RECOVER: A WIN-WIN FOR CONTRACTORS & BUILDING OWNERS

When a metal roof is underperforming due to age or poor installation, the most common solutions are liquid-applied coatings, single-ply recovers, or complete removal and replacement. Each option has its own set of advantages and disadvantages.

Coating provides a low-cost solution but has a short service life. Single-ply works well on some applications, but metal buildings not designed for it have been known to collapse. And while a remove and replace offers a fresh start, it's very expensive and puts the building and its contents at risk. It also creates an enormous disruption to occupants along with mountains of trash.

McElroy Metal has a better solution: A metal-over-metal recover, which involves installing new metal roofing over a building's existing metal roof. This type of recover eliminates the need for a tear-off, so the job can be completed faster, with less cost and less risk.



HOW A RECOVER WORKS

McElroy Metal has several patented recover systems that enable contractors to roof over existing rooftops with ease. For most recover projects, McElroy Metal's 238T and Trap-Tee panels can be placed right on top of an existing metal roof.

This type of recover is also considered a roof alteration that does not need to comply with current IECC requirements. This creates an enormous cost advantage over remove and replace jobs where the building has to be brought up to current insulation requirements. Structural enhancement can also be accomplished on certain buildings while recovering, eliminating the need for additional framing to bring the building up to current windloading requirements.

McElroy Metal's 238T and Trap-Tee panels also boast one more feature that most other systems do not: a symmetrical standing seam. Although metal roofing is far less likely to be damaged by hail, wind, or debris, these systems allow panels to be removed and replaced individually if damage ever occurs or if alterations such as curbs need to be added at a later date.

Our newest product in the symmetrical lineup, Trap-Tee, is specifically designed for open-framed buildings that commonly use purlins spaced at 5'. This panel has performed at some of the highest levels for wind uplift of any metal roof panel under third party testing. This makes Trap-Tee a great solution whether you're removing an existing roof or recovering.

7 BENEFITS OF A RECOVER

It's true, metal recover systems are going to cost building owners more than coating existing metal and membrane roofs. However, those are just short-term fixes that will soon require additional work. Metal-over-Metal recover systems are designed to last, offering a more secure roof for the long-term. A recover also helps building owners save in other ways:

LITTLE TO NO DOWNTIME. While a full roof replacement can shut a building down for weeks or months, it's business as usual during a recover.

NO TEAR-OFF EXPENSES. No removal means no expensive labor, disposal, and clean-up charge.

LONGER LIFE. Galvalume-coated steel is now projected to last 50 to 60 years, far outlasting other materials.

IMPACT RESISTANCE. Metal roofing has Class 4 impact resistance, the highest rating, so it will hold up better against hail and debris.

CURB APPEAL. A metal roof looks great, which can increase property values.

LOWER UTILITY COSTS. Metal roofing reflects much of the sun's heat, lowering utility costs.

FIRE-RESISTANT. Metal is non-combustible and is no more likely to be struck by lightning than other types of roofing.

A RECOVER SUCCESS

Northwest Distributors, an auto parts supplier in Hays, Kansas, were in a pinch. A hailstorm had recently rocked the city, leaving their 58,000 square foot roof in disrepair. Something had to be done, but the company owners knew that a remove and replace would be costly, with the daily interruption also halting activity for weeks.

That's when Roofmasters Roofing & Sheet Metal of Hays stepped in, proposing a recover solution featuring McElroy Metal's 238T symmetrical standing seam roofing system. Since the job would not require the removal of any existing roofing panels, Northwest Distributors could go about business as usual during the installation and look forward to future benefits such as lowered utility bills and a longer service life.

"It really was a straightforward job," project manager Andrew Bizzell said. "We have installed several recovers with the 238T. We like the ease of installation. It provides a great benefit to the building owner because if a panel is damaged, a single panel can be removed and replaced anywhere on the roof."

Read more and see the finished product here!

CONTACT MCELROY METAL

Whether you're a contractor already working with McElroy Metal or are interested in using our metal-over-metal recover system for your next job, contact us today to learn more or to become part of our national network of distributors and contractors.

Are you a building owner looking for a contractor? Find one near you on our website.











318.747.8000
info@mcelroymetal.com

1500 Hamilton Road,
Bossier City, LA 71111

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