



NEWSLETTER



COMMERCIAL BUILDING ROOFING COSTS

While performing our commercial building inspections, we often run across roofing systems that need replacement due to leakage and old age. Dealing with leaky or old commercial building roofs is one of the most expensive maintenance items that building owners have to deal with on a periodic basis (today's roof materials typically have a life expectancy of 15 to 25 years.) Roof installation costs vary from \$3.50 per square foot to \$7.50 per square foot. So, a 15,000 SF building roof could cost in the \$100,000 range (more or less). The cost can be substantially higher depending on many factors including the condition of the roof deck, the location of the building, ease of access and total square footage of the job.

There are many different types of roofing materials and methods of installation. The 3 most common types of roofs installed these days are **Bituminous, EPDM and TPO**.

Modified Bitumen roofing systems have been in common use for commercial properties for many decades. This type of roof is also known as "torch-down" or "built-up".

EPDM (Ethylene Propylene Diene Monomer) it is commonly known as a rubber roof and is a single-ply membrane that consists of a synthetic rubber. EPDM has been used on commercial facilities since the 1960s and is considered a tried-and-true system.



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TPO (Thermoplastic Polyolefin) is also a single-ply roofing membrane and is becoming a very common roofing material used on commercial properties these days. This roof is a single layer of synthetics and reinforcing material for flat roofs.

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