



RESTORATION MAKES SENSE. AND SAVES DOLLARS.

Restore Rather than Re-roof

Building Owners and Facility Managers must balance short-term budget realities with the need to maintain properties for the long term. Advancements in Fluid Applied roofing membranes can help reduce capital costs by restoring rather than replacing roofs.

Roof condition, age, material type, and climate zone all can influence whether a commercial roof can be restored or whether it should be completely removed and replaced—the latter of which is a costly and disruptive solution. Operational realities also can influence the decision about whether to reroof or restore the existing roof. Re-roofing typically shut downs or at least severely interrupts productivity during the re-roof project.

Another growing concern in the roofing industry is the amount of waste that re-roofing generates. Fluid Applied Roof Restoration Solutions significantly reduces waste materials headed to landfills. In addition, new lighter-colored roof materials reflect rather than absorb the sun's radiation, which helps lower roof temperatures and reduce a building's energy load.

Cool Roof Technology

According to the RCMA's Solar Reflective Coatings Council, white roof coatings can provide three key attributes to a building when installed: assistance in shedding water and keeping interiors dry; reduction of cooling costs for buildings with air-conditioning units as well as a reduction of interior temperatures in buildings with no cooling units; and the ability to protect and prolong the roof system's life cycle by reducing the stress of thermal shock associated with large changes in temperature.

White roof coatings can help protect a roof against excessive temperatures by reflecting visible light and stopping ultraviolet radiation. Expansion and contraction of roofing materials, especially with metal roofs, can then lead to additional problems and ultimately can result in leaks. Applying a light-colored coating to a low-slope roof can help reflect sunlight and reduce temperatures on the surface of the roof. These lower temperatures should extend roof life, according to the RCMA findings.

The decision to restore or re-roof ultimately depends on how much useful life remains in the existing roof materials. Shortened roof life occurs as a result of thermal failure caused by high roof temperatures. Mitigating those roof temperatures can help prevent the need for re-roofing by maximizing the useful life of the materials.

1. Restoration Costs Less

A complete roof replacement can be expensive in labor and materials, particularly if the existing roof must be removed first. Depending on the roofing system selected, costs average between \$18 and \$22 per square foot. Restoration, on the other hand, requires less labor and materials, and thus costs about \$6 to \$9 per square foot.

2. Restoration Extends Your Roof's Life

Commercial roofs typically last about 20 years — restoration can add 10 to 15 years of life. You can defer complete replacement and make future plans for the expenditure in your capital budget.

3. Restoration is More Sustainable

Millions of tons of roofing waste end up in landfills annually. Because it allows you to reuse your existing roof, restoration is a much more environmentally friendly option. Plus, it can make your building more energy efficient and may help it qualify for ENERGY STAR or LEED credits.

4. Restoration Provides Tax Benefits

Roof restoration is classified as a maintenance expenditure, while replacement is considered a capital expense. In most cases, you will pay less tax on maintenance by taking the current deduction versus capitalizing the expense and recovering the cost through depreciation. According to federal rules, commercial roofs are depreciated on a 39-year schedule. Since roofs have an average life of 20 years, it's wise to extend the useful life of your roof as long as possible.

5. Restoration Helps Prevent Catastrophic Loss

Ignoring the fact that your roof is deteriorating doesn't make the problem go away; it can only get worse. The more time passes, the greater the potential damage and the more it costs to restore it. At some point, the only option will be total replacement. Continued neglect can put your business, employees and tenants at risk.

Start with a Visual Inspection

The best starting point in determining whether your roof can be restored is a simple visual inspection. Some things to look for are pools of standing water, tears or bubbles in the roof cover, wet insulation, cracking seams and gaps in flashing. These issues can accelerate the deterioration of the roof cover and lead to leaks, mold growth and failure during a windstorm. Problems can also be detected from inside the building — water stains, mold growth and unusual odors are indicators of possible roofing issues.

Get a Professional Opinion

If any of the above problems are present, it's a good idea to bring in a professional who can conduct a thorough inspection. This inspection should include use of equipment to locate moisture beneath the surface, a core analysis of underlying materials and an examination of the roof's slope. It should be followed with a report on your roof's condition and recommended solutions, including a cost/benefit analysis of restoration versus replacement. If damage is minimal, or confined to a small area, restoration is likely the best option. Replacement is usually required if damage is extensive or the roof is nearing the end of its lifespan.

Tropical Roofing Products is a national manufacturer of a full range of innovative solutions and system technologies that effectively seal, waterproof and maintain the roof for the life of the building. We've been leading the way in Fluid Applied Roofing Solutions for over 60 years. Tropical Roofing Products offers Fluid Applied Roof Restoration Coatings and Systems for every substrate allowing building owners and facility managers to avoid costly, time consuming and disruptive roof tear-offs and to realize their goal of achieving long term roof performance and the lowest roof life cycle cost.