

As Seen in *Western Roofing Magazine*...



LEFT, THE SAGGING OLD ROOF.
BELOW, THE NEW ROOF AFTER COMPLETION.



Metal Reroof

HOA Managers: Metal Roofs Steel Their Hearts

by Randy Franz, Metro Roof Products

Managers at the Glenwood HOA in Fullerton, Calif., spent more than two years researching reroofing options as they watched the existing fiber-cement roofs deteriorate on their upscale condominium/townhomes. When they began to consider metal roofing, the managers increasingly were drawn toward stone-coated steel because of the aesthetics. They discovered the steel offered a whole lot more than just good looks. It was the solution to their problems.

The homes originally were roofed with wood shake. The fiber-cement reroof placed nearly 600 pounds per square on the stick-frame structures. The weight of the roofing helped create a deflection of up to 2" between weight-bearing walls. Installing the MetroShake II stone-coated steel lightened the load down to 200 pounds per square, and contractor Mark Sesler of California Pacific Roofing, Alta Loma, Calif., used a counter-batten framing system to level out the areas of deflection.



Stone-coated steel has been installed successfully in California since 1978, and for 20 years prior in areas such as New Zealand and Europe. Manufacturers are steadily growing and innovating new styles and accessories. The Glenwood HOA managers, dissatisfied with their previous choice, liked the solid track record of Metro's steel roofing.

After consulting a reserve analysis, the Glenwood managers discovered that the long lifecycle of stone-coated steel (50-year manufacture warranty) made it the most economical roofing choice. Not only would it reduce ongoing maintenance to nearly zero, the roof would eliminate the repeated assessments to homeowners to cover the costs associated with leaks and product replacement.

Wanting to maintain the woody, rustic look for the homes, the managers could have returned to wood shake, but they were concerned with the quality of the wood shake in use today. The other lightweight possibility, asphalt shingles, didn't offer the looks or long-term performance they wanted. Stone-coated steel offered a tough and durable roof in a wide array of styles and colors. The managers chose the Weathered Timber color.

"They wanted to do it right, and they achieved the same look by using stone-coated steel without downgrading to a lesser aes-

thetic," said Jon Wilson of Ram Supply, Placentia, Calif., the representative for Metro Roof Products, Ocean-side, Calif. "They upgraded to a long-term solution."

Consultant Dan Everts of American Roof Consultants, Foothill Ranch, Calif., has seen this scenario play out many times in California. He receives calls from building owners who chose to reroof with heavy materials on structures built for lightweight roofing without considering the effects. In the Glenwood HOA case, Everts helped the managers balance their desire for a certain look with their need for lighter weight roofing. His recommendation of the stone-coated steel was met with agreement.

Wilson says contractors and building owners should be careful when considering newer roofing products. Ask questions such as: How long is its performance record?; Can you show examples of older roofs? If so, how old are they and how do they look?; How much weight does it add to the structure? If it is heavier, how will it be supported?; What kind of support does the manufacturer offer to its suppliers and contractors?; Has there been, or is there pending litigation involving the products? and What are the issues?

The Glenwood HOA managers found positive answers to these and other questions, leaving them with a lasting solution to their roofing needs.