

Frequently Asked Questions



QUESTIONS TO CONSIDER WHEN REPLACING YOUR ROOF

Q: How much does it cost to replace a roof?

A: There is no simple answer to how much the bottom line will be for your roofing project. A bid from your contractor should be based on square footage, the pitch of roof, accessibility, type of roofing material needed, 1- or 2-story home, removal of old roof (if necessary), roof permit and city license, and labor. The average cost to replace a roof runs from approximately \$2,000.00 to \$12,000.00 depending on the size of the roof and the quality of the workmanship and materials.

Q: What are the pros and cons of Asphalt Shingles?

A: Asphalt shingles (composition) are the most popular of roofing materials. They offer a home good protection, and they come in a variety of shapes, styles and colors. While not as long lasting as tile or slate asphalt shingles typically protect your house in the 20 to 40 years range depending on the quality of material and installation and are relatively easy to repair. The quality of shingles also affects how long the manufacturers warranty will be. With shorter life expectancies, asphalt shingles also have shorter warranties.

Q: Can my roof be repaired?

A: It's usually best to have an experienced roofer inspect your roof when deciding whether to repair or replace your roof. However, you (and the contractor) should do an inside roof inspection and an outside inspection as well. Look for signs that the roof is failing such as stains on the ceiling, paint that is peeling, shingles that are missing in several locations, etc... You also need to take into consideration the age of the roof. Are your "20 year" asphalt shingles more than 15 years old or were they installed just a few years ago. If the roof is well within it's lifespan and you aren't seeing other warning signs chances are good you can simply repair and/or replace those shingles that are causing a problem.

Q: Should I have my old roof removed before the new one is installed?

A: Although the advantages to leaving your old shingles are obvious (cheaper, less labor, faster), unless the initial roof is a single, problem-free layer, you could be setting yourself up for trouble.

You should discuss removing the old roof with your contractor if any of the following are true:

1. Inspecting your roof shows it is in bad shape--shingles are curled, mossy, split, etc.
2. The decking is sagging, rotting or deteriorating.

3. The new roof is of a lighter material than the original roof. If you put lightweight shingles over heavyweight shingles, all of the old bumps and ridges from the original roof will still show.
4. Your roof already has more than one layer
5. You live in a climate where ice dams are possible. (i.e., the average January temperature is below freezing) and the old roof has no ice or water protection membrane. Generally speaking, experts estimate that the life of your new roof will be cut by as much as 20% if it is installed on top of the existing roof.

Q: How long does it take to replace a roof?

A: Replacing a roof, whether on a commercial or residential building, is a labor-intensive project and, depending on the type of roof, could take anywhere from a few days to 2 or more weeks. The time involved is substantially affected by the weather, as well. Wind, snow, rain, or even just the threat of one of these and will slow the process considerably.

For built-up roofs, removing and replacing the roof will probably proceed at a rate of approximately 1,500 square feet per day. For single-ply roofs, the rate is closer to 2,000 to 4,000 square feet per day. Careful planning and close project management can reduce some of the delays caused by bad weather.

Q: Should I have my chimney looked at before I have roof work done?

A: If the chimney requires any maintenance or repair, the best time to work on it is before a new roof is installed. Coordinate the chimney mason with the roofing contractor and yourself to make sure all chimney flashing and chimney repairs are completed properly before the new roof is installed.

Q: Do I need a permit to have my roof replaced?

A: You should check with your local city government but almost assuredly you will. Pricing for a permit will vary from area to area. Some will be a flat fee whereas others may be based on the size or value of the project. If you are having the roof replaced by a contractor they will typically take care of the permit for you but it is important to confirm that with the company. If they do not take care of the permit and/or you are replacing the roof yourself you will need to talk to city development services.