

Limit Risk to Litigation

A roof edge system must act as a water seal at the edge by protecting the membrane from pulling free under high winds or repeated seasonal wind cycles. If the edge leaks or blows off, damage to the roof membrane, insulation, and/or the structural decking can occur.

Compromising any portion of an edge metal specification greatly diminishes the useful life expectancy of the entire roof system. There is little or no monetary recourse to a building owner when damage occurs due to the builder accepting an untested roof edge system that may not perform as required.

The following are conservative estimates regarding the cost of the litigation versus the cost of the roof edge:

- The cost of a building's roof is approximately 10% of the total building cost.
- Conservatively, 60% of litigation claims originated from the roof area.
- On average, 59% of roof warranty claims are attributed to metal edge failures.
- Therefore, out of all litigations, 36% is attributed to the edge metal failure.
- Perimeter edge metal is typically .1%.
- .1% of the cost of the building carries 36% of the exposure to risk of litigation.

Despite this, many specified edge metal products are routinely eliminated or substituted with untested products due to cost overruns, contractor convenience, or misguided information. This is an unnecessary risk that can easily be avoided by specifying roof edge components that are ANSI/SPRI ES-1 tested.

How to Avoid Failure:

Insist that perimeter edge metal details are certified to meet the project's design requirements as tested by ANSI/SPRI ES-1 RE-1, RE-2, and/or RE-3 test methodologies.

Avoid This:



With This:

