



BOULDER & BEAM

STANDING SEAM ROOFING

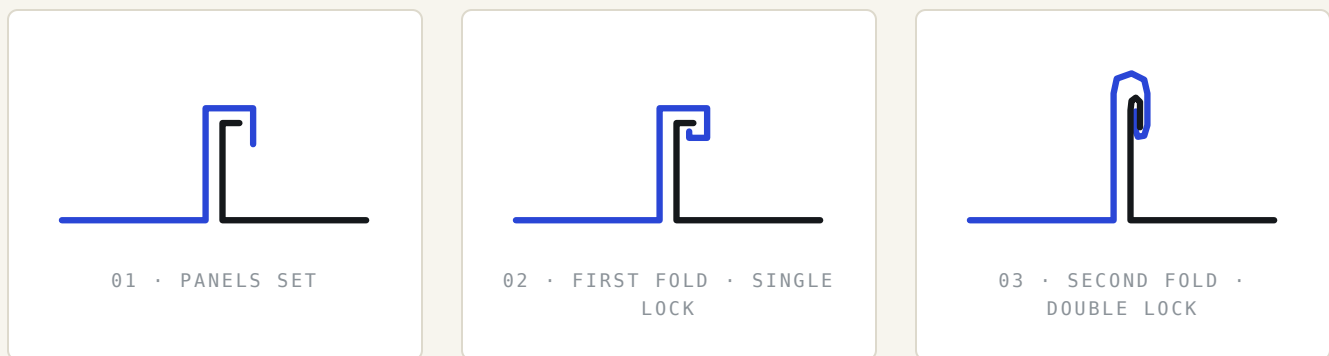
The Homeowner's Guide to Standing Seam.

What to know before you replace your roof with standing seam metal — the system, the costs, the winters, and the ten questions that separate good roofers from the rest.

The roof with nothing exposed to fail.

Most metal roofs fail at their fasteners. Every exposed screw is a hole through the metal, sealed by a rubber washer that bakes in the sun, freezes in the winter, and loosens as the roof expands and contracts — thousands of little maintenance items waiting to happen.

Standing seam solves this at the design level. Panels connect by folding into each other along a raised vertical seam that stands above the water line, and every fastener is a **concealed clip** hidden beneath the metal. The panels can expand and contract freely with our temperature swings — nothing works loose, and there is no washer to age. On site, we close each seam with a mechanical seamer that folds the joint twice into a **double lock**:



The fold sequence, end-on: the taller leg wraps its neighbour, then the whole seam folds again and is crimped tight — metal locked inside metal, with the joint standing proud of the water.

What this means on your house

- No exposed fastener holes — the #1 failure point on screw-down metal is gone entirely.
- Panels float on concealed clips, so thermal expansion movement never loosens anything.
- Clean, architectural sightlines — crisp vertical ribs, no screw patterns.

Built from

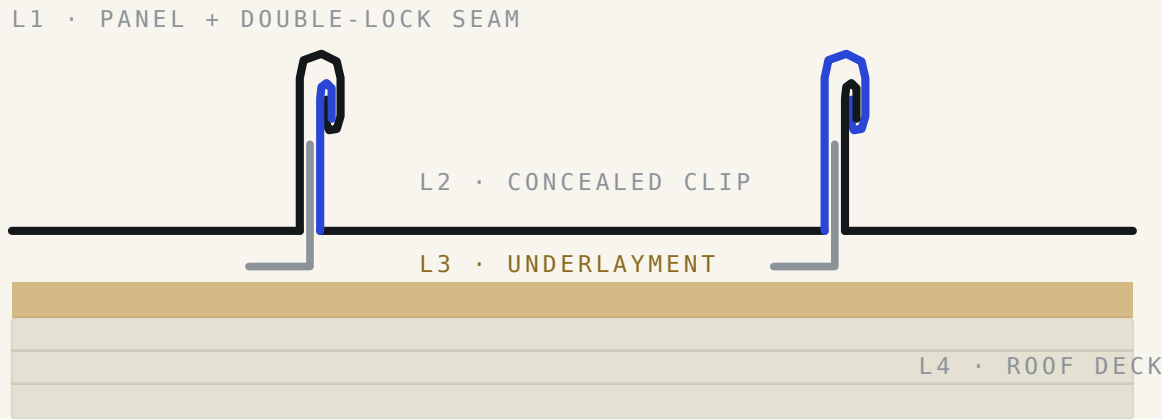
- **24- and 26-gauge steel** — a full step heavier than the 28–30 gauge common on budget metal roofs.
- Premium paint systems and finishes.
- Site-formed panels, cut to your roof's exact dimensions — no cross-panel laps.

Two ways to close a seam

- **Snap-lock.** Panel legs snap together by hand during install — faster and less costly, and a sound choice on steeper, simpler roofs.
- **Mechanical seam.** A powered seamer folds the joint closed — the double lock shown above. It's the version engineered for lower pitches, high wind, and snow country, which is why it's what we install here.

Four layers, one job each.

A standing seam roof is a system, not a sheet of metal. Each layer below the panels has one job, and the roof is only as good as the least-considered one.



LAYER	ITS ONE JOB
Standing seam panel	24- or 26-gauge steel joined by mechanical double locks. Sheds water and snow, takes the sun and the storms, and looks sharp doing it — for decades.
Concealed clips	Fasten the roof to the deck while letting the metal expand and contract with temperature, so panels never buckle or loosen. Hidden entirely beneath the seam.
Underlayment	A synthetic moisture barrier protecting the deck from condensation and any long-term moisture penetration. We choose the exact membrane based on the risk profile and the layer details of the roof below.
Roof deck	The structure everything anchors to. We inspect it before anything goes on top — a sound roof starts here, and covering a bad deck with good metal helps nobody.

One roof versus roof after roof.

Asphalt shingles are the cheaper roof on the day you buy them. They are rarely the cheaper roof over the time you own the home — and they are never the one you stop thinking about.

	ASPHALT SHINGLES	STANDING SEAM STEEL
Typical lifespan	15–20 years in our climate — less on sun-baked or wind-exposed slopes	40–70 years for the panel system — or 200+ years for certain metals like copper
Roofs bought in 50 years	Two to three full replacements	One
Exposed fasteners	Nails under every shingle course	Zero — concealed clips only
Between-storm maintenance	Lost shingles, lifted tabs, granule wear, resealing	Occasional visual check; debris off valleys
Winter behaviour	Holds snow; allows ice damming at the eaves to cause leaks	Sheds snow; smooth cold surface resists ice adhesion — ice damming can't get past the seams
At resale	"Roof due in X years" on the inspection	A selling feature with decades left

The honest caveat

Standing seam costs meaningfully more up front — typically two to three times an asphalt quote, depending on the roof. If you plan to sell within a few years and the market won't price the roof in, asphalt may genuinely be the rational choice. We'll tell you that to your face at the assessment.

When it clearly wins

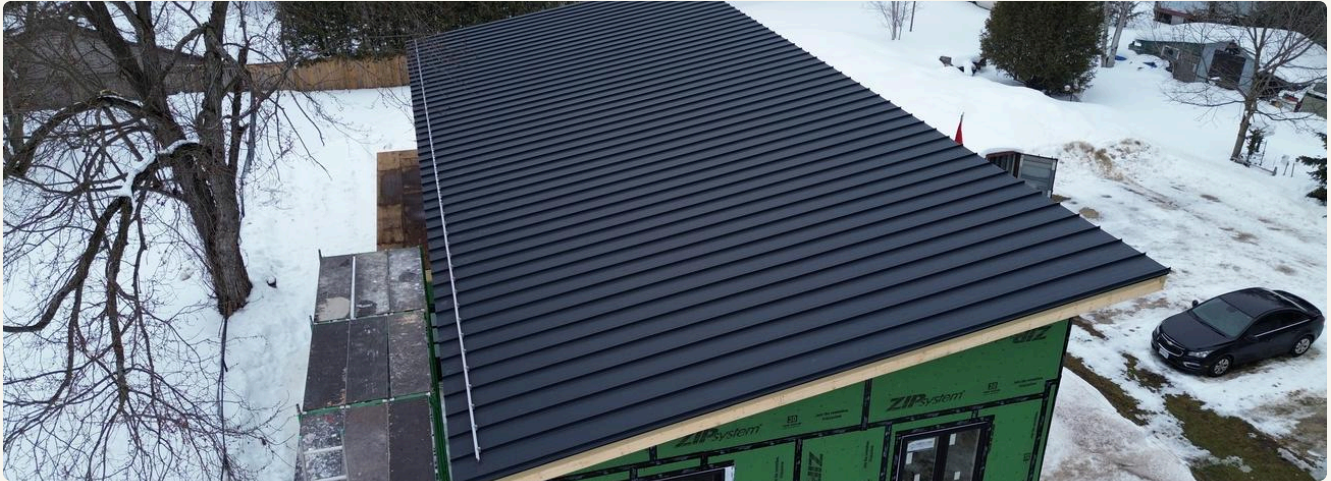
You plan to stay. You're tired of dealing with the roof. Your roofline is simple to moderately complex. You value how the house looks. Or you're building new and want to do it exactly once. That's when the per-decade cost quietly beats asphalt — with none of the worry.

What it asks of you

- Keep valleys and gutters clear of leaves and debris — mostly a fall job.
- A visual check from the ground each spring; binoculars beat ladders.
- Have flashings looked at every few years — easily bundled with other trades' visits.
- Never let treated lumber, copper pipes, or dissimilar metals sit in contact with the panels.

Designed for Grey-Bruce winters.

Owen Sound sits in one of Ontario's heaviest snowbelts. A roof here isn't decoration — it's snow-management equipment that works unsupervised for five months a year.



DEEP GREY STANDING SEAM, MID-WINTER INSTALL — GREY-BRUCE

Snow shedding

Smooth steel at roof pitch sheds snow in controlled slides instead of stockpiling it structure-deep. Where shedding needs managing — over doors, walkways, and gas meters — we fit low-profile snow retention that clamps to the seams without a single hole in the panel.

Ice dams

Ice dams are made in the attic, not on the roof: escaping heat melts snow that refreezes at the cold eave. Steel's smooth surface gives ice far less to grip than granular shingles, and we treat ventilation and eave detailing as part of the roof design — because a roof that fights physics loses.

Wind off the bay

Mechanically double-locked seams and concealed clips give standing seam its excellent wind performance — there are no tabs to lift and no exposed fasteners to work loose in gusts, which matters on open-country and shoreline properties.

Freeze-thaw cycling

Our shoulder seasons swing through freezing dozens of times. Floating clips let the steel move with every cycle; the double-locked seams keep the joints sealed while it does. This is precisely the climate the system was engineered for.

Solar-ready by design

If panels are ever in your future, standing seam is the roof built for them: solar mounts clamp directly to the seams with **zero holes drilled**, and the roof underneath will outlive the panels themselves — no re-roofing around an array halfway through its life.

Choose it once. Like it for decades.

Colour is the decision you'll look at every day, so it's worth understanding what you're choosing beyond the swatch.



- **Modern paint systems.** They resist fading and chalking dramatically better than older systems and entry-level polyester paints — the difference between a roof that looks new at year twenty and one that looks tired at year eight.
- **Dark colours work here.** Matte black and deep grey are our most-requested finishes. Modern coatings reflect much of the sun's invisible infrared even in dark colours, and steel sheds its heat the moment the sun moves off — unlike shingles, which radiate stored heat into your home all evening.
- **Gauge before colour.** A beautiful finish on 28-gauge or lighter steel will reliably oil-can and dent. We form our panels from 26 or 24-gauge — stiffer, flatter, and visibly cleaner across a long roof plane.
- **Matching wall panels.** The same standing seam profile runs vertically as siding or accent cladding — gables, dormers, entire elevations — for a unified, contemporary envelope.
- **Accessories.** Ridge caps, valleys, and trims all come finished to match, so the details disappear into the design instead of announcing themselves. Snow retention can blend in or make a bold design statement.

Beyond steel — the material family

MATERIAL	WHERE IT SHINES
Galvanized steel	Zinc-coated steel — the strong, cost-effective workhorse of residential metal roofing.
Galvalume	Steel with an aluminum-zinc alloy coating — better corrosion resistance than galvanized, and the modern standing seam standard.
Aluminum	Never red-rusts and weighs far less — the pick near shorelines and salt air, though softer than steel.
Copper	The heirloom option. Solders into sculptural details, patinas beautifully, and can outlast the house — 200+ years.
Zinc	Forms a living patina that heals its own scratches. A European staple with a century-plus track record.

What actually drives the price.

Two houses with the same footprint can be very different roofing jobs. When quotes differ, this is usually why — and a quote that seems too good usually skipped one of these on purpose.

DRIVER	WHY IT MATTERS
Roof complexity	Hips, valleys, dormers, and skylights each multiply the hand-formed flashing work. A simple gable is the most efficient roof to panel; a cut-up roofline is craftsmanship-hours.
Pitch & access	Steeper roofs and tight sites mean staging, safety systems, and slower, more deliberate work.
What's under the old roof	Tear-off, deck condition, and any structural issues should be found and priced honestly up front wherever possible — not discovered as "extras" halfway through. If their condition cannot be discovered beforehand, get a worst-case-scenario price so you can plan accordingly.
Detailing standard	Site-specific and properly layered flashings at every wall, chimney, and penetration are where a metal roof succeeds or fails. This is exactly the line item cheap quotes quietly thin out.
Accessories	Snow retention over entrances, vented ridge assemblies, eave and gutter integration — priced per your roof, not padded by default.
Panel spec	Gauge, coating class, and profile. Heavier-gauge steel with an architectural paint system costs more than light-gauge polyester panels — and is most of the reason the roof outlives the alternatives.

Can steel go over existing shingles?

Sometimes — and it saves tear-off cost. But it also means nobody inspects the deck, and problems get sealed in for fifty years. We usually recommend tear-off, and we'll tell you plainly when your roof is the exception.

How we quote

Free on-site assessment, precise measurements, and a written scope where every line above is visible — so you can compare our quote against any other on the same terms. No pressure, no call centre, and if asphalt is honestly the better fit for your plans, we'll say so.

From first look to last cleanup.



FARMHOUSE DOUBLE-PITCH — PANELS SITE-FORMED TO LENGTH, NO CROSS-PANEL LAPS

01

Assessment

We inspect the roof, measure precisely, and listen to what you actually want for the home. You get straight answers and a written scope — free, and without a call centre in sight.

02

Decisions

Pick the colour, finish, and accessories. We handle the plan, the pricing, and the execution — and we won't let you choose something we wouldn't put on our own house.

03

Install

Old roof off with the property protected, deck inspected and made right, system installed with precision, seams locked, site left spotless. Then you can rest without giving it a second thought for decades.

What to expect while we're there

- Clear scheduling and communication — you'll always know what happens next and when.
- Grounds protection for gardens, decks, and driveways before the first panel moves.
- A crew that treats the home like their own — because reputation is our whole business.
- A final walkthrough together, plus magnet-swept grounds and a spotless site.

The questions everyone asks quietly.

Metal roofing carries a few decades-old myths. Here are the straight answers — with independent sources you can check yourself.

Won't it be loud when it rains?

No. That tin-barn drum comes from panels over open framing. A residential standing seam roof sits on a solid deck with underlayment beneath — the sound level is comparable to an asphalt roof.

Does a metal roof attract lightning?

No. Lightning strikes the tallest object in the area regardless of material — a metal roof doesn't change your odds. If a strike does happen, metal is non-combustible and disperses the energy, which is why the industry's technical bulletin calls it a low-risk assembly.

Can you walk on it?

Yes — installers and chimney sweeps do it routinely, stepping in the panel flats with soft-soled footwear. Like any roof, it's best left to people with fall protection.

Will it rust?

Rust needs bare steel. Panels are protected by a metallic coating and a paint system over that, and cut edges are detailed into flashings — it's why coated steel roofs carry multi-decade track records, including on shoreline homes.

What about hail?

Honestly: extreme hail can cosmetically dent any roof, steel included. The difference is that steel stays waterproof — it doesn't shed granules or crack open the way aging shingles do. Matte and textured finishes also hide small cosmetic marks well.

Will my insurance go down?

Ask your insurer — answers genuinely vary. Some discount metal for its fire and impact resistance; a few add cosmetic-damage exclusions for hail denting. Get their answer in writing before you commit, and it becomes one more line in your comparison.

Check for yourself — independent reading

SOURCE

WHAT IT COVERS

metalroofing.com/faqs

The Metal Roofing Alliance — the industry's consumer association. Plain-language FAQs on cost, lifespan, weather performance, and energy.

metalconstruction.org

The Metal Construction Association. Search "Lightning Strikes and Metal Roofing" for the technical bulletin behind the lightning answer above.

[s-5.com](https://www.s-5.com)

The engineering standard for clamp-on attachment — how snow retention and solar mount to standing seams without a single hole.

Ten questions to ask any metal roofer.

Including us. Good roofers enjoy these questions; the other kind change the subject.

1. Is this true standing seam or screw-down panel?

Good answer: concealed-fastener standing seam, with the seam type named (snap-lock or mechanical).

2. What gauge is the steel?

Good answer: 26 to 24 gauge for standing seam. 28–30 gauge belongs on sheds, not homes.

3. How will ventilation be handled?

Good answer: assessed and designed as part of the roof — intake at the eaves, exhaust at the ridge — not left as-is by default.

4. How do you choose the underlayment?

Good answer: by risk profile and the roof build-up below — not "whatever's on the truck".

5. Who actually installs it?

Good answer: their own trained crew, named. Subbed-out installs are where details die.

6. How are penetrations and walls flashed?

Good answer: site-specific metal flashings, mechanically integrated — not a tube of caulking as the primary defence or rubber-based solutions that are left exposed.

7. How will snow shedding be managed?

Good answer: seam-clamped snow retention planned over doors and walkways, specific to your roof.

8. Can I see local installs?

Good answer: addresses or photos of nearby work, plus reviews you can verify yourself.

9. What happens if you find deck damage?

Good answer: documented, shown to you, priced transparently — never covered over.

10. Who do I call in five years?

Good answer: the same person who quoted the job — and they'll answer.

★★★★★ 5.0 ON GOOGLE — EVERY REVIEW, FIVE STARS

“Boulder and Beam have managed two exterior projects for us. I was extremely impressed with their attention to detail and the quality of their work. Done right, on time and on budget!”

— JIM · MEAFORD

“Without hesitation I would recommend Boulder and Beam to anyone for their project. The workmanship is expert and the team is professional.”

— CORRY · OWEN SOUND

Book your free roof assessment

We'll tell you honestly what your home needs — and what a standing seam roof would look like on it.

(519) 387-1597 · info@boulderandbeam.com
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