

:workshop:



HOW TO

# Planning a Kitchen Renovation

BUDGET CONSIDERATIONS BY NEIL MATTHEWS

**More than likely if you're considering a kitchen renovation, your home is 20-plus years old.**

Perhaps the existing space is boxy with ugly stucco ceilings and dated linoleum floors. Maybe your plans include removing walls to open up the space. Whatever your goal, I really want to get you thinking about the whole process, not just the pretty, new, facial stuff. Think about doing the kind of job that will reflect positively on the value, as well as the operational safety of your home for years to come.

If you hire a contractor, the average kitchen renovation from a "complete gut" to finished project can cost anywhere from \$60,000 - \$100,000 all in. That's big money for the average Joe. Let's take a look at how to do the process right, but also see if we can cut those costs for a determined "Do-it-Yourselfer."

I highly recommend approaching this type of project from a "blank slate" perspective; in other words a complete demolition back to stud stage and construction floor. Updating the plumbing, electrical, venting, insulation and vapour barrier is, in my opinion, non-negotiable for a renovation of this nature. **Obtain a renovation permit.** If walls are being removed, an engineer's report will be required to determine load bearing vs. non-load bearing walls.

As a contractor that specializes in this exact process day after day, I realized early on that a good plan will give the best outcome from a pricing, sourcing and construction follow-through perspective.