

Ten Things to Know about Metal Roofing

By Robert Stanford

I

As defined by the terms of A.I.A. Contracts under General Conditions, neither architects nor general contractors provide inspection or certification services for manufacturer's quality assurance and quality control compliance of metal roofing installation.

II

Quality conscious manufacturers produce metal roofing systems that are well designed, engineered and tested. They also provide long term weather tightness warranties on their metal roof systems.

III

Not all metal roofing manufacturers produce quality products or warranties. Some may provide initial price advantages that result in the tradeoff of long term system reliability.

IV

Commercial standing seam metal roof systems are complex and accessory intensive and require high level skills, patience and experience to ensure proper installation.

V

The greatest single problem with metal roofing systems is improper installation.

VI

Improper installation leads to system failure, invalidation of warranties, leaks, liability, and lawsuits.

VII

Improper installation may cause damage to substrates, building interiors, equipment and fixtures, and often requires expensive remedial repairs that cost more than the original expenditure for the metal roof system.

VIII

Improper installation methods and procedures are usually pervasive throughout the building project. If improper methods are used in one area, it is likely that the same installation methods and procedures have been employed in all areas of it.

IX

Ninety-percent (90%) of improper installation procedures are covered and closed to view upon completion. Identifying problems can be accomplished only by a qualified metal roofing consultant, or by intrusive and destructive inspections to the installed system.

X

Use of the professional services of a qualified third party metal roofing consultant provides QA oversight and inspections, and is the best possible security to achieve properly installed metal roof systems.