PROS AND CONS OF POPULAR COMMERCIAL ROOFING OPTIONS

COMMON ARCHITECTURAL/COMMERCIAL/INDUSTRIAL OPTIONS

Product	Life Expectancy	Pros	Cons
TPO	15-30 years	• Cost • Durability • Energy efficiency • Ease of installation • Lightweight roof material • UV; Fungi resistant • Flexible	• Ongoing maintenance • Newer product family; longevity unproven • Life expectancy varies greatly by manufacturer • Doesn't perform well in high heat • Can be slippery when wet
PVC	20-30 years	• Durability • Energy efficiency • Good chemical resistance • Resistance to wind, fire, UV & water • Recyclable	• Ongoing maintenance • Foot traffic can damage at temps below 50 degrees • Repairs can be challenging • Requires removal of existing roof • Green Roofs
Various Synthetic Products	20-30 years	• Great for high-traffic areas • Highly flexible • Easy installation • Cold-temp resistant	• Dark colors absorb heat • High-heat application techniques are risky • Low ponding water tolerance • Damages easily upon impact

Product	Life Expectancy	Pros	Cons
EPDM	20-30 years	• Low cost • Fire & weather resistant • Energy efficiency • Solar reflectance • Recyclable • Easy install; repairs	• Ongoing maintenance • Shrinks over time, increasing the risk of puncture • Absorbs UV rays increasing building; roof temp
BUR	15-30 years	• Durability • Fire resistant • Easily walkable • Impact resistant • Simple to repair	• Ongoing maintenance • Very heavy-may require additional structural support • Fading popularity • Susceptible to high winds • Lead identification can be difficult • Slow install speed • Toxic fumes during install
Modified Bitumen	15-30 years	• Great for high-traffic areas • Highly flexible • Easy installation • Cold-temp resistant	• Dark colors absorb heat • High-heat application techniques are risky • Low ponding water tolerance • Damages easily upon impact
Green Roofs	20-40 years	• Reduces heat island effect • Improves energy efficiency • Reduces stormwater issues • Improves air quality in urban areas • Fire resistant	• Cost • Very heavy-may require additional structural support • On-going maintenance • Local regulations may prohibit

Product	Life Expectancy	Pros	Cons
Metal Roofing	50-60 years	• Long life expectancy • 100% Recyclable • Save 10-25% on heating/cooling costs. Update this blog? • Life cycle Costs • Durability: • Fire resistant • Lightweight roof material • Low/no maintenance • Can be installed over existing roof • Luxury look; feel	• Requires skilled installer • Higher upfront cost • Noisy if not insulated