because you are over-improving relative to the area. Similarly, a garage that **does not match the house architecturally** — wrong siding, clashing roof style, or poor proportional

scale — can actually detract from curb appeal. The best returns come from garages that look like they were always part of the property.

From a purely financial perspective, building a garage in Moncton is one of the better home improvement investments you can make in New Brunswick. It protects your vehicles (extending their lifespan and reducing winter maintenance costs), provides secure storage, and adds genuine value to your property in a market where winter weather makes covered parking a high priority for buyers. If you are planning a garage build in Greater Moncton, getting multiple quotes from experienced local contractors ensures you get the best value for your investment. New Brunswick Garages can match you with garage builders in the Moncton area for free estimates.

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**Q20**

## How much does demolishing an old garage and building a new one cost in Fredericton?

**Demolishing an existing garage and building a new one in Fredericton typically costs between \$50,000 and \$95,000 total for a standard two-car replacement**, with demolition and site preparation adding roughly \$5,000 to \$15,000 on top of the new construction cost. The total depends heavily on the size of the old structure, whether it contains hazardous materials, the size and features of the new garage, and site conditions.

The **demolition phase** itself generally costs **\$3,000 to \$8,000** for a standard single or two-car garage in the Fredericton area. This includes the cost of a small excavator or skid steer, labour for teardown, and hauling debris to an approved disposal site. If the old garage has a **concrete slab or frost wall foundation**, breaking up and removing the concrete adds **\$2,000 to \$5,000** depending on thickness and reinforcement. **Asbestos-containing materials** — common in garages built before 1990 in siding, roofing, and insulation — require professional abatement before demolition, which can add **\$1,500 to \$5,000** depending on the extent of contamination. A qualified environmental consultant can test suspect materials for \$200-\$500 before demolition begins. The City of

Fredericton requires a **demolition permit**, which is a separate application from the building permit for the new garage — budget \$50-\$200 for the demolition permit fee.

Once the old garage is down and the site is cleared, you are essentially starting fresh with new construction. A **new two-car detached garage (24x24 to 24x30)** in Fredericton runs **\$40,000 to \$70,000** for a complete build including foundation, framing, roofing, siding, overhead doors, service door, electrical, and concrete slab. An **attached two-car garage** runs **\$50,000 to \$80,000** because of the additional complexity of tying into the existing house structure, matching the roofline, and installing the required fire separation assemblies.

One advantage of a demolish-and-rebuild project is that you can often **reuse the existing foundation** if it is in good condition and meets current code requirements. Have a structural engineer or experienced contractor assess the old foundation before demolition — if the frost walls extend to proper depth (minimum **4 feet or 1.2 metres** in the Fredericton area), the concrete is sound with no major cracks or heaving, and the dimensions work for your new garage design, reusing the foundation can save **\$8,000 to \$15,000**. However, if the old foundation is shallow, cracked, or undersized for the new garage, it must come out completely and be replaced. Many older Fredericton garages were built with foundations that do not meet current frost depth requirements — this is often the reason the old garage is failing in the first place.

**Site preparation** after demolition may include regrading the area, addressing drainage issues that may have contributed to the old garage's deterioration, and potentially relocating utilities. In Fredericton's river valley location, properties near the Saint John River or its tributaries may have additional considerations around **grading and drainage** to prevent water issues with the new garage. Budget **\$1,000 to \$3,000** for site preparation and grading work beyond the basic demolition cleanup.

For **timeline planning**, the demolition typically takes 2-3 days for a standard residential garage. Allow 1-2 weeks for site preparation and foundation work, then 4-8 weeks for the new garage construction depending on size and complexity. The ideal time to start this project in Fredericton is **early spring (April to May)**, allowing the foundation to be poured in warm weather and the entire project to be completed well before winter.

A demolish-and-rebuild project requires coordination between demolition contractors, foundation contractors, framers, roofers, electricians, and possibly plumbers — most homeowners hire a **general contractor** to manage the entire project. Get at least three quotes that include both demolition and new construction in a single scope of work, as this is typically more cost-effective than hiring demolition and construction separately. New Brunswick Garages can help you find experienced garage builders in the Fredericton area for free estimates on your project.

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Q21

## What hidden costs should I budget for when building a garage in Rothesay NB?

**The hidden costs of building a garage in Rothesay can add \$8,000 to \$25,000 beyond the quoted construction price**, and catching these early in the planning process prevents budget surprises that derail projects. Rothesay is a well-established community with specific zoning requirements and lot characteristics that affect garage construction costs in ways that do not always appear in a contractor's initial quote.

**Building permits and inspections** are the first cost many homeowners overlook. The Town of Rothesay requires building permits for garage construction, and permit fees typically run **\$200 to \$800** depending on the project's assessed value. You may also need a **separate electrical permit** (\$75-\$200) and potentially a **plumbing permit** if the garage includes a utility sink or bathroom. Beyond the permits themselves, Rothesay's zoning bylaws may require a **site plan or property survey** to confirm that your garage meets setback requirements — a property survey costs **\$1,500 to \$3,000** in the Rothesay area, and discovering that your planned garage location encroaches on a setback or easement after construction has started is far more expensive than confirming the boundaries beforehand.

**Site preparation and excavation** frequently costs more than expected. Many Rothesay properties sit on **sloped terrain or rocky ground**, and the cost of excavation varies dramatically based on what is under the surface. Standard soil excavation for a garage foundation runs **\$2,000 to \$5,000**, but if your site has **bedrock close to the surface** — common in parts of Rothesay — blasting or rock breaking can add **\$3,000 to \$10,000** or more. A simple test pit dug before finalizing your budget reveals what the excavator will encounter. **Tree removal** may also be necessary if your preferred garage location is treed — removing mature trees costs **\$500 to \$2,000 per tree** depending on size and proximity to structures.

**Foundation drainage and waterproofing** is a hidden cost that pays for itself many times over. Rothesay's proximity to the Kennebecasis River and the area's generally wet Maritime climate mean that **foundation drainage tile (weeping tile)** around the garage perimeter is strongly recommended, adding **\$1,500 to \$3,000** to the foundation cost. **Waterproof coating on the exterior of frost walls** adds another **\$500 to \$1,500**. Skipping these items saves money during construction but leads to water infiltration, damp slabs, and foundation deterioration that

costs far more to fix later.

**Utility connections** are often excluded from base garage quotes. Running **electrical service from your main panel to a detached garage** requires trenching (below frost depth in NB) and conduit, costing **\$1,500 to \$4,000** depending on distance. If you want **natural gas for a garage heater**, extending the gas line costs **\$1,000 to \$3,000** depending on the run length and whether the gas metre has sufficient capacity. **Internet or network cabling** to the garage for security cameras, smart garage door openers, or workshop use adds **\$300 to \$800**.

**Driveway modifications** are a cost that catches homeowners off guard. A new garage, especially an attached garage or one in a different location than the old one, typically requires **driveway widening, extension, or reconfiguration**. Asphalt driveway work in NB costs **\$5 to \$10 per square foot**, and a typical driveway modification for a garage project runs **\$2,000 to \$6,000**. Concrete aprons in front of overhead doors add **\$1,500 to \$3,000**.

Other commonly missed costs include **landscaping restoration** (\$500-\$2,000) after construction equipment tears up the yard, **garage door opener installation** (\$350-\$800 per door if not included in the garage door quote), **gutters and downspouts** (\$500-\$1,500), **exterior lighting** at the service door and overhead doors (\$300-\$800), and a **contingency fund of 10-15%** of the total project cost for the inevitable surprises that emerge during construction. On a \$70,000 garage build, that contingency is **\$7,000 to \$10,500** — set it aside at the beginning and hope you do not need all of it.

The best defence against hidden costs is a **detailed, written contract** with your contractor that specifies exactly what is included and what is excluded. Get three or more quotes and compare them line by line — the lowest quote often excludes items that the higher quotes include. New Brunswick Garages can match you with experienced garage contractors in the Rothesay area for free, detailed estimates.

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## How much does a prefab garage kit cost compared to custom-built in New Brunswick?

A **prefab garage kit in New Brunswick typically costs 20% to 40% less than a fully custom-built garage of the same size for the materials and shell, but the total installed cost gap narrows significantly once you factor in foundation, assembly labour, and finishing.** For a standard two-car garage (24x24), a prefab kit runs **\$12,000 to \$25,000 for materials**, while a custom-built garage of the same size costs **\$40,000 to \$70,000 fully completed** — but that comparison is misleading without understanding what each price includes.

A **prefab garage kit** from suppliers like Summerwood, Jay's Portable Buildings, or national kit manufacturers typically includes **pre-cut or pre-assembled wall panels, roof trusses, sheathing, siding, roofing materials, overhead door(s), and a service door.** What it does **not** include — and this is where the hidden costs live — is the **foundation, concrete slab, assembly labour, electrical wiring, insulation, interior finishing, and permits.** In New Brunswick, the foundation alone for a two-car garage costs **\$8,000 to \$15,000** because frost walls must extend **4 to 5 feet (1.2-1.5 metres)** below grade. Assembly labour for a prefab kit runs **\$5,000 to \$12,000** depending on complexity — these kits are not truly DIY projects for most homeowners, as they require proper anchoring to the foundation, level and plumb assembly, and roof installation at height. Electrical adds **\$1,500 to \$4,000.** When you total up a prefab kit with all the necessary additions, a two-car garage lands in the **\$30,000 to \$55,000 range** fully installed — closer to custom-built pricing than the kit price alone suggests.

A **custom-built garage** designed and constructed by a local NB contractor typically costs **\$40,000 to \$70,000 for a two-car detached garage**, but this is a turnkey price that includes everything: foundation design and construction, framing to suit your specific lot and needs, roofing engineered for NB's **snow loads of 2.4 to 4.8 kPa**, siding that matches your house, electrical, overhead doors, and a concrete slab. The contractor handles permits, inspections, and coordination of all trades. You get a garage designed for your specific site conditions, architectural preferences, and functional requirements.

### Where Each Option Makes Sense

Prefab kits work best for **simple, detached, rectangular garages on flat lots** where the homeowner wants to save money and is comfortable coordinating the foundation contractor, kit assembly crew, and electrician separately. They are particularly popular in **rural NB communities** where a straightforward detached garage does not need to match the house's architecture precisely. The kit approach can save **\$5,000 to \$15,000** compared to a full custom build, primarily through standardized manufacturing and reduced contractor markup on materials.

Custom-built garages are the better choice for **attached garages** (which require fire separation, roof integration, and matching the existing house), **garages on sloped or challenging sites**, **garages with bonus rooms or lofts above**, and any project where the homeowner wants architectural consistency with their home. Custom building also allows the contractor to **optimize the design for NB's climate** — specifying proper truss engineering for local snow loads, designing drainage for the specific site, and ensuring the foundation is sized correctly for local soil conditions.

One important consideration for NB homeowners: some prefab kit manufacturers are based outside the province and their engineering may not account for New Brunswick's specific **frost depth requirements, snow load ratings, and wind exposure classifications**. Before purchasing a kit, confirm that the structural components (particularly roof trusses and wall framing) are rated for your specific NB location's design loads. A kit engineered for southern Ontario's lighter snow loads will not be adequate for northern New Brunswick.

Post-frame (pole barn style) construction offers a middle ground — these are built on-site using posts set in the ground or on concrete piers, with metal siding and roofing. A **post-frame two-car garage** in NB costs **\$25,000 to \$50,000** and is faster to build than conventional framing. They are popular for larger garages and workshops in rural areas.

Whether you choose a kit or a custom build, the foundation and electrical work require professionals. Get quotes for both approaches from local NB contractors to compare true total costs. New Brunswick Garages can connect you with garage builders for free estimates on your project.

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