



ALL CONTENTS ©2018 – ALL RIGHTS RESERVED

METAL FLASHING/METAL EDGING

AUTHOR: JOHN BOWMAN – EDITOR(S): NACBI EDUCATION
COMMITTEE

NACBI Professional Growth & Support System Self-Assessment
Program Publication

This publication is intended SOLELY for use by PROFESSIONAL PERSONNEL who are competent to evaluate the significance and limitation of the information provided herein, and who will accept total responsibility for the application of this information. The National Association of Commercial Building Inspectors™ & Thermographers (NACBI) DISCLAIMS any and all RESPONSIBILITY and LIABILITY for the accuracy of and the application of the information contained in this publication to the full extent permitted by law.

METAL FLASHING/EDGING?

BACKGROUND

The perimeter of a commercial roof is often terminated by installing a metal flashing – either a metal edge or metal coping. A commercial grade metal would be either a 24-gauge steel or an .040 aluminum or better. Many systems (especially high-rise buildings) will also have a continuous metal cleat installed under the metal flashing. This helps provide better wind uplift protection.

Common discrepancies:

- Light gauge or residential metal edge is used.
- Questionable nailing practices.
- No cleats.



LIGHT GAUGE OR RESIDENTIAL METAL EDGING CAN EASILY BEND. THIS APPLICATION IS ALSO MISSING CONTINUOUS CLEATING.



Top fastening of light weight metal edge (with no wood nailing support underneath) creates a low channel where water collects and then enters the building through the fastener holes.





INSPECTION PROCEDURE/REPORTING

Recommendations: When lighter or “residential” grade materials are used the final product doesn’t hold up as well against the elements and stresses that come with commercial use. As a result, replacement or repair of these roofing products may occur more often.

Probability of Costs: (2018 Costs)

Popular Roof Coatings are listed below. Costs are predicated on the # of layers needed and square footage, walking surface areas.

Labor & Material:

-  .040-gauge aluminum - \$5-\$7.00/ft²
-  24-gauge metal - \$3.50 - \$6.00/ft²

