



Roof Lifecycle Cost Comparison

When life cycle costs - the initial cost, maintenance, thermal loss - are factored into the overall value of a roof, metal standing seam roofs are proven to be the most economical investment. The metal standing seam roof can last on average twice as long as a conventional roof.

AMS Metal roofing systems offer many benefits including a lower cost of ownership over the cost of a conventional roofing system. AMS consistently evaluates the energy reduction and life cycle of their metal roofing systems in order to provide the best metal roofing systems in the industry.



The costs associated with a roofing system are not limited to installation and material costs. Life cycle costs are determined by comparing energy cost reductions, cost of maintenance and the life expectancy of the roof. Most studies have shown that a metal roofing system will have a life expectancy of 40 – 50 years, long outlasting a conventional roofing systems average of 10 – 15 years.



Life Cycle Cost

Conventional Flat Roof vs. Standing Seam Metal

Example: 100,000 sq. ft.

	Conventional Flat Roof		Metal Standing Seam	
Assumptions				
Average Life	8 - 15 Years		40 - 50 Years +	
Initial Cost	\$4 - \$6/sq. ft		\$6 - \$8/sq. ft.	
Maintenance	\$.05-\$.25/sq. ft./year		0	
Average Warrantee	10 Years		20 Years	
Paint Finish Warrantee	0		25 - 35 Years	
Life Cycle Cost Summary				
Initial Cost	@ \$ 5/sq. ft.	\$ 500,000	@ \$ 7/sq.ft	\$ 700,000
Metal Deck - 22 ga. "B"	"B" Deck @ \$1.15/ sq. ft.	\$ 115,000		\$ -
Total Initial Cost		\$ 615,000		\$ 700,000
Maintenance	@ \$.10/sq. ft./12 years	\$ 10,000	0	\$ -
Replacement	Replace at year 12	\$ 500,000	0	\$ -
Maintenance	@ \$.10/sq. ft./12 years	\$ 10,000	Inspect & Caulk	\$ 2,500
Replacement	Replacement at year 24	\$ 500,000	0	\$ -
Maintenance	@ \$.10/sq. ft./12 years	\$ 10,000	Inspect & Caulk	\$ 3,500
Replacement	Replacement at year 36	\$ 500,000	0	\$ -
Maintenance	@ \$.10/sq. ft./12 years	\$ 10,000	Inspect & Caulk	\$ 3,500
Subtotal		\$ 1,540,000		\$ 9,500
Total Investment - 36 Years		\$ 2,155,000		\$ 709,500

Note: All information is based on the installation cost of conventional BUR or Single Ply Modified materials. Based on all current studies by the NRCA, CSI and major suppliers, Metal Roofs average life cycles are 40 to 50 yrs. Currently, metal roof systems provide a totally "Green" environment and are 100% recyclable. Additionally, most Metal Roof Assemblies installed at slopes of 2:12 or greater will provide a minimum of 20% cost reduction for cooling upwards of 50% in the warmer climates. Life Cycle cost analysis should consider all the costs to own and maintain a roof assembly to determine the true cost of ownership from the owner's point of view.




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