

TECHNICAL BULLETIN

METAL BUILDING ROOFS

Metal roof systems are used on a wide variety of buildings. When installed on a commercial or industrial building they tend to be “low slope,” which is defined as any roof with a slope of less than 3:12. All other roofs are considered “steep sloped.”

The majority of the leaks in metal roofs occur in the following five areas:

- Opening of horizontal seams
- Failure of penetration flashing
- Metal panel oxidation
- Fasteners which back out
- Headwall Flashing Failure

As a metal roof ages the frequency of leaks will increase and the cost of maintaining the roof in serviceable condition will also increase. Without a plan for restoration, the roof will continue to age.

Metal roof restoration consists of a specific series of steps. These steps must address fastener replacement as well as flashing and seam repair. The application of EPOX-Z High Performance Cool Roof Coating will complete the restoration project and provide years of reliable service.



The pictures below depict areas prone to leaks in metal roofs.

Opening of Horizontal Seams



Improper Penetration Flashing



Metal Panel Oxidation



Fastener Back Out



Failed Headwall Flashing

