

Budgeting for Commercial Flat Roofs

A new commercial flat roof can be expected to last over 20 years. With routine maintenance and inspections that has the potential to be extended; while a roof that is ignored might not even reach the 20-year mark. And repairs are 2.5 times more expensive than maintenance.



These guidelines may help you determine a roofing budget.

1 Start with an inspection

Unless you already know the condition of all areas of your roof, a commercial roofing contractor can inspect the entire surface and create a report. The Precision team provides this as a complimentary service to our customers. That report includes projections on repair and replacement timing.



2 Be mindful of southeast Wisconsin weather

While 20-30 years is a general timeline for a low slope or flat roof's life, snow and ice can wreck havoc on a flat roof particularly from freezing, thawing, and the roof expansion. Intense sun also can be a factor as well as the position of the building and overhanging trees.

3 Consider upgrades/additions

Do you foresee in the future adding skylights, replacing an HVAC or other system, adding insulation, including solar panels? Local building codes and restrictions can dictate some costs too.

4 Evaluate timing

If you plan to occupy the building for ten years or more, start budgeting immediately for replacement.

5 Include an amount in your annual maintenance budget

A general guide is to allow a high ballpark figure of \$20,000 for every 5,000 square feet of roof surface. For additions like skylights include approximately \$1,000 (depending on size) for each. Factor inflation into your projections. Work with your company's accountant or finance department as there may be existing or upcoming tax implications that help determine optimal timing for a roofing project.

6 Allocate an emergency fund

Regardless of how intentional you are about creating a roofing budget, unexpected challenges can occur. We recommend \$2,000 per year per 5,000 square feet for these. Knowing the maintenance history is very helpful.

7 Reference warranties

A reputable installer of quality materials will provide warranty paperwork. If there is a defect in the materials, the manufacturer is required to replace it. Without the warranty proof, you will incur any costs. Precision Roofing and our manufacturers' products offer some of the best warranties in the industry.

Email us to schedule an inspection to get started on creating a budget. ►