

# Sugarhill POA Board - Report 9-30-19

## Standing Seam Metal Roof

Carefully selected *STANDING SEAM* roofs

### Pros and Cons

#### Good List

1. Standing Seam with no exposed fasteners UL 580 psf Wind Uplift Class 90.<sup>1</sup> (The Boral Pine Crest Metal Shake look-alike would need **16 fasteners** per 52" panel with **8 exposed** and 2" x 2" battens to come close to the 580 psf.)<sup>2</sup>
2. No fasteners exposed making a more impervious roof.<sup>1</sup> No 2" x 2" under battens needed<sup>2</sup> as with the metal shake.
3. Longest life expectancy and warranties of all roofs. <sup>1</sup>
4. Light weight for roofs built before 1988 that can't have cement tile (this is many Sugarhill homes).
5. Insurance significant change from all older roofs. Rate stays lower through the years due to best longevity of material.
6. Does not need excessive maintenance as cedar shakes do and does not mold, rot or have excessive insect issues.
7. Fire protection is at its very best with standing seam. And being next to a woodland preserve that burns regularly, that is important. Fire brands can blow up under all shake look-alike roofs.
8. Many believe Standing Seam is a rustic look as our covenants want.
9. Colors will be specific to Sugarhill compatible colors.
10. Manufactured locally. <sup>1</sup>

#### Bad List

1. Look is not specific to the 1979-(2004 revision) of original bylaws and covenants.
2. Not an inexpensive roof (but usually less than many due to significantly lower installation labor).

Note:

Boral Roof Miami-Dade Notice of Acceptance uses TAS testing.

Drexel Metals uses UL testing.

The conversion is:

TAS 125 / UL 580

<sup>1</sup> <http://drexmet.com/product-list/175s-profile>

<sup>2</sup> <https://www.boralroof.com/wp-content/uploads/boral-resource/Boral-Steel-NOA-18.0912.07.pdf>