

NEW BRUNSWICK RENOVATIONS

Windows & Doors

Window and door replacement, energy-efficient upgrades, triple-pane options, and installation for NB homes

14 Expert Answers from Reno IQ

newbrunswickrenovations.com/construction-brain

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How much does a bay window installation cost during a renovation in NB?

Bay window installation in New Brunswick typically costs \$2,500-\$6,000 per window installed, depending on size, style, and structural requirements. Most NB homeowners pay around \$3,500-\$4,500 for a standard three-panel bay window replacement during a renovation.

The cost breakdown includes the window unit itself (\$1,500-\$3,500), structural framing modifications (\$500-\$1,500), exterior finishing work including siding and trim (\$300-\$800), and interior finishing (\$200-\$600). **Triple-pane bay windows** are increasingly standard for NB's climate, adding \$500-\$1,000 to the cost but providing superior thermal performance during our harsh winters and humid summers.

Structural considerations significantly impact pricing in NB renovations. Bay windows extend beyond the existing wall plane, requiring a support system underneath. Single-storey installations often use decorative brackets or knee braces (\$300-\$600), while second-storey bay windows typically need a small roof or cantilever support system (\$800-\$1,500). If you're replacing an existing bay window, the structural work is usually minimal. Converting a flat wall to accommodate a new bay window requires more extensive framing modifications and exterior work.

NB's freeze-thaw cycles demand proper installation techniques to prevent air and water infiltration. The window must be properly flashed with ice-and-water shield membrane, especially critical along the Bay of Fundy where wind-driven rain is common. Quality installation includes spray foam insulation around the frame, proper vapour barrier continuity, and careful attention to thermal bridging. Poor installation leads to ice damming on the bay window roof, condensation issues, and air leaks that waste heating dollars during our long winters.

Material choices affect both cost and performance in our Maritime climate. Vinyl bay windows (\$1,500-\$2,500) are the most affordable option and perform well in NB's humidity swings. Fibreglass bay windows (\$2,000-\$3,500) offer superior thermal performance and durability, particularly important for coastal NB homes dealing with salt air. Wood-clad bay windows (\$2,500-\$4,000+) provide the best aesthetics but require more maintenance in our wet climate.

Timing matters for bay window installation in NB. Schedule this work between May and October when weather permits proper exterior sealing and finishing. Winter installations are possible but add complexity and cost due to temporary weatherproofing requirements and material handling in cold conditions.

This is definitely professional-only work requiring structural assessment, proper flashing, and often electrical relocation for new interior finishing. The installation affects your home's structural integrity, thermal envelope, and weather resistance. Always verify your contractor carries WorkSafeNB coverage and request references from recent bay window installations.

Budget an additional **15-20% contingency** for unexpected structural modifications or exterior finishing complications, especially in older NB homes where wall framing may not meet current standards.

Need help finding an experienced window contractor in your area? New Brunswick Renovations can connect you with local professionals who understand proper bay window installation for our Maritime climate.

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Q2

How much does it cost to replace windows in a New Brunswick home in 2026?

Replacing windows in a New Brunswick home in 2026 costs \$400 to \$800 per window for double-pane vinyl windows installed, or \$600 to \$1,200 per window for triple-pane units — putting a full 15 to 20 window replacement project on a typical NB home in the \$10,000 to \$20,000 range for double-pane or \$12,000 to \$25,000 for triple-pane. Triple-pane is increasingly the standard recommendation for NB's climate, and the premium over double-pane has narrowed enough that the performance case for triple-pane is now compelling.

Those per-window prices reflect supply-and-install for standard-sized replacement windows in existing rough openings — meaning the contractor removes the old window, installs the new unit into the existing frame, and finishes the interior and exterior casing. Windows that require rough opening modifications, non-standard sizes, specialty shapes (bay windows, picture windows with flanking casements, arched tops), or high-end materials like fibreglass or wood-clad push pricing well beyond those ranges. A fibreglass window costs 20 to 40% more than a comparable vinyl unit, running \$700 to \$1,500 or more installed for standard sizes.

Patio door replacement runs \$2,000 to \$6,000 installed depending on size and glass package. Sliding doors at the lower end, hinged French doors and lift-and-slide doors at the higher. Front entry doors are a separate category — \$1,500 to \$5,000 installed for a quality insulated fibreglass entry door with appropriate weatherstripping and threshold for NB conditions.

Why Triple-Pane Makes Sense for NB

NB winters are genuinely hard on windows. The province's 100+ annual freeze-thaw cycles, sustained cold periods in January and February, and Maritime wind exposure create conditions where the difference between double-pane and triple-pane is felt as comfort, not just measured as energy savings. Double-pane windows with low-e coating and argon fill are the minimum reasonable specification for NB. Triple-pane windows add a third glass lite with an additional sealed gas space, delivering a centre-of-glass R-value of approximately R-7 to R-9 compared to R-3 to R-4 for standard double-pane — a significant difference when a cold night in Fredericton or Campbellton drops to -25°C and the cold radiating off your windows makes furniture placement feel uncomfortable.

The practical energy savings argument for triple-pane in NB's heating-dominated climate is real — windows account for 25 to 35% of a home's heat loss in winter, and upgrading from older double-pane to triple-pane can meaningfully reduce heating bills in a province where most homes heat with oil, wood, or heat pumps. The premium over double-pane of roughly \$100 to \$300 per window typically pays back in comfort and heating savings over 8 to 15 years in NB conditions.

For NB homes near the Bay of Fundy coast, salt air exposure means window frames and hardware need to be evaluated for corrosion resistance. Quality vinyl and fibreglass frames hold up well in salt air; the hardware, hinges, and locks on cheaper windows can corrode within a few years of coastal exposure. Confirm that any window specified for coastal NB installation uses stainless steel or marine-grade hardware.

Planning Your Window Replacement

Most full-home window replacements in NB take 1 to 3 days for a crew once the windows arrive. Lead time for custom-sized or high-specification windows from NB suppliers typically runs 4 to 12 weeks, so factor that into your project planning. Scheduling window replacement for late spring through fall (May to October) is ideal — it avoids the difficulty of working in NB winter conditions and allows exterior caulking and air sealing to cure properly. Interior work can proceed year-round, but the exterior flashing and sealing components of window installation need temperatures consistently above 10°C for caulking adhesion.

Get at least three quotes for window replacement and ensure each quote specifies the same glass package (double vs triple, low-e coating specification, gas fill) and frame material so you're comparing equivalent products. Price differences of 30 to 40% between quotes are common for window replacement in NB — often reflecting very different window quality. Ask each contractor for the window manufacturer and model number so you can compare specifications directly. Confirm WorkSafeNB coverage with any contractor before signing, and check whether a building permit is required for your specific project — your municipality or RSC can confirm this quickly.

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Q3

Do I need a permit to replace windows in my New Brunswick home?

In most cases, replacing windows in your New Brunswick home with new windows of the same size in the same location does not require a building permit — this is considered routine maintenance and repair work. However, there are specific scenarios that do trigger permit requirements, and it's always worth a quick call to confirm with your local building department before work begins.

The straightforward case: you have existing windows, they're in the same openings, you're swapping them for new units of the same or slightly modified size that fit within the existing rough opening without any structural changes. In Moncton, Saint John, Fredericton, and other NB municipalities, this is generally classified as maintenance and does not require a permit. The same typically applies in unincorporated areas under Rural Service Commission jurisdiction. This is consistent with NB building code interpretation across the province — a like-for-like window replacement is not a structural change and does not trigger the permit process.

The situations that can change this answer are worth knowing. **If you're enlarging an opening** — making a window bigger, adding a window where none existed, or converting a window opening to a door — that's a structural modification that almost certainly requires a permit. Enlarging openings in exterior walls requires header and trimmer stud sizing to be confirmed by someone qualified to evaluate the structural loads, and that work falls squarely in permit territory. Same principle applies to adding egress windows in a basement or converting a standard window to an egress window where the rough opening size needs to increase.

Heritage properties in Fredericton, Saint John, Saint Andrews, and other NB communities with designated heritage buildings or districts may have additional requirements beyond standard building permits. Replacement windows on designated heritage properties may need Heritage Branch review to ensure the new units are consistent with the character of the building — this can affect material choices (some heritage designations require wood or wood-clad windows rather than vinyl), profile, and grille patterns. If your home is on the NB heritage registry or located in a heritage district, confirm this before ordering replacement windows.

TSANB jurisdiction is not typically triggered by standard window replacement — unless the window installation involves modifying electrical wiring around the opening (relocating outlets or switches in the window wall), which

would require TSANB permits and a licensed electrician. The window itself and its installation are not TSANB-regulated trades.

The Practical Approach

Even when no permit is formally required, proper installation matters enormously for NB climate performance and long-term building health. The most critical detail in any NB window installation is the flashing and air sealing around the rough opening — improperly integrated flashing at the sill and head, or missing or improperly lapped housewrap around the opening, creates water infiltration that can go undetected for years while saturating framing members and contributing to mould growth inside the wall cavity. This is purely an installation quality issue, not a permit issue, but it's where corner-cutting causes the most expensive downstream problems.

A quick call to your city building inspection office (in incorporated municipalities) or your local RSC office takes five minutes and gives you a definitive answer for your specific project. Permit fees for window replacement, even when required, typically run \$50 to \$150 — a minor expense relative to the overall project cost that also gives you the comfort of an inspection sign-off. When in doubt, pull the permit; the consequences of unpermitted work that should have had a permit — insurance complications, disclosure requirements at resale, potential required tear-out — always outweigh the savings.

For a standard window replacement project, always confirm that your contractor's scope includes proper sill pan flashing (ideally peel-and-stick membrane) at the rough opening sill, proper integration with your existing housewrap at the sides and head of each opening, and quality exterior caulking at all perimeter joints. These installation details protect your NB home far more than any specific window product specification, and they are what separates a proper NB window installation from one that will cause problems within 10 years.

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What is the best window type for energy efficiency in New Brunswick's cold climate?

For New Brunswick's demanding climate, triple-pane fibreglass windows with low-e coatings and argon or krypton gas fill are the best all-around choice for energy efficiency — though high-quality triple-pane vinyl windows represent excellent value and are increasingly the practical standard for most NB homes.

Window energy performance is measured by a few key ratings you'll see on every Energy Star certified window: the U-factor (lower is better — measures heat loss through the entire window assembly), the ER rating (Energy Rating, used by NatHERS and Natural Resources Canada — higher is better), and the SHGC (Solar Heat Gain Coefficient — how much solar warmth the window lets in). For NB's heating-dominated climate, you want a low U-factor and a moderate-to-high SHGC on south-facing windows to capture passive solar heat in winter. The most efficient windows available today achieve U-factors around 0.16-0.22, compared to 0.30-0.35 for basic double-pane windows.

The low-e coating is not optional for NB — it's a thin metallic film bonded to one of the inner glass surfaces that reflects radiated heat back into the room in winter while still admitting visible light. Combined with an inert gas fill (argon is standard, krypton is more expensive but performs better in thinner profiles), a quality low-e triple-pane window will outperform even a good double-pane unit by 30-40% in terms of heat retention. For coastal NB homes in communities like Sackville, St. Andrews, or Saint John's south end, the low-e coating also provides some protection against UV and salt air degradation of interior furnishings.

What About Frame Material?

The glass unit gets most of the attention, but the frame matters significantly in NB's 100+ annual freeze-thaw cycles. Vinyl frames offer excellent thermal performance, don't rot or corrode, and are the most affordable option — a solid choice for most NB homeowners. Fibreglass frames handle NB's temperature extremes with less expansion and contraction than vinyl, which matters on large windows where dimensional changes are more pronounced. Fibreglass also accepts paint, which matters on heritage homes in Fredericton or Saint John where a white vinyl frame would look out of place. Wood-core windows with fibreglass or vinyl cladding offer the best of both worlds but cost significantly more.

For most NB homes, budget triple-pane vinyl windows with argon fill and low-e coating hit the sweet spot of performance and value. You're looking at \$600-\$1,200 per window installed depending on size and configuration. If you're replacing 15-20 windows in a typical NB home, that's \$10,000-\$20,000 — a significant investment, but one that pays dividends in comfort, heating costs, and home value for the next 25-30 years.

When comparing quotes, ask specifically about the U-factor, ER rating, gas fill type, and warranty on both the sealed unit and the frame. An honest window contractor will show you this data. If someone quotes you a window without being able to provide the energy performance specifications, that's worth noting.

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Q5

How much does a new front door cost installed in Moncton NB?

A new front door installed in Moncton runs \$1,500-\$5,000 for a standard single entry door, depending on material, glass package, and hardware — and that range can climb to \$6,000-\$10,000 for a premium fibreglass or steel door with sidelights, a transom window, or custom dimensions.

Most of the pricing variation comes down to door material and glass package. A standard steel entry door with a basic lite (glass insert) and new hardware runs on the lower end of the range — \$1,500-\$2,500 installed by a reputable Moncton contractor. Steel doors are durable, relatively affordable, and provide good insulation when they have a polyurethane foam core, but they can dent and are susceptible to rust in coastal NB environments if the finish is scratched or compromised. Fibreglass entry doors dominate the mid-to-upper range — \$2,500-\$5,000 installed — and for good reason. Quality fibreglass doors don't rust, don't rot, resist denting, and hold paint well through NB's freeze-thaw cycles. Top brands like Therma-Tru and Masonite offer fibreglass doors with woodgrain textures that can be stained to look nearly indistinguishable from solid wood.

The installation itself is a significant part of the cost and shouldn't be cut short. A proper front door installation in an older Moncton home often involves removing the existing frame, inspecting the rough opening for rot or settlement damage, shimming and levelling the new frame, sealing all penetrations with spray foam, and applying new exterior trim. In a home that's 30+ years old, discovering rot in the sill or jack studs is not uncommon — budget \$500-\$1,000 for contingency repairs just in case. An improperly installed door leaks air, leaks water, and may not operate correctly within a year as the frame settles.

Hardware adds up faster than most homeowners expect. A standard lockset runs \$80-\$200 at a hardware store, but a quality deadbolt-and-handle set from Schlage or Baldwin runs \$250-\$500 and offers meaningfully better security and longevity. If you're adding a smart lock, keypad entry, or a multi-point locking system (common on European-style doors), add another \$300-\$700. Door glass packages — lites, sidelights, and transom windows — are one of the biggest price variables. A decorative leaded glass insert can add \$400-\$1,500 to the door cost depending on size and pattern.

For Moncton homeowners considering this project, the best timing is late spring through early fall when temperatures are above 10°C consistently. Proper caulking, foam sealing, and exterior trim painting all perform better when applied in warmer conditions. This is not a DIY project unless you have genuine carpentry experience — an improperly hung door that doesn't seal correctly will cost you \$500-\$800 per year in extra heating costs and will likely need to be redone within a few years. Hire a contractor who can provide references for similar door installations and confirm they carry WorkSafeNB coverage.

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Q6

What is the average cost to replace a patio door in a New Brunswick home?

Replacing a patio door in a New Brunswick home costs \$2,000-\$6,000 installed for a standard sliding glass door, and \$3,500-\$8,500 for a French door configuration — with the wide range driven by door material, glass package, size, and whether any framing or structural repairs are needed around the opening.

Sliding patio doors are the most common and affordable option. A quality vinyl sliding door with double-pane low-e glass and argon fill runs \$2,000-\$3,500 installed by a Moncton or Saint John contractor. Upgrading to triple-pane glass adds \$400-\$800 to the cost and is increasingly worth it in NB's climate — the interior glass surface temperature on a triple-pane unit stays dramatically warmer in January, making the adjacent living or dining area significantly more comfortable in winter months. Fibreglass sliding doors are less common but offer superior dimensional stability through NB's freeze-thaw cycles — expect to pay \$3,500-\$6,000 installed for a fibreglass

slider.

French doors — two hinged panels that swing open — cost more primarily because of hardware complexity and the seal quality required where the two panels meet in the centre. A multi-point locking mechanism is important on French doors to prevent flex and air infiltration along the meeting stile. Quality French patio doors start around \$3,500 installed and climb to \$7,000-\$8,500 for premium fibreglass or wood-clad units with decorative glass, upgraded hardware, and built-in blinds between the glass panes. Built-in blinds are worth considering for south and west-facing patio doors in NB where afternoon sun can cause significant glare and heat gain in summer.

The installation is where hidden costs can arise. In homes built in the 1970s through 1990s, removing an old sliding door often reveals rot in the sill pan or the rough framing below the threshold — an extremely common issue when original drainage flashing was inadequate or the seal between the door frame and the exterior cladding has failed over the years. A proper patio door installation includes a sloped sill pan with integrated drainage to direct any incidental water away from the framing, flexible flashing tape integrated with the wall's water-resistive barrier, and sill sealer foam between the door frame and the sill. Skipping these details is how a new \$3,000 door becomes a \$12,000 problem five years later when the floor framing rots.

For homes in coastal NB communities — areas along the Bay of Fundy, Fundy Shore, or the Northumberland Strait — specify stainless steel hardware and marine-grade weatherstripping for any patio door. Standard hardware corrodes noticeably faster in salt air environments, and the weatherstripping seal is critical for keeping wind-driven rain out.

Permits are not required for a straight replacement patio door in the same opening, but if you're enlarging the opening or the patio door is in a load-bearing wall, a building permit and engineer's assessment are required. A reputable contractor will identify this upfront. Allow \$500-\$1,000 contingency in your budget for any framing repairs discovered during installation, particularly in homes over 25 years old. Get three quotes, ask each contractor specifically how they handle the sill flashing and framing inspection, and confirm WorkSafeNB coverage before signing anything.

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How much can I save on heating by upgrading to Energy Star windows in NB?

Replacing old, failing windows with Energy Star certified windows in a New Brunswick home typically reduces heating costs by \$300-\$800 per year for a standard 1,500-2,000 sq ft home — though the actual savings depend heavily on the age and condition of your current windows, your heating fuel type, and your home's overall insulation levels.

The savings calculation starts with understanding what your current windows are actually doing. A single-pane window — common in NB homes built before 1975 — loses heat roughly 10 times faster than an insulated wall. A basic double-pane window from the 1980s or early 1990s loses heat about 5 times faster than an insulated wall. A modern Energy Star certified triple-pane window loses heat roughly 1.5-2 times faster than an insulated wall — a dramatic improvement. The older and more degraded your current windows, the larger your savings will be from upgrading.

Electric heat versus oil heat changes the dollar value of savings significantly. With NB Power electricity at roughly \$0.12-\$0.14/kWh and heating oil at \$1.60-\$1.80/litre (prices fluctuate — confirm current rates), the cost per gigajoule of heat from oil is considerably higher than electricity for many NB homeowners. A home heated with oil will see higher dollar savings from the same window upgrade than an electrically heated home, because each unit of heat lost through the windows costs more to replace.

Natural Resources Canada estimates that replacing single-pane windows with Energy Star windows saves roughly 20-30% of window-related heat loss, and that windows account for 15-25% of total home heat loss in a typical home. Working through the math: a home with a \$3,000/year heating bill, where windows account for 20% of heat loss, has roughly \$600/year in window-related heating costs. Upgrading to Energy Star windows might recover 25% of that — \$150/year. But if your windows are 30 years old with failed seals, cracked weatherstripping, and visible daylight around the frames, the savings are meaningfully higher because you're also stopping air infiltration losses that aren't even captured in standard heat-loss calculations.

Air infiltration is where old windows really cost you in NB's climate. A drafty window with cracked or compressed weatherstripping allows cold air to infiltrate directly — bypassing the insulating glass entirely. Solving that alone can make a significant dent in your heating bill independent of the glass unit upgrade. Some NB homeowners see the bulk of their savings not from the glass itself but from the air sealing done as part of a proper window installation.

The honest framing of the financial case for new windows is that pure payback on energy savings typically runs 15-25 years, and a window's lifespan is 25-35 years — so it works out eventually, but windows aren't primarily a financial investment. They're a comfort investment, a moisture management investment, and a home value investment. The elimination of cold drafts near windows, the reduction in condensation that breeds mould on

window frames and sills, and the noise reduction from triple-pane glass are real benefits that don't show up in an energy savings calculation but matter enormously to daily life in an NB home through our long winters.

If you're considering the upgrade primarily for savings, pair new windows with air sealing the rest of the envelope — attic hatch weatherstripping, electrical outlet foam gaskets on exterior walls, and caulking around all window and door frames — to maximize the energy impact of your investment.

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Q8

What are the NB Power rebates for replacing windows and doors in New Brunswick?

NB Power's Total Home Energy Savings program offers rebates for window and door upgrades as part of a whole-home energy retrofit, but the program structure, eligibility requirements, and rebate amounts change periodically — always confirm current program details directly with NB Power at nbpower.com before planning your project budget around specific rebate amounts.

As of the 2025-2026 program year, NB Power's energy efficiency programs operate under a framework that typically requires windows and doors to meet specific Energy Star certification levels to qualify for rebates. The program is designed around the concept of a home energy assessment — a registered energy advisor assesses your home before and after the upgrades, and the rebate is calculated based on modelled energy savings rather than a flat per-window amount. This means homes with the oldest, leakiest windows tend to qualify for the largest rebates, since the improvement in modelled energy performance is greatest.

The practical process for accessing window rebates through NB Power typically works like this: you book a pre-retrofit home energy assessment with a registered energy advisor (NRCAN certified), receive a report identifying upgrades and estimated savings, proceed with the qualifying window replacement using Energy Star certified products, have a post-retrofit assessment completed, and then submit the rebate application with invoices and both assessment reports. The energy advisor's fees themselves are often partially subsidized as part of the program.

This multi-step process takes time — plan for 4-8 weeks from initial assessment to rebate receipt.

Beyond NB Power's programs, it's worth noting that the Canada Greener Homes Grant program, which offered federal rebates for window upgrades, has undergone significant changes at the federal level. The current federal program structure as of early 2026 should be confirmed at canada.ca/greener-homes before factoring it into your budget. Some NB homeowners have successfully layered provincial and federal incentives for a larger combined rebate.

What to watch for when pursuing rebates: the window brand and Energy Star certification level matter — not just any Energy Star window qualifies for maximum rebates, and the program specifies minimum performance criteria (U-factor, ER rating) that your window must meet. Keep all product specification sheets and invoices. Some contractors who frequently work with the rebate program can help guide you through the documentation requirements, but verify their familiarity is current, since program details change year to year.

One important note: never design your renovation budget assuming a specific rebate amount will be approved. Treat any rebate as a welcome bonus rather than a committed piece of your financing plan. If the rebate comes through, great — it offsets part of the cost. If the program requirements changed since you last checked, or your chosen windows don't meet the current specification threshold, you don't want to be caught short. Get the pre-assessment done early and confirm rebate eligibility in writing before signing a contract.

For the most current program details, call NB Power's energy efficiency line directly or visit nbpower.com and navigate to the energy savings section. A registered energy advisor in your area can also walk you through what's currently available and help you prioritize which upgrades give you the best combination of energy savings and rebate value.

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Q9

Should I choose vinyl or fiberglass windows for my New Brunswick home?

For most New Brunswick homes, high-quality vinyl windows are the practical and cost-effective choice — but fibreglass windows are the superior performer in NB's climate and are worth the premium for larger windows, heritage-style applications, or homeowners planning to stay in the house for 30+ years.

Vinyl windows have dominated the NB replacement window market for good reason. Quality vinyl frames — and quality matters significantly here, since there's an enormous range from cheap builder-grade vinyl to premium multi-chamber extruded profiles — offer excellent thermal performance, require virtually no maintenance, resist moisture and rot, and are priced accessibly. A quality vinyl window with triple-pane glass, argon fill, and low-e coating runs \$600-\$1,000 installed per window, making a whole-home replacement (\$10,000-\$18,000 for 15-20 windows) achievable for most NB households.

The honest limitation of vinyl is its expansion and contraction rate through NB's temperature extremes. Vinyl expands and contracts roughly twice as much as fibreglass across the same temperature swing. In NB's climate, where a window might see surface temperatures ranging from -30°C in a Fredericton January to +45°C on a south wall in July, that movement adds up over time. On small windows — bedroom windows, bathroom windows, standard double-hung units — this isn't a problem. On large picture windows, wide casements, or bay window assemblies, the dimensional movement of vinyl can gradually stress the sealed unit and the weatherstripping. This is one reason fibreglass tends to perform better on larger openings over the long term.

Fibreglass windows are made from pultruded fibreglass — essentially the same base material as fibreglass insulation and boat hulls — which has a thermal expansion rate nearly identical to glass itself. This matters because it means the frame and the sealed glass unit expand and contract together, maintaining seal integrity through decades of NB's freeze-thaw cycles. Fibreglass frames are also significantly stronger than vinyl, allowing slimmer sight lines with larger glass area relative to frame width, which matters on large windows where view is important. They accept paint and stain, making them the right choice for heritage homes in Saint John's uptown or Fredericton's historic neighbourhoods where a white vinyl frame would look architecturally wrong. The trade-off is cost — fibreglass windows run 20-40% more than comparable vinyl, putting a 15-window house at \$15,000-\$25,000.

For coastal NB homes in communities along the Bay of Fundy — St. Martins, Alma, St. Andrews, Sackville — fibreglass has an additional advantage: it simply doesn't react to salt air the way vinyl and aluminum can. The surface is inert, and the frame won't corrode, pit, or develop hairline surface cracking from UV and salt exposure over time.

A practical middle ground many NB homeowners use: specify fibreglass on the large focal windows (main living room picture window, large casements, bay windows) and quality vinyl everywhere else. This targets the premium product where it delivers the most noticeable benefit — large spans where dimensional stability and sight lines matter most — while keeping the overall project cost reasonable.

Whatever frame material you choose, the glass package matters just as much. A fiberglass window with low-quality double-pane glass will perform worse than a quality vinyl window with triple-pane low-e glass. Ask any window contractor for the specific U-factor and Energy Rating of the units they're proposing, not just the frame material.

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How much does it cost to add a new window opening in a New Brunswick home?

Adding a new window opening — cutting a hole in an existing wall where no window previously existed — costs \$1,500-\$4,500 in New Brunswick depending on wall type, window size, and whether the wall is load-bearing. That range includes framing the rough opening, installing the header, exterior and interior patching, flashing, and fitting a standard-sized window. It does not include a premium window unit itself, which adds \$600-\$1,200 for a quality triple-pane vinyl or fibreglass window.

The single biggest variable in cost and complexity is whether the wall is load-bearing. A non-load-bearing interior partition wall is relatively straightforward — you're framing a rough opening, adding a basic header, and installing the window. A load-bearing exterior wall requires a properly sized structural header (a doubled LVL beam or engineered lumber sized by calculation for the span and load above) and temporary shoring of the structure above while the work is done. An engineer's assessment is required for load-bearing wall work in NB, and this adds \$500-\$1,200 to the project cost but is non-negotiable — undersized headers cause structural sagging and wall cracking that becomes a far more expensive problem down the road.

A building permit is required any time you add a new window opening in New Brunswick — this is structural work affecting the building envelope and is not cosmetic. In Moncton, Fredericton, or Saint John, apply to the city building inspection department; in rural areas, through your Rural Service Commission. Permit fees typically run \$100-\$300 for this scope of work. Don't skip the permit — permitted work is documented, inspected, and protects your home sale and insurance position. Unpermitted structural work discovered during a home sale can kill a deal or require expensive remediation.

The wall construction type also affects cost significantly. A standard 2x6 wood-framed wall is the most straightforward to work with. An older NB home with 2x4 framing may need additional consideration for insulation continuity. Homes with brick veneer exterior require careful handling of the brick ties and lintels above the new opening — adding \$500-\$1,500 to the exterior work. Older homes built with solid masonry walls (less common but present in older Saint John and Fredericton stock) require masonry cutting and structural arch or lintel work — expect \$3,000-\$6,000 for a masonry wall opening.

Interior and exterior patching is the other cost that catches homeowners off guard. After the window goes in, you need to match the interior drywall, prime and paint the new drywall, install interior casing trim to match the existing windows, patch any exterior siding or cladding around the new unit, and install proper flashing. If your exterior is vinyl siding, patching is relatively simple. If it's cedar shingles, stucco, or brick, matching the existing material adds meaningful cost and may not match perfectly regardless of effort.

For NB homes, always ensure the rough opening includes a proper sloped sill pan with drainage ports — this is the flashing detail that directs any incidental water infiltration away from the wall framing before it can cause rot. This is standard practice for quality contractors but worth asking about specifically. A new window opening is an investment in light, ventilation, and livability — done right, it's a clean and satisfying renovation.

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Q11

What is the best exterior door material for New Brunswick's Maritime weather?

Fibreglass is the best exterior door material for New Brunswick's Maritime weather — it outperforms steel and wood in the specific combination of freeze-thaw cycling, salt air, wind-driven rain, and humidity swings that NB homes endure year after year. For most NB homeowners, a quality fibreglass door is the right choice for the front entry, rear entry, and any door exposed to salt air or direct weather exposure.

NB's climate is genuinely hard on exterior doors. The same freeze-thaw cycling that stresses foundations and siding — 100+ cycles annually — repeatedly contracts and expands door slabs and frames through extreme temperature ranges. Steel doors, the second-most-popular option, are vulnerable to denting and corrosion when the galvanized coating or paint is scratched — and in coastal communities along the Bay of Fundy or the Northumberland Strait, salt air finds and expands those scratches quickly. A steel door in a Sackville or St. Andrews home may show surface rust around hardware cutouts and the bottom sweep within 7-10 years if it's not meticulously maintained. Solid wood doors, while beautiful, require repainting or restaining every 2-4 years in NB's climate to prevent the wood from swelling, cracking, and eventually warping — a maintenance commitment that most busy homeowners underestimate.

Fibreglass doors sidestep most of these vulnerabilities. The door slab is made from glass-fibre reinforced polymer — it doesn't rust, doesn't rot, resists denting from everyday impacts, and handles dimensional expansion and contraction through NB temperature extremes without warping. Quality fibreglass doors from manufacturers like Therma-Tru and Masonite have woodgrain surface textures that can be stained to look remarkably like real wood,

which matters for heritage homes in Fredericton's historic neighbourhoods or Saint John's uptown where architectural character is important.

The core insulation inside the door slab is where fibreglass products separate from each other in quality. Look for a polyurethane foam core with a U-factor of 0.18-0.22 or better — this specification should be available on the manufacturer's product sheet, and any reputable door supplier will provide it. A well-insulated fibreglass door outperforms a steel door and dramatically outperforms an older wood door for heat retention, which is meaningful on cold Fredericton or Edmundston nights when temperature differentials across the door can exceed 50°C.

The weatherstripping system is just as important as the door slab itself. In NB's climate, compressed or degraded weatherstripping is the primary cause of air infiltration and moisture problems at exterior doors. Quality fibreglass doors use compression-style weatherstripping that maintains its seal through temperature cycles better than the standard foam tape found on cheaper doors. A multi-point locking system — which engages the door slab at three or more points against the frame when locked — dramatically improves both security and air seal compared to a single-point deadbolt setup.

For the most exposed doors — a front entry that faces prevailing winds, a coastal property with direct weather exposure, or a back door opening onto a covered deck that still catches significant weather — pair your fibreglass door with a properly installed storm door. This doubles the thermal break, protects the primary door's weatherstripping and hardware from direct weather, and extends the primary door's lifespan significantly.

Budget \$2,500-\$5,000 installed for a quality fibreglass entry door in NB. It's not the cheapest option, but it's the one you'll maintain least and replace last.

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Q12

How long does it take to replace all the windows in a house in Fredericton NB?

A full window replacement on a typical Fredericton home — 15 to 20 windows — takes 2 to 4 days of installation once the windows arrive, but the total project timeline from first contact with a contractor to project completion is typically 8 to 14 weeks when you account for ordering, manufacturing, and scheduling. That lead time surprises most homeowners who assume windows are a quick project.

Here's how the timeline breaks down in practice. You'll spend 1-3 weeks getting quotes from multiple contractors and deciding on a product. Once you sign a contract, the window manufacturer typically needs 6-10 weeks to produce your order — most quality windows are custom-manufactured to your specific rough opening measurements, not pulled from a warehouse. This custom fabrication lead time is where most of the project timeline lives, and it's not something any contractor can shortcut. During high-demand periods — spring and early summer, when every NB homeowner is planning exterior work — lead times at some manufacturers stretch to 12+ weeks.

The installation itself is faster than most homeowners expect. An experienced two-person window installation crew can typically complete 4-6 standard replacement windows per day working in a Fredericton home, depending on window type, accessibility, and what they encounter at each opening. Casement windows take longer than double-hung units. Windows in finished rooms require more interior patching than those in unfinished areas. A 15-window home is realistically a 3-day installation; 20+ windows might run 4 days. The crew works room by room, typically leaving each room fully sealed before moving to the next, which minimizes disruption to your home's interior temperature — important if the project runs into cooler Fredericton weather in May or September.

The best time to plan a full window replacement in Fredericton is to sign a contract in March or April for installation in late May through August. This aligns with ideal installation conditions — consistent temperatures above 10°C for proper caulking and foam sealing cure — while getting your order into the manufacturing queue before the spring rush hits. Signing in June for July installation is possible but supply chain constraints and contractor scheduling get tighter as the summer exterior season fills up.

What disrupts the timeline: if the crew opens any rough opening and finds significant rot in the framing, water damage in the wall cavity, or deteriorated flashings from decades of inadequate sealing, those repairs add time — typically 2-4 hours per affected window, but occasionally a full day if a wall cavity has to be opened and dried out. This is more common in Fredericton's older housing stock, particularly homes in the Sunbury, Saunders, and Douglas Avenue areas built in the 1950s through 1970s. Budget a contingency of \$500-\$1,000 per project for framing repairs.

From a family disruption standpoint, a professional crew doing replacement window installation is relatively unintrusive — they're not gutting rooms or living areas. You'll have open openings for 15-30 minutes per window while the old unit comes out and the new one goes in. In Fredericton's shoulder seasons (May, September), that brief opening isn't a problem. If you're doing the work in November or February, plan to have temporary heating

available for the rooms being worked, though a reputable contractor won't typically take on exterior window installation in conditions that compromise the product installation quality.

Get your quotes in early spring. Confirm the manufacturing lead time in writing before signing. And confirm WorkSafeNB coverage and proper licensing with every contractor you're considering.

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Can I install replacement windows myself in New Brunswick or should I hire a professional?

Window replacement in NB is a job most experienced DIYers can handle for standard situations, but the margin for error is slim and the consequences of getting it wrong — air leakage, moisture intrusion, and structural damage — can be expensive. If your windows are straightforward replacements (same size, in a non-load-bearing wall, no rot or water damage to the framing), a capable DIYer with basic carpentry skills can do the job. If you're resizing openings, working in a load-bearing wall, or dealing with any rot or damage to the rough opening, hire a professional.

Standard window replacement — where the existing frame stays and only the window unit is swapped — is the most DIY-friendly option. You're essentially removing the old sash and installing a new insert, then sealing and trimming inside and out. The critical steps are getting a perfectly level and square installation, applying proper flashing tape at the sill and sides, and using a continuous bead of low-expansion spray foam (not high-expansion, which can bow frames) around the perimeter. Exterior caulking with a high-quality product rated for Maritime conditions finishes the job. Mess up any of these steps and you'll be fighting air leaks and moisture infiltration for years.

Full-frame replacement — where you remove the entire window including the frame and exterior casing — is significantly more complex and is where most DIY window jobs go wrong in NB homes. You're now dealing with the rough opening, flashing the head and sill from scratch, and integrating with the exterior cladding system. In older Saint John or Fredericton homes with wood clapboard or older vinyl siding, getting this detail right without experience is genuinely difficult. Water intrusion at improperly flashed window openings causes rot that spreads into the wall cavity before you even notice it.

NB's climate makes proper installation non-negotiable. With 100+ freeze-thaw cycles annually, any gap in your air or water barrier at the window perimeter will be exploited by water, freeze, expand, and worsen year after year. Bay of Fundy coastal homes face wind-driven rain that can push water sideways and upward — marine-grade flashing and caulking are essential there. Triple-pane windows, increasingly the standard for NB, are also heavier than older units, so proper support during installation matters.

No TSANB permit or inspection is required for like-for-like window replacement in an existing rough opening — it's considered maintenance, not structural work. However, if you're changing the rough opening size, that's a structural modification requiring a building permit and, if it affects a load-bearing wall, an engineer's sign-off. Enlarging a window opening without proper header sizing has caused wall failures in NB homes.

From a practical standpoint, professional installation on a standard replacement window runs \$150-\$300 per window for labour in NB, on top of the window cost. For a 15-window house, that's \$2,250-\$4,500 in labour — meaningful money, but consider that a professional stands behind the installation. Most reputable window installers warranty their work for 2-5 years against air and water infiltration, which a DIY install doesn't give you.

If you're a confident DIYer who has done similar work before, replacing a standard insert window in a sound rough opening is a reasonable project. If you're doing full-frame replacement, dealing with rot, resizing openings, or working above one storey, hire a professional. The \$200 you save per window isn't worth a wall cavity full of mould two winters later.

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Q14

What is the cost difference between casement and double-hung windows in NB?

In New Brunswick, casement windows typically cost 15-30% more than comparable double-hung windows — for a standard 3-foot by 4-foot vinyl window, expect to pay roughly \$500-\$750 installed for a double-hung and \$650-\$950 installed for a casement. The gap narrows at the high end of the market where both styles are available in premium fibreglass with triple-pane glass, but casements almost always carry a premium because of their more complex hardware and superior air-sealing.

The price difference comes down to mechanics and performance. A casement window hinges on the side and swings outward with a crank mechanism, which means the sash presses firmly against the frame seal every time it closes — creating a better air seal than a double-hung, which slides vertically on channels and is inherently harder to seal perfectly at the meeting rail. For NB's winters, this isn't a trivial distinction. Casements consistently outperform double-hungs on air infiltration ratings, and in a province where heating costs are significant, that matters over a 20-30 year window lifespan.

Double-hung windows have their own advantages that explain their continued popularity. Both sashes open, which is genuinely useful for ventilation and, importantly, for cleaning — you can tilt the sashes inward to wash the exterior glass from inside the house. In a two-storey NB home, being able to clean upper windows safely from inside is a real practical benefit. Double-hungs also fit more traditional NB home styles — the older housing stock in Fredericton and Saint John tends to look better with double-hungs than with the more modern casement profile.

For triple-pane glazing — which is worth the upgrade in NB's climate — the casement premium holds. Budget \$800-\$1,200 installed for a triple-pane double-hung and \$950-\$1,400 for a comparable triple-pane casement in standard vinyl. Fibreglass frames add another 20-40% over vinyl for either style but deliver meaningfully better thermal performance and dimensional stability through NB's freeze-thaw cycles.

There's a practical consideration specific to NB coastal homes: casement windows that swing outward into prevailing ocean or Bay of Fundy winds can be difficult to open and can be damaged if a gust catches an open sash. In exposed coastal locations around the Fundy shore or Northumberland Strait, sliding or double-hung windows sometimes make more practical sense despite the air-sealing trade-off. Inland and in sheltered locations, casements are the performance choice.

Most NB homeowners do a mix — casements in bedrooms and living areas where ventilation is controlled and air-sealing matters most, double-hungs in kitchens and areas where cleaning access and traditional appearance are priorities. Bay windows and picture windows are their own category and priced differently. When getting quotes, make sure contractors are comparing the same glazing package (double versus triple pane), frame material (vinyl versus fibreglass), and Low-E coating specification — these factors affect pricing as much as the casement versus double-hung style choice.

Get at least three quotes and ask each contractor to break out the window cost from the installation cost. Window pricing in NB varies considerably depending on the supplier — Canadian-made windows from companies with regional distribution tend to be more competitively priced than brands that ship from the US and absorb freight costs. For detailed window guidance, New Brunswick Electrical at newbrunswickelectrical.com can help if your window project ties into electrical work, and for the full renovation picture, New Brunswick Renovations can connect you with experienced local window installers for free estimates.

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