THE METAL ROOF PROS

THE COMPANY
YOUR CONTRACTOR HIRES

THE 2026 ULTIMATE GUIDE TO

Standing Seam Metal Roofing in Los Angeles

How to Choose a Metal Roofing Contractor and Metal Roof System

Published by The Metal Roof Pros

Serving Malibu, Pacific Palisades, Beverly Hills, Bel Air, Hidden Hills, Agoura Hills, Thousand Oaks, Westlake Village, Encino, Tarzana, Studio City, Sherman Oaks, Brentwood, Hollywood Hills, Woodland Hills

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About The Metal Roof Pros

If you are reading this, you have probably already noticed something: standing seam metal roofing is everywhere in Los Angeles right now. You see it on new Malibu beach houses, on Bel Air remodels, on hillside contemporaries in Hidden Hills, and on the cleanest modern roofs in Beverly Hills. You want one. But you also have questions.

That is exactly why we wrote this guide.

Our crews have installed over 1,000 standing seam metal roofs. Karen put down her first roof in 1991. Steven is a licensed home builder who specializes in metal roofing, fire-resistant assemblies, ventilation, and high-performance roof replacement.

For years our crews did the actual work for other roofing companies who would mark up our price and sell it back to homeowners. Our crews are the trusted, expert metal roof installers for Southern California roofing companies and contractors. As of 2026, we work directly with property owners. Now you can get the same expertise and reduced pricing offered to contractors and roofing companies without the expensive markup.

We wrote this guide because we want you to understand what you are buying, what each component of the roof does, what good looks like, what bad looks like, and how to spot the difference between a real metal roof installer and a roofer who pretends to do metal.

There is one thing we want you to take from these pages above everything else:

> KEY POINT
>
> **A standing seam metal roof is a system, not a product.**
>
> You are not buying "metal panels." You are buying the panels plus the manufacturer behind them, the gauge, the locking system, the seam height, the clips, the fasteners, the underlayment, the coating, the flashing, the ventilation, the test reports, and the installer's skill. Get one of those wrong and you have an expensive roof that fails early. Get all of them right and you have the last roof your house will ever need.

Once you read this guide, you will know more than 95% of the people quoting roofs in Los Angeles when you finish.

Welcome to the world of real metal roofing.

Steven Arian

The Metal Roof Pros

What's Inside This Guide

This guide is organized so you can read it from start to finish, or jump straight to the part that matters most to you. Each Part is a complete "mini-guide" on its own. In the digital version, every line below is a live link, tap any topic to jump straight to it.

PART ONE

Why Standing Seam Is The Best Roof You Can Buy

Standing seam metal roof on a Southern California home.

1. How Standing Seam Stacks Up Against Everything Else

Almost every roof you see in Los Angeles is one of five things: asphalt composition shingles, concrete or clay tile, wood shake (rare and getting rarer), built-up or membrane (flat roofs), or metal. Standing seam metal is the newest of these in residential use, and it is the one outperforming everything else.

Here is how the major materials compare on the things homeowners actually care about. This is not a manufacturer brochure. This is what we have learned watching real Los Angeles roofs for three decades.

Category	Standing Seam Metal	Asphalt Shingle	Concrete/ Clay Tile	Wood Shake	Composite (Synthetic)
Typical	**50+ years**	15 to 25	40 to 60	20 to 30	30 to 50

Category	Standing Seam Metal	Asphalt Shingle	Concrete/ Clay Tile	Wood Shake	Composite (Synthetic)
Lifespan		years	years	years	years
Fire Rating (assembly)	**Class A**	Class A (with right backing)	Class A	Class C or worse	Class A
Wildfire Ember Resistance	**Excellent, non-combustible**	Fair, granules can degrade	Good, but gaps catch embers	Poor, wood is fuel	Good
Wind Resistance	**Up to 140+ mph engineered**	60 to 110 mph rated	Good (heavy)	Poor	110 to 130 mph
Weight on Structure	**Light (~1.5 lb/sq ft)**	Medium (~2.5 lb/sq ft)	Very Heavy (~9 to 12 lb)	Medium	Light, Medium
Energy / Cool Roof	**7 to 15% savings, reflective**	Limited unless "cool" rated	Decent thermal mass	Poor	Varies
Solar Panel Friendly	**Best, clamps to seam, no holes**	Penetrations required	Difficult / breaks tiles	Not recommended	Penetrations required
Recyclability	**100% recyclable, often 25%+ recycled content**	Mostly landfill	Recyclable (heavy/messy)	Organic waste	Partial
Maintenance Required	**Very Low**	Medium	Medium (broken tiles)	Very High	Low
Up-front Cost	Premium ($$$)	Budget ($)	Mid, High ($$$)	Mid ($$)	Mid, High ($$$)
Lifetime Cost ($/year)	**Lowest**	Highest (replaced 2 to 3x)	Low, Mid	High (maintenance + replace)	Mid

Caveat: every product has a high-end and a low-end version. "Standing seam" assumes 24-gauge or thicker, PVDF coating, concealed clips, and proper assembly. Cheap exposed-fastener metal does not perform like a real standing seam roof.

2. The 50-Year Roof vs. The 15-Year Roof

Asphalt shingles in Los Angeles do not last as long as the brochure says. Between extreme UV exposure, Santa Ana winds, marine air, and the occasional 110°F Valley afternoon, a 30-year shingle in this climate is usually a 15-to-18 year shingle. We have torn off plenty of asphalt roofs that were 10 years old and already crumbling at the eaves.

Average lifespan: standing seam metal vs. common alternatives in California climate.

Why Metal Lasts So Much Longer

A few simple physics-and-chemistry reasons:

- Metal does not absorb water. Asphalt does. Wood does. Even tile can soak moisture into porous concrete.
- Metal does not have organic ingredients that decompose. Asphalt is petroleum-based and oxidizes in UV. Wood literally rots.
- Standing seam metal hides its fasteners. With shingles, every nail head is a potential failure point. With exposed-fastener metal, every screw washer eventually dries out.
- Metal is engineered for thermal movement. Most asphalt roofs in LA fail at the field of the panel, not the edge. Metal lets the roof breathe with temperature changes.
- The premium PVDF coatings used on standing seam carry 40-year paint warranties, and that is the paint, not the metal itself, which lasts longer.

3. Fire Resistance & Wildfire Protection

This may be the single most important reason to put a metal roof on a Los Angeles home today. The Palisades, Eaton, and Sunset fires that swept through the region in early 2025 changed the way insurance companies look at hillside, canyon, and brush-adjacent homes.

Many homeowners are now being non-renewed unless they upgrade to Class A roof assemblies and harden their homes against wildfire.

Metal roofing offers strong fire and wind resistance when installed as part of a Class A assembly.

What Class A Actually Means

Class A is the highest fire-resistance rating a roof can earn under UL 790 (the Standard Test Methods for Fire Tests of Roof Covering Systems). It requires the roof to resist external fire, including burning brands (embers), spread of flame across the surface, and burn-through to the deck.

> **KEY POINT**
>
> **The Metal Itself Doesn't Burn.**
>
> Steel and aluminum are non-combustible. CAL FIRE lists metal panels as one of the common Class A roof coverings. That means a burning ember landing on your roof simply will not ignite the surface, unlike wood shake, which is fuel.
>
> But here is the critical point: a Class A rating is for the entire assembly, not just the panel. That includes the underlayment, deck, and edges. A metal panel installed over a flammable underlayment with open eaves and unsealed vents is not Class A, it is a Class A panel on a Class C system. Real fire protection means the whole roof, including the parts you don't see.

The Weak Points On Any Roof

Wind-driven embers do not land politely on the middle of a roof panel. They get sucked into:

- Gutters full of leaves and pine needles
- Valleys where two roof planes meet
- Roof-to-wall transitions and dormers
- Skylight curbs
- Unprotected attic vents

- Gaps under the roof covering at the eave
- Where the chimney meets the roof

This is why we say it again and again: a fire-resistant roof is not just the panel. It is the panel plus ember-resistant vents, plus sealed deck, plus fire-rated underlayment, plus metal closures at the eaves, plus clean gutters. A standing seam roof installed by someone who understands wildfire hardening is one of the strongest single investments you can make in protecting your home.

Insurance Reality In 2026

California's home insurance market has tightened sharply. We talk to homeowners every week who lost coverage or had premiums tripled. A Class A standing seam metal roof, paired with documented WUI (Wildland-Urban Interface) hardening, Class A vents, enclosed eaves, defensible space, is now one of the few things that consistently helps with renewals, coverage, and rates. Bring the manufacturer's UL 790 documentation to your carrier. It matters.

4. Energy Efficiency, Cool Roofs & The Environment

A reflective "cool roof" surface bounces solar energy back to the sky instead of letting it cook the attic.

How Much More Does Metal Reflect Than Asphalt? A Lot.

This is the part most homeowners underestimate. The difference in how much solar energy a metal roof reflects versus a dark asphalt roof is not small. It is enormous. Reflectivity (solar reflectance) is measured on a scale of 0 to 1, where 0 absorbs all the sun's energy and 1 reflects all of it. Here is roughly where common Los Angeles roofs land:

Roof Surface	Typical Solar Reflectance	What That Means On An LA Afternoon
Dark asphalt shingle	About 0.05 to 0.22 (5% to 22%)	Absorbs up to 95% of solar energy. Surface can reach 150 to 190

Roof Surface	Typical Solar Reflectance	What That Means On An LA Afternoon
		degrees F and re-radiates heat into the attic for hours after sunset.
Concrete tile (standard color)	About 0.18 to 0.40	Better than asphalt, but heavy thermal mass stores heat and releases it slowly into the evening. Cool-color tile improves this.
Clay tile (standard color)	About 0.20 to 0.45	Similar to concrete tile. The terracotta color helps, but mass still holds heat. Cool-glazed clay does better.
Cool-color PVDF metal (medium tones: bronze, gray)	About 0.30 to 0.55	Reflective pigments bounce a large share of solar energy even in darker colors, and metal sheds absorbed heat almost immediately.
Light / white PVDF metal & bare Galvalume	About 0.60 to 0.78	Reflects roughly three times as much solar energy as dark asphalt. Surface can run 50 to 100 degrees F cooler than asphalt in the same yard.

Read those numbers again. A dark asphalt shingle reflects as little as 5 to 22 percent of the sun's energy, which means it absorbs 78 to 95 percent of it and turns it into heat sitting on top of your house. A cool-color PVDF metal roof, even in a medium tone, reflects far more, and a light metal roof can reflect 60 to 78 percent. Industry testing has measured metal roof surfaces running up to about 100 degrees F cooler than asphalt under the same sun, with whole-home cooling energy savings commonly cited around 7 to 15 percent (and higher in poorly insulated older homes).

Why Metal Beats Tile, Too (Even Though Tile Looks Cool)

Concrete and clay tile are a real step up from asphalt, and many beautiful LA homes wear them. But tile and metal cool a house differently. The key difference is thermal mass. A tile roof is heavy, and that mass soaks up heat during the day and slowly releases it into your attic well into the evening, exactly when you want the house to cool down. Metal has almost no thermal mass. It reflects what it can, then sheds whatever heat it does absorb within minutes of the sun moving off it. Two roofs can have a similar peak reflectance number, yet the metal roof lets the attic cool faster in the late afternoon and evening, which is when most LA cooling demand actually happens.

- Tile: high mass, stores and re-radiates heat, slower to cool in the evening, very heavy (often requires structural reinforcement).
- Metal: near-zero mass, reflects then sheds heat fast, cools quickly after sundown, light enough to install over most existing structures.

- Asphalt: low reflectance, absorbs the most, re-radiates heat for hours, shortest lifespan of the three.

How Much Energy Does Metal Actually Save?

Sheffield Metals' published industry data states that cool metal roofing can offer 7% to 15% in energy savings versus dark non-reflective roofs. In Los Angeles, where the cooling season runs from May through October, that is meaningful money.

It works two ways:

- Solar Reflectance (SR), the metal roof reflects sunlight back to the sky instead of absorbing it as heat.
- Thermal Emittance (TE), the metal releases any heat it does absorb very quickly, so it does not stay hot like asphalt or tile.

Asphalt shingles, especially dark ones, hold heat for hours after sunset. A metal roof in the same yard can be cool to the touch within minutes of the sun going down. That heat saved is heat your AC does not have to pump out.

SHOWCASE • HOW THE METAL ROOF PROS DO IT

We Verify Cool-Roof Compliance Before You Ever Pick A Color

THE PROBLEM

Homeowners pick a color by eye, order it, and then discover at inspection that the color does not meet Title 24 or LA County Title 31 cool-roof requirements, forcing a costly re-order or a compliance fight with the building department.

WHAT WE DO

We pull the Cool Roof Rating Council (CRRC) data sheet for the exact color on the exact substrate you are considering, and we confirm it meets both Title 24 and Los Angeles County Title 31 before the order is placed.

We help you choose a color that gives you the look you want AND the reflectance your climate zone requires. In most cases you can have a rich, dark, architectural color and still be cool-roof compliant, because PVDF reflective-pigment technology has closed most of the old gap. We make sure of it in writing, so there are no surprises at final inspection.

California Title 24 AND Los Angeles County Title 31

Los Angeles homeowners actually answer to two cool-roof rules, and a good installer manages both for you.

California Title 24 (Part 6, the state Energy Code) sets statewide cool-roof requirements that may apply to your re-roof depending on slope, building type, and climate zone. The Cool Roof Rating Council (CRRC) is the body that rates and tracks compliant roof products. Many premium PVDF-coated standing seam colors carry CRRC ratings and meet Title 24 requirements even in medium tones like bronze and zinc gray.

Los Angeles County Title 31 (the LA County Green Building Standards Code, with its cool-roof mandate established in 2018) goes a step further. Built on the Title 24 foundation, Title 31 makes cool roofing materials mandatory on new construction and on alterations, additions, and major roof replacements in unincorporated LA County, specifically to fight the urban heat island effect, where dark asphalt and concrete surfaces can raise neighborhood temperatures by 20 to 30 degrees. Title 31 requires minimum aged solar reflectance and thermal emittance

values verified through the CRRC. Many LA city and county jurisdictions enforce comparable cool-roof provisions.

> LOS ANGELES CODE
>
> **What Title 24 & Title 31 Mean For You**
>
> If you are re-roofing in Los Angeles, your roof color and coating very likely have to meet a cool-roof standard by law. Standing seam metal with the right PVDF color is one of the easiest ways to comply while still getting a premium architectural look. The wrong product, or the right color in a budget coating, can fail the requirement. We confirm CRRC compliance for Title 24 and Title 31 in writing before we order your panels.

Environmental Performance

If you care about the environmental impact of your roof, and many of our Los Angeles clients do, standing seam metal wins on almost every measure:

- Recycled content. Premium standing seam steel from manufacturers like Sheffield typically contains 25% or more recycled content.
- 100% recyclable. When (decades from now) the roof is replaced, the panels can be melted and reused indefinitely. Asphalt shingles, by contrast, end up in landfills.
- Lower replacement frequency. One metal roof vs. three asphalt roofs over your lifetime means you generate roughly one-third the waste.
- Lower cooling load. Less AC use means less electricity demand on the grid.
- Solar-ready. Standing seam is the ideal substrate for rooftop solar because brackets clamp to the seam without piercing the roof, meaning zero new penetrations, zero leak paths, and easy panel removal for re-roofing later (which you will not need to do for 50+ years anyway).

5. Why Standing Seam Wins At The Coast

Aluminum standing seam on a Malibu home, built for salt air, sun, and ocean wind.

Within roughly 1,500 feet of the ocean, Malibu, Pacific Palisades, parts of Brentwood, salt-laden marine air is constantly working against your roof. Salt is brutal:

- It accelerates corrosion on steel.
- It eats fastener heads and washers on exposed-fastener roofs.
- It strips paint and degrades cheap coatings.
- It compromises flashing, gutters, and any exposed metalwork that is not properly specified.

This is where aluminum standing seam roofing is its own category of premium product. Aluminum does not rust. It cannot. When you pair aluminum panels with a PVDF coating from Sheffield Metals or Taylor Metal, you get a roof system designed specifically for the conditions Malibu throws at it. Steel can work near the coast too, but only if the coating, substrate, and warranty are appropriate. The default "painted steel" you would put on a Valley home is the wrong call for a Malibu beach property.

KEY POINT

Our Default Coastal Recommendation

Aluminum standing seam (24-gauge equivalent or thicker), PVDF / Kynar 500® coating, concealed clip system, color matched to the architecture, full perimeter flashing in aluminum to match. For homes more than 1,500 feet from the ocean, premium painted Galvalume® can be appropriate at a lower cost. Below that distance, aluminum.

6. Why Standing Seam Is Actually The Cheapest Roof Long-Term

A metal roof is a one-time investment that outlasts the typical asphalt roof by 3 to 4 cycles.

This is the conversation we have with homeowners almost every week.

They look at the bid for a standing seam metal roof and compare it to the bid for asphalt shingles. The shingle quote is lower. They wonder why anyone in their right mind pays the metal premium.

Here is the math:

Cost Element	Asphalt Shingle Path (50 yrs)	Standing Seam Metal Path (50 yrs)
Number of Roofs Installed	2 to 3 (every 15 to 22 years)	1 (still going strong)
Tear-Off & Disposal Cycles	2 to 3	0
Annual Energy Premium	Higher (heat absorption)	7 to 15% lower cooling
Insurance Premium	Higher in wildfire zones	Often qualifies for discount
Maintenance Calls	Frequent (granules, leaks)	Rare (inspect & clean gutters)
Home Resale Value	Roof is depreciating asset	Premium feature in LA market
50-Year Total Cost	**Higher when fully tallied**	**Lower over time**

Two or three asphalt roofs over your time in the house, at $20,000 to $40,000 each in current Los Angeles labor pricing, plus the disposal, plus the maintenance, plus the higher cooling bills, plus the lost insurance discount, plus the lost resale premium. Set that against one metal roof you install once and forget.

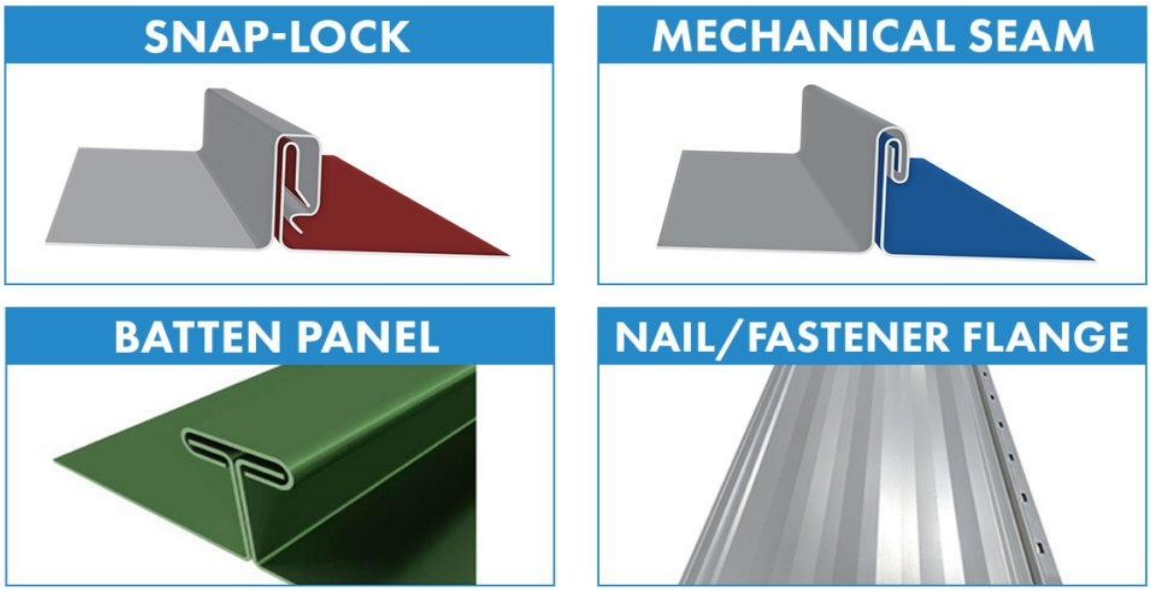
Plus, the one big thing nobody puts on the spreadsheet: you only have to live through one roofing project. Anyone who has had their house torn open under a tarp for a re-roof understands what that is worth.

BOTTOM LINE

The Honest Bottom Line

If you plan to be in the house less than 5 to 7 years and the home is in a low-risk area, asphalt shingles can be the rational choice. If you are staying longer, live anywhere near a wildfire zone, want energy savings, plan to add solar, want modern architecture, or simply do not want to do this again, standing seam metal is the financially correct decision and the smart decision.

7. Metal Tile, Metal Shake & Metal Slate: The Other Metal Options



Metal roofing comes in more than one look. Standing seam is the modern flagship, but stamped metal tile, shake, and slate profiles let metal mimic traditional materials.

When most people say "metal roof" they picture standing seam, the clean vertical lines you see on modern Los Angeles homes. But metal roofing also comes in stamped and formed profiles designed to look like traditional materials: Spanish tile, wood shake, and natural slate. If you love the look of a classic LA tile roof or a Cape Cod shake roof but you want the fire resistance, light weight, and 50-year life of metal, these profiles are worth understanding. We install standing seam as our specialty, and we will always tell you honestly which profile fits your home.

Metal Tile (Stone-Coated & Standing-Tile Profiles)

Metal tile is steel formed to mimic the barrel-and-pan look of Spanish or Mediterranean clay tile, the dominant traditional look across much of Los Angeles. It comes in two main families: stone-coated steel tile (steel panels with a baked-on stone granule surface that reads like tile or shake from the street) and smooth painted metal tile in PVDF. The advantages over real clay or concrete tile are dramatic.

- Weight: roughly one-tenth the weight of concrete tile. Real tile often needs structural reinforcement; metal tile usually does not.
- Fire: non-combustible, Class A rated assemblies, ideal for hillside and WUI neighborhoods where clay tile can crack and let embers through at the underlayment.
- Breakage: real tile cracks under foot traffic, falling branches, and seismic movement. Metal tile does not crack.
- Look: from the curb, a good stone-coated steel tile is nearly indistinguishable from clay, while delivering metal performance.

Metal Shake

Metal shake is formed and textured to imitate hand-split cedar shake, the warm, dimensional look found on many traditional and ranch-style LA homes. Real wood shake is now effectively

banned or heavily restricted in most Southern California fire zones because it is among the most flammable roofs you can put on a house. Metal shake gives you the identical rustic look with the opposite fire behavior.

- Fire: non-combustible Class A, where wood shake is a wildfire liability that many insurers will not cover at all.
- Rot, mold, and insects: impossible on metal, where wood shake invites all three.
- Lifespan: 40 to 50+ years versus 15 to 25 for real shake that requires constant maintenance.
- Texture: deep-formed metal shake holds the dimensional shadow lines that give shake its character.

Metal Slate & Metal Shingle

Metal slate mimics the crisp, layered look of natural slate, a roof associated with the most formal and historic architecture. Natural slate is gorgeous and lasts a century, but it is extraordinarily heavy, brittle, expensive, and difficult to repair. Metal slate (and flat metal shingle profiles) capture the look at a fraction of the weight and cost.

- Weight: a small fraction of natural slate. No special structural engineering needed in most cases.
- Fragility: natural slate cracks; metal slate does not, so foot traffic and hail are non-issues.
- Cost and repair: far less expensive than natural slate, and individual panels are far easier to source and replace decades later.
- Look: PVDF and granulated finishes reproduce the matte, layered appearance of slate convincingly.

Profile	Mimics	Best For	Versus Standing Seam
Standing Seam	Modern vertical-rib metal look	Contemporary and transitional homes; the cleanest, most weathertight system; best for solar	Our specialty and the flagship system
Metal Tile	Spanish / Mediterranean clay tile	Traditional LA homes that want the tile look without the weight or breakage	More traditional look; not as sleek, not as seamless for solar mounting
Metal Shake	Hand-split cedar shake	Ranch, craftsman, and rustic homes in fire zones where wood shake is banned	Warmer, rustic look; more seams and laps than standing seam
Metal Slate / Shingle	Natural slate / dimensional shingle	Formal, historic, and estate architecture wanting slate looks at a fraction of the weight	Classic look; more pieces and laps, more labor-intensive than standing seam

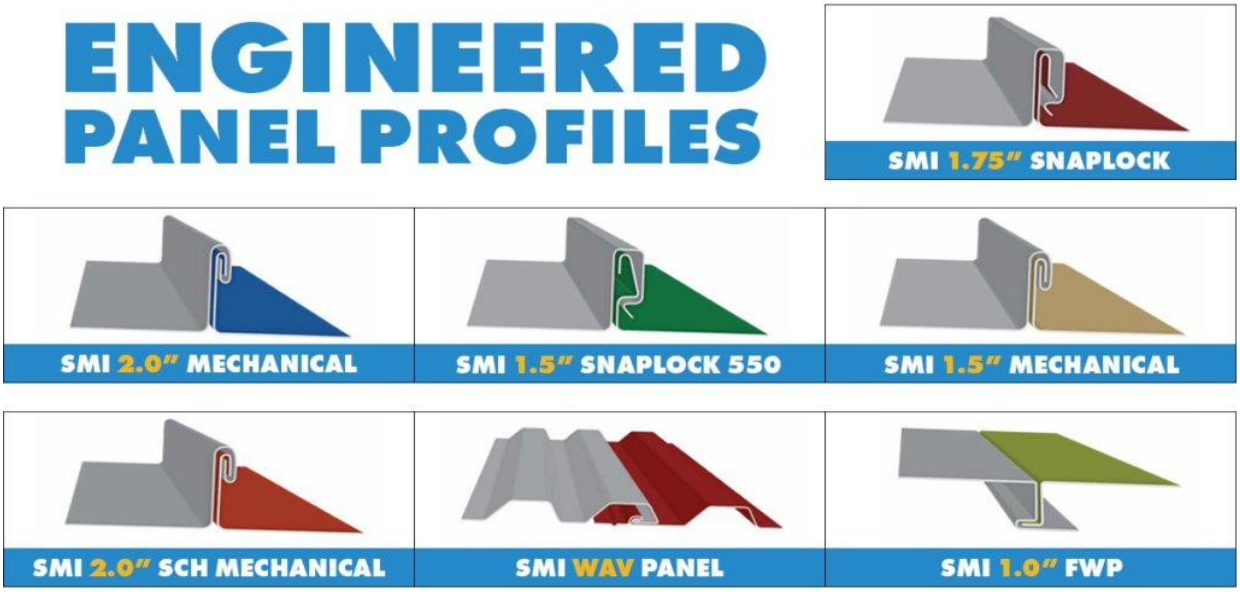
STRAIGHT TALK

Our Honest Position

Standing seam is what we specialize in and what we believe is the best long-term roof for most Los Angeles homes, especially modern and transitional architecture, and any roof you want to put solar on. That said, if your home's architecture truly calls for the look of tile, shake, or slate, a quality metal version of that profile gives you the fire safety, light weight, and longevity of metal while honoring the style. We will tell you the truth about which profile suits your home, even when the answer is a profile other than standing seam.

PART TWO

The Anatomy of a Standing Seam Roof



A complete standing seam metal roofing system, from deck to ridge.

Most homeowners think a metal roof is just the metal. It is not. A real standing seam roof has at least 10 separate engineered components, and getting any of them wrong undermines all the others.

This section walks you through every part, top to bottom, so you can read a quote, ask intelligent questions, and judge whether what you are being sold is the real thing or a budget knock-off.

8. The Manufacturer: Why We Only Use Sheffield Metals & Taylor Metal

A standing seam metal roof starts with a coil of painted metal. That coil came from a manufacturer. That manufacturer is responsible for the substrate, the coating, the testing reports, the warranty, and the engineering of the entire panel system. The installer takes that coil, runs it through a roll-former on site or in a shop, and creates the panels for your roof.

If the manufacturer is sloppy, no installer in the world can save your roof. If the manufacturer is excellent, a skilled installer can deliver a roof that lasts longer than the home itself.

We have worked with most of the major metal roofing manufacturers in the country. After installing roofs in Los Angeles for three decades, we will only put two names on our customers' homes:

SHEFFIELD METALS	TAYLOR METAL

INTERNATIONAL

Ohio-based, distributing nationally for 25+ years. A Mazzella company. The architectural community's go-to standing seam supplier.

Why we use them:

- Engineered panel profiles tested to UL 580, UL 2218 & UL 790
- 35+ standard colors in 24-gauge with PVDF (Kynar 500®) coating
- Stocks aluminum, painted Galvalume®, zinc (elZinc®), copper, stainless
- 40-year transferable PVDF paint warranty
- 5- to 35-year weathertight warranty available
- In-house Technical Department, not third-party inspectors
- Florida Building Code (FBC) and Texas Department of Insurance (TDI) approvals on flagship profiles
- Recycled content typically 25%+, LEED-relevant

PRODUCTS

Pacific Northwest-based with major West Coast operations. Family-owned, vertically integrated, and the regional gold standard for architectural metal in California.

Why we use them:

- West Coast manufacturing means shorter lead times for LA jobs
- Broad library of architectural standing seam profiles
- Steel and aluminum both available, critical for coastal CA
- Kynar 500® PVDF coatings on standard architectural colors
- Cool-roof rated (CRRC) color options for Title 24 compliance
- Substrate, paint, and weathertight warranty programs
- Excellent custom flashing and trim capability
- Strong technical support for installers

Sheffield Metals, a representative architectural standing seam installation.

Why Not The Other Brands?

There are perfectly serviceable metal roofing brands out there. The reason we limit our portfolio to two is simple: we want our customers to get a fully-engineered, fully-tested panel system with documented test reports for fire, impact, wind uplift, water penetration, and wind-driven rain. We want them backed by manufacturer technical support if something ever needs

investigation. We want PVDF coatings, not silicone-modified polyester (SMP). We want the full color library and the long paint warranty.

Some less expensive manufacturers cut corners on one or more of those. With Sheffield Metals and Taylor Metal Products, we know exactly what we are getting every time.

KEY POINT

Question To Ask Your Installer

"Which manufacturer's panel are you bidding, and do you have the cut sheet and the UL test reports for that specific profile?"

If they can't name the manufacturer, the profile name, and produce the cut sheet on the spot, you are looking at generic metal of unknown origin. Walk away.

9. Metal Gauge: 22 vs 24 vs 26

Gauge is the thickness of the metal. Lower number = thicker metal. (Yes, it's backwards. Blame the wire industry from 1857.)

Here are the three gauges you will encounter in residential standing seam in Los Angeles:

Gauge	Thickness (Approx.)	Weight per sq ft	Best For
22-Gauge (thickest)	≈ 0.030"	≈ 1.25 lb	High-end residential, hail-prone, open-framing, oil-canning sensitive
24-Gauge (industry standard)	≈ 0.024"	≈ 1.00 lb	The default for serious architectural standing seam in LA
26-Gauge (thinnest)	≈ 0.018"	≈ 0.80 lb	Budget builds, smaller residential, low-stress applications

Why 24-Gauge Is Our Default

For 95% of Los Angeles homes we recommend 24-gauge. Sheffield Metals, like most premium architectural manufacturers, treats 24-gauge as the minimum thickness for engineered standing seam systems. Here is why that matters:

- Engineering and testing. 24-gauge is the minimum thickness at which most engineered panel systems carry their UL 580 wind uplift, UL 2218 impact, and UL 790 fire ratings.
- Oil canning resistance. Thicker metal is more rigid, so it shows less visible waviness across the flat parts of the panel.
- Larger color palette. Most manufacturers offer 35+ PVDF colors in 24-gauge, vs. fewer than 20 in 26-gauge.
- Better paint. Premium PVDF (Kynar 500®) coatings are standard on 24-gauge. Some 26-gauge product is coated with silicone-modified polyester (SMP), which chalks and fades faster.

- Better wind, hail, and snow performance, important across LA's varied microclimates.

When 22-Gauge Makes Sense

Step up to 22-gauge when you are looking at:

- A high-end home where every visible square foot has to look perfect, 22-gauge dramatically reduces oil canning.
- Open-framing applications without a solid roof deck (rare in residential LA, but it happens in custom builds).
- Areas exposed to large falling debris (heavy tree cover, occasional hail).
- Architectural designs with very long uninterrupted panel runs.

Note that 22-gauge typically inherits the engineering of the 24-gauge system from the same manufacturer (it is thicker, so it performs as well or better), but always verify with the manufacturer's tech department because clip dimensions can change slightly.

When 26-Gauge Is Acceptable

26-gauge is fine on smaller, simpler residential roofs where budget matters and the architecture is forgiving. It still carries a UL 2218 Class 4 impact rating and Class A fire rating in PVDF assemblies. The trade-offs are reduced engineering options, fewer colors, slightly more oil canning, and a thinner-feeling roof. We will quote it when it is the right answer, but it is not our default.

KEY POINT

The Quick Decision Tree

Coastal Malibu beach house, modern flat-pan, big visible roof planes? 22-gauge aluminum.

Most Los Angeles standing seam jobs? 24-gauge, and don't accept anything thinner without a clear reason.

Small, simple, budget-driven, modest architectural exposure? 26-gauge can work.

SHOWCASE • HOW THE METAL ROOF PROS DO IT

We Default To 24-Gauge, And Offer 22-Gauge As An Upgrade

THE PROBLEM

Many quotes do not even state the gauge. Homeowners compare prices, pick the lowest, and unknowingly buy thin 26-gauge metal that oil-cans, dents, and looks wavy within a few seasons.

WHAT WE DO

Our standard specification is 24-gauge steel, never the 26-gauge (or thinner) that budget bidders quietly use to lower their number. 24-gauge is meaningfully stiffer, resists oil canning far better, holds up to foot traffic and hail, and is what Sheffield and Taylor build their best engineered, warrantable systems around.

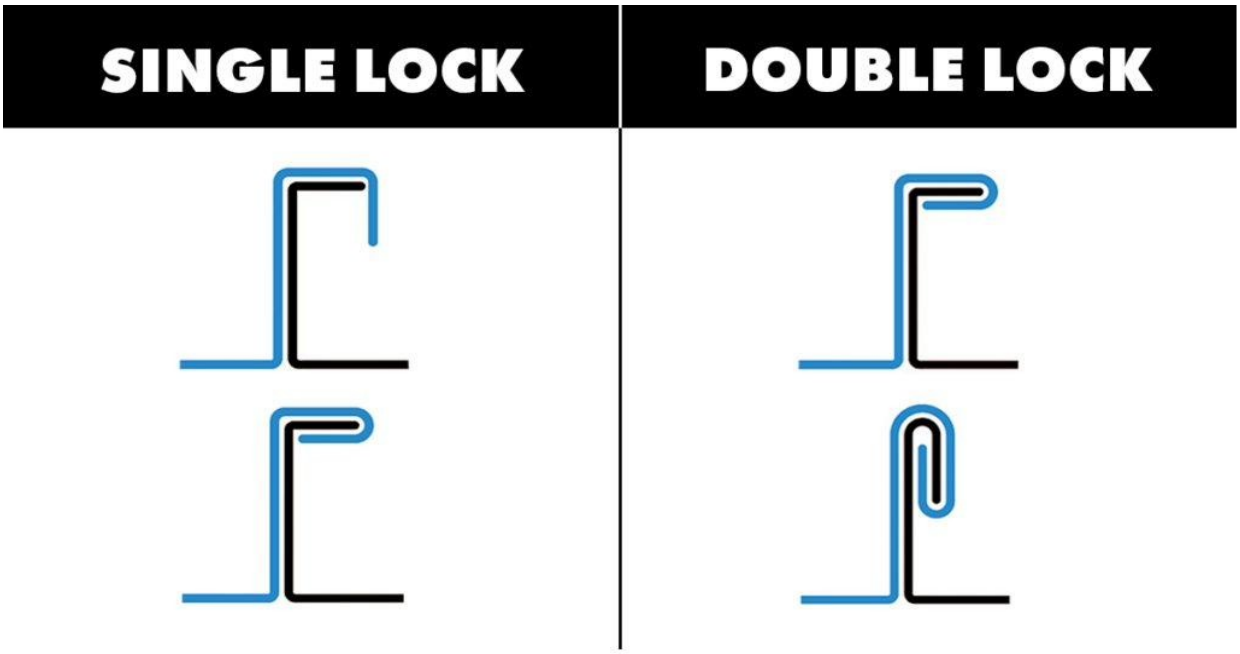
For the most demanding jobs we offer 22-gauge as an upgrade: large, highly visible roof planes, long panel runs, coastal and high-wind exposure, and luxury architecture where the roof has to look flawless from every angle. 22-gauge is the thickest residential standing seam steel commonly available and the most dimensionally stable panel you can buy.

We will tell you exactly which gauge your roof needs and why, in writing, instead of silently shipping the thinnest metal that fits the price.

10. Panel Profiles & Locking Systems

This is one of the most important topics in the whole guide. The profile is the shape of the panel and, critically, the way the panels connect to each other along their long edges. The way they connect is the locking system. The locking system is what makes the roof actually weather-tight.

There are three concealed-fastener locking systems used in residential standing seam, plus one bonus profile (batten) for architectural applications. Here is what each looks like:

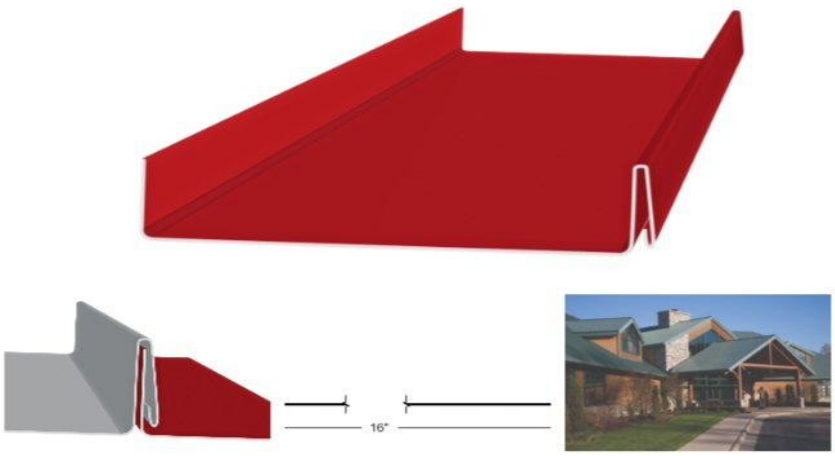


The four major standing seam locking systems. Source: Sheffield Metals.

9a. Snap-Lock Standing Seam

This is the most common standing seam profile on residential roofs in Los Angeles, and for most LA homes it is the right answer.

How it works: each panel has a male leg on one side and a female leg on the other. The male leg is fastened to the deck through hidden clips. The next panel's female leg is then snapped down over the male leg, like clicking a Lego piece into place. The seam locks itself. No mechanical seaming tool is needed.



Sheffield Metals SMI 1.5" SnapLock 450, our most-installed profile in Los Angeles.

Snap-Lock Advantages

- Engineered profiles available. Sheffield's flagship snap-locks carry UL 90 wind uplift, UL 2218 Class 4 impact, UL 790 Class A fire, FBC, and TDI approvals.
- Concealed clips and concealed fasteners, clean appearance.
- Faster installation than mechanical seam, so labor cost is lower.
- Excellent for steep-slope roofs (3/12 and above for most snap-locks; some profiles like Sheffield SMI 1.5" SnapLock 550 and 1.75" SnapLock can go to 2/12 per manufacturer).
- Qualifies for commercial weathertight warranties on engineered systems.

Snap-Lock Limitations

- Not recommended for slopes below 3/12 unless using a specifically rated snap-lock (verify per profile).
- Not recommended for open framing (no solid deck), mechanical seam is better there.
- Some snap-locks have a wider, boxier seam appearance that does not appeal to every architecture.

KEY POINT

Our Snap-Lock of Choice

For 80%+ of Los Angeles residential jobs we install the Sheffield SMI 1.5" SnapLock 450 in 24-gauge painted Galvalume® (or aluminum near the coast), with PVDF coating, sliding clips, Polyglass Polystick XFR high-temperature self-adhering fire-resistant underlayment, and matched aluminum perimeter flashing.

9b. Mechanical Seam Standing Seam

This is the premium of the premium, the standing seam roof you specify when performance has to be absolute or when the slope drops low enough that snap-lock cannot keep up.

How it works: like snap-lock, each panel has a male and female leg, with hidden clips holding the male leg to the deck. Unlike snap-lock, the seam does not lock when the panel is set down. Instead, a powered or hand seamer travels up the seam after installation, folding the metal into either a 90° single-lock or a 180° double-lock fold. The result is a continuous mechanical bond all the way up the panel.

Detail shot of mechanically formed standing seam, note the crisp, continuous fold.

Single Lock vs. Double Lock

- Single Lock, one 90° fold. Strong, easier to install, simpler to repair. Good for mild climates and moderate slopes.
- Double Lock, two folds, 180° total. The most weather-tight standing seam joint money can buy. Used on low-slope, high-wind, cold-climate, and the most demanding architectural projects. Harder to replace a single damaged panel later, but the trade-off is worth it on the right job.

Mechanical Seam Advantages

- The highest-engineered standing seam systems. Sheffield's SMI 2" Mechanical Seam carries UL 90, UL 2218 Class 4, UL 790 Class A, FBC, TDI, and a full battery of water penetration, water submersion, air infiltration, wind-driven rain, and foot traffic ratings.
- Works on slopes as low as 0.5/12 (with continuous in-seam sealant per ASTM E 2140) in some profiles, including some modern flat-roofed LA architecture.
- Best system for serious wind, very long panels, and large commercial/architectural jobs.
- Qualifies for the strongest weathertight warranties.

Mechanical Seam Limitations

- More expensive, both materials and labor.
- Requires specialized seaming equipment and trained operators (this filters out unqualified installers, which is actually a good thing).
- Slower installation.
- Replacing one damaged panel decades later is more complex (especially on a double-lock).

9c. Nail Strip (Fastener Flange) Standing Seam

This one comes up because the price looks attractive. We want you to understand it clearly so you can make an informed call.

How it works: nail strip panels have a built-in flange along the male leg. Instead of attaching via clips, the installer drives fasteners directly through the flange into the roof deck. The female leg of the next panel snaps over the male leg and hides the fastener heads. There are no separate clips.

Nail Strip Advantages

- Cheaper material (no clips to buy).
- Faster installation.
- Looks like a real standing seam from the ground.
- Reasonable choice for small, simple residential jobs at moderate slopes (3/12 and above).

Nail Strip Limitations, Read Carefully

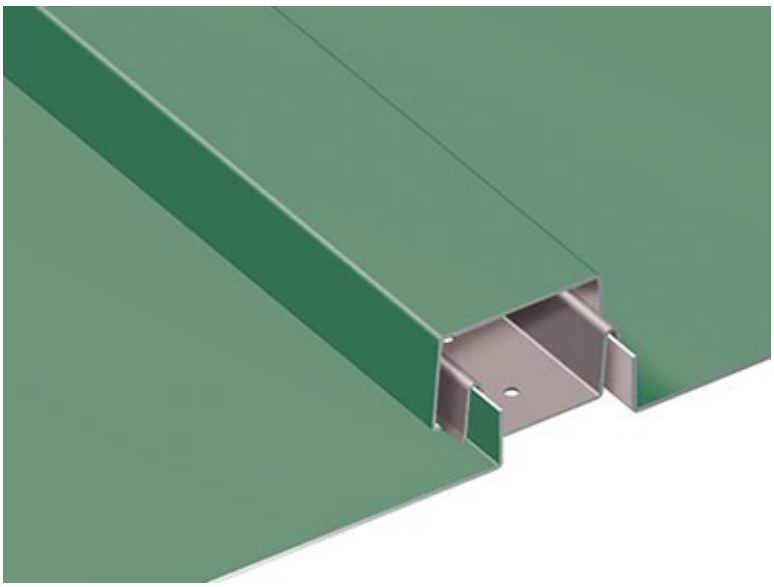
- Not engineered. Most fastener flange profiles do not carry the UL 580, UL 2218, water penetration, or wind-driven rain test approvals that real engineered standing seam systems do.
- Performance depends entirely on the fastener head holding the panel down. Strip the screw, pull a panel.
- Limited panel length (usually 25 feet max) because there is no allowance for thermal movement, the panels are pinned to the deck.
- Panel takes on every imperfection in the deck (snap-lock and mechanical seam ride on clips above the deck and hide minor deck variation).
- Not recommended in extreme weather, low slope, or large architectural exposure situations.
- Generally does not qualify for commercial weathertight warranties.

KEY POINT

Our Position On Nail Strip

We rarely install nail strip on Los Angeles homes. The cost savings do not, in our experience, justify the loss of engineering, the panel-length limit, the thermal movement compromise, and the dependence on every single fastener holding. If budget is the issue, we would rather sell you 26-gauge real snap-lock than 24-gauge nail strip.

9d. Batten Seam (Architectural)



Batten seam profile, a raised cap over the joint, used on some traditional and luxury homes.

The batten panel has a more pronounced "hat" sitting over the joint between two panels. It is an architectural choice, used on some traditional and luxury homes, rather than a performance

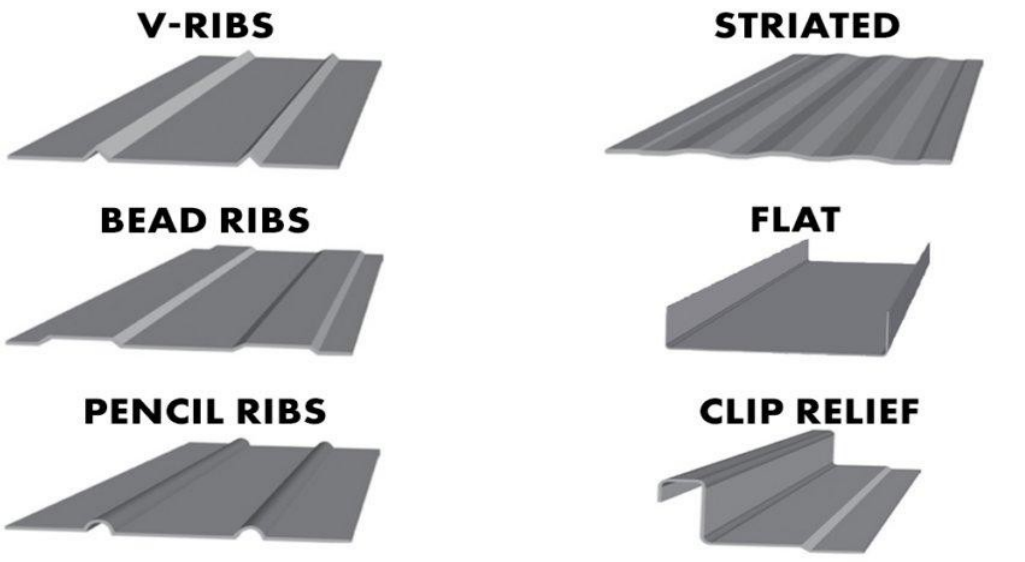
choice. Batten profiles work fine but they live in a separate aesthetic category. We will quote them when the design calls for it; otherwise they are uncommon on Los Angeles homes today.

Picking The Right Profile For Your House

Your Situation	Profile We'd Recommend
Typical 4/12+ residential Los Angeles home, contemporary or transitional	24-gauge Snap-Lock (Sheffield 1.5" or 1.75" / Taylor equivalent)
Low-slope contemporary (under 3/12), some modern flat roof designs	24-gauge Mechanical Seam (double-lock)
Coastal Malibu beach property, aluminum	24-gauge Aluminum Snap-Lock, PVDF, sliding clips
Hidden Hills / Bel Air luxury estate, max performance + appearance	22-gauge Mechanical Seam with striations
Hillside high-wind exposure (Hollywood Hills, Topanga-adjacent)	24-gauge Mechanical Seam, double-lock, engineered system
Small detached garage or modest accent roof, tight budget	26-gauge Snap-Lock (not nail strip)

11. On-Site Fabrication, Why We Roll-Form Your Panels At Your Property

This is one of the most important differences between The Metal Roof Pros and almost every other metal roofer in Los Angeles. We invested in our own commercial-grade portable roll-forming equipment specifically so we could fabricate your standing seam panels on your driveway, not in a factory hundreds of miles away.



Our portable roll-forming equipment. Coil goes in one end, finished standing seam panels come out the other, at your property, on your schedule, custom-measured for each section of your roof.

How Most Installers Do It

- They measure your roof once at the start of the job.
- They order panels from the manufacturer's factory at fixed lengths, almost always a tad longer than needed, so they can cut down on site if anything is off.
- Panels are loaded onto a flatbed truck and driven for hours (sometimes days) to your house.
- During transit, panels are exposed to road vibration, weather, and the hands of multiple loaders and unloaders.
- By the time the panels get to your roof, some have minor bends, dents, scratches, paint scuffs, or coating damage at the edges. The visible defects get "used in trim cuts." The not-so-visible ones go up on your roof.
- If a panel is the wrong length, they cut it in the field, leaving a raw cut end that needs to be hemmed by hand (or, more often, isn't).

How We Do It

- A flatbed delivers coils of Sheffield or Taylor painted Galvalume® or aluminum directly from the manufacturer. The coil itself is far easier to ship without damage than a 30-foot finished panel.
- Our roll-former is set up on site, next to your house. The coil is fed in. The finished panel comes out the other end already roll-formed with the seam profile, striations or ribs, hems, and any required notching.
- We measure each section of your roof individually before we make the panel for it. If the next valley-to-ridge run is 22 feet 7-1/8 inches, that's the exact panel we make.
- We measure the seam height on each run as we go. Sheets of plywood, framing, and rafter tails are never perfectly uniform, even a 1/8-inch difference between runs is custom-accommodated.
- Every panel is hand-carried directly from the roll-former to its position on the roof. The panel never gets shipped, never gets handed off, never sits on a truck for hours, never goes through a dock loader.
- Zero panels in the dumpster from over-cutting. Zero panels with shipping damage. Zero panels with raw, un-hemmed cut ends because the field crew didn't have time.

KEY POINT

Why This Matters For Your Roof

Custom fit on every panel. Standing seam runs are rarely uniform from one side of a roof to the other. Our measure-and-make approach means each panel matches its exact location, not a "close enough" length from a factory pallet.

No shipping damage. A roll-former produces straight, square, untouched panels at your property. Long panels shipped from a factory pick up dings, scuffs, and edge nicks that compromise the coating and seed corrosion years later, particularly on coastal aluminum jobs.

Cleaner finished work. Hemmed edges, square cuts, exact lengths. The kind of detail you can only achieve when fabrication and installation happen the same hour, by the same crew, on the same job.

Less waste. Less material in the landfill. Lower carbon footprint than long-haul panel

shipping.
Faster install. No waiting for back-ordered panels from the factory. No re-orders when a measurement is off.

The Equipment Investment

Portable roll-formers are not cheap. Most metal roofing contractors in California don't own one, they sub it out, rent occasionally, or skip it entirely and order pre-formed panels. We made the investment because we knew it was the only way to consistently deliver the precision a real standing seam roof requires. When you hire us, you get the benefit of that capital investment on every job, at no extra cost.

KEY POINT

Ask Any Other Contractor This Question

"Do you roll-form panels on site, or do you order them from the factory?" If the answer is "we order them," ask what happens when a panel arrives 1/8 inch short. The honest answer is: "we cut down a longer one or we live with the gap." Neither is acceptable on a 50-year roof.

12. The Seam Itself, What It Is, Why It Matters, How To Pick the Right Size

People keep saying "the seam" and "the seam" and never explaining what they mean. Here is the simple answer:

KEY POINT

The seam is the raised rib running up the roof where two panels meet.

It is the entire reason the roof is called "standing seam." The seam stands up above the flat part of the panel. That raised seam is what keeps water, wind-driven rain, and debris out of the joint where panels connect. The fastener that holds the panel down is hidden inside or underneath that seam, which is why you never see screws on a real standing seam roof.

Why Seam Height Matters

Taller seams = more water control. Imagine a tiny dam running up your roof. The taller the dam, the more rain can be hitting the panel surface in a storm before water threatens to spill over into the joint. On low-slope roofs where water moves slowly, a taller seam is critical. On steep roofs where water races to the gutter, seam height becomes less about water and more about appearance and wind resistance.

Seam Height	Look	When To Use
1"	Subtle, low-profile	Modern minimalist architecture, accent areas, wall panels
1.5"	Industry standard	Default for residential snap-lock, Sheffield 1.5" SnapLock 450 is the most-used profile in LA

Seam Height	Look	When To Use
1.75"	Slightly more pronounced	Snap-lock to slope as low as 2/12, modern contemporary homes
2"	Bold architectural	Mechanical seam for low slopes (down to 0.5/12), commercial-grade residential, biggest visible roof planes

Why Panel Width Matters Too

Panel width is the distance from seam to seam, the flat face of the panel. Most standing seam panels are roll-formed in widths from 12" to 18". Wider panels look more modern and clean but are more likely to show oil canning. Narrower panels look more traditional and detailed and hide oil canning better.

- 12" panel, most refined, narrowest look, hides oil canning best, more seams per square foot.
- 16" panel, the industry standard, balanced look and value.
- 18" panel, most modern and dramatic, fewer seams, more visible panel face, more chance of oil canning.

A skilled installer will recommend a width based on the roof's geometry, your tolerance for oil canning, and the architectural intent, not what was cheapest to buy that week.

SHOWCASE • HOW THE METAL ROOF PROS DO IT

Why We Build To A 16-Inch Panel Width

THE PROBLEM

Installers chasing the lowest material cost push very wide panels (fewer panels to fabricate and install), but wide flat pans telegraph every imperfection and oil-can badly in the LA sun.

WHAT WE DO

16 inches is the sweet spot for Los Angeles homes, and it is our default for good reason. It gives you the clean, contemporary standing seam look people want, while keeping the flat pan narrow enough to stay visually flat and resist the oil canning that wider 18 to 20 inch panels are prone to.

Narrower 16-inch pans flex less across their width, so any minor deck irregularity or thermal movement is far less visible than it would be on a wide panel. You also get more seams per roof, and every seam is a stiffening rib that adds rigidity and strength against wind uplift.

We can go narrower (12 inch) for the most oil-canning-sensitive luxury roofs, or wider where the architecture truly demands it. But 16 inches is the width that consistently delivers the best combination of looks, flatness, strength, and value, which is exactly why it is on your scope.

13. Clips: The Hidden Hardware Holding Your Roof On

Clips are small folded pieces of metal that sit between the panel seam and the roof deck. Two screws (or sometimes more) hold the clip to the deck; the clip then engages the male seam of the panel. The next panel's female leg locks over the male, hiding the clip completely.

Clips are quietly doing two opposite jobs at once: holding the panel down against wind, and letting the panel move freely as metal expands and contracts in the heat. Get the clip wrong and your roof will buckle, oil-can, or pull off in a Santa Ana wind. Get it right and the panels move silently and invisibly thousands of times a year for the next 50 years.

Why Thermal Movement Is A Big Deal In LA

Metal expands when it heats and contracts when it cools. A 30-foot panel of standing seam will measurably change length between dawn and 3 PM in August in Encino. If the clips do not allow that movement, the panel either buckles upward, distorts the seam, or pulls fasteners loose. Over thousands of cycles, restricted movement creates oil canning, audible "ticking" from the roof, fastener fatigue, and eventually visible damage.

This is why you cannot just take a metal panel and screw it down. The Metal Construction Association explicitly cautions that standing seam systems require fastening that allows thermal expansion and contraction while protecting against attachment fatigue.

The Main Clip Types

Clip Type	What It Does
Fixed Clip	Locks the panel at one specific point so the rest of the panel has a controlled anchor to expand and contract from. Every panel needs a fixed point somewhere. The installer's design controls where.
Sliding Clip	Holds the panel down for wind uplift while letting the panel slide as it expands and contracts. Used along the bulk of the panel run. The most important type for long panels in LA's temperature swings.
Floating Clip	Similar concept to a sliding clip, a two-part clip where one half attaches to the structure and the other half engages the panel and floats freely. Used on the most thermally-active long panels.
One-Piece Clip	Simple folded clip used with many snap-lock systems. Strong, economical, common.
Two-Piece Clip	Two interlocking pieces, typically a base and a slider, used when movement allowance must be larger.
High vs. Low Clip	High clips lift the panel slightly off the deck (used with rigid insulation or special ventilation designs). Low clips sit tight to the deck (standard for residential over plywood).

Clip Spacing, A Make-or-Break Detail

Clips are placed on a specific spacing along the seam, usually 12", 16", or 18" on center. The spacing comes from the engineered system's test reports and the wind-zone calculations for the project. A typical residential standing seam in LA might use 18" on center to meet UL 90 wind uplift. Tighter spacing (16" or 12") improves wind resistance and is often used at perimeters, ridges, eaves, and corners, anywhere wind uplift is concentrated.

BEST PRACTICE

What A Good Installer Does

1. Designs the clip layout in advance, fixed point in the middle, sliding clips on either side.
2. Tightens clip spacing at the perimeter zones (ASCE 7 wind-load zones).
3. Verifies that the chosen clip is the right one for the chosen panel, not a generic clip from a different system.
4. Uses the correct fastener for the clip and the deck.
5. Avoids over-tightening fasteners on sliding clips so the slider can actually slide.

SHOWCASE • HOW THE METAL ROOF PROS DO IT

Heavier Clips, Two Screws Each, And Tighter Spacing Where The Wind Hits Hardest

THE PROBLEM

A clip held by a single screw can bend or pull out of the plywood deck under extreme wind uplift. Once one clip lets go, the load shifts to its neighbors and a zipper failure can start, the way many wind-damaged metal roofs actually come apart.

WHAT WE DO

We use 18-gauge or 16-gauge stainless steel or galvanized clips, and we fasten each clip with two screws instead of one. The second screw is cheap insurance: it ensures the clip cannot bend, rotate, or tear away from the wood deck under the intense uplift pressure a Santa Ana or coastal wind event creates.

We space clips every 12 inches across the field of the roof, then tighten that to every 6 to 9 inches near the eaves, rakes, and ridges, the perimeter zones where wind uplift pressure is highest. This is exactly where under-built roofs peel and where the engineering matters most.

Most installers use whatever lighter clip comes in the box and a single screw at standard spacing across the whole roof. On a calm-weather valley home they may get away with it. On an LA hillside or coastal property in a wind event, that is where roofs fail.

SHOWCASE • HOW THE METAL ROOF PROS DO IT

We Kill Wind Flutter With Anti-Vibration Foam Down The Panel Center

THE PROBLEM

On flat-pan standing seam in canyon and ridge-top locations, wind moving over the roof can set the panels vibrating, an annoying hum or drum, plus long-term stress on the locks and visible oil canning.

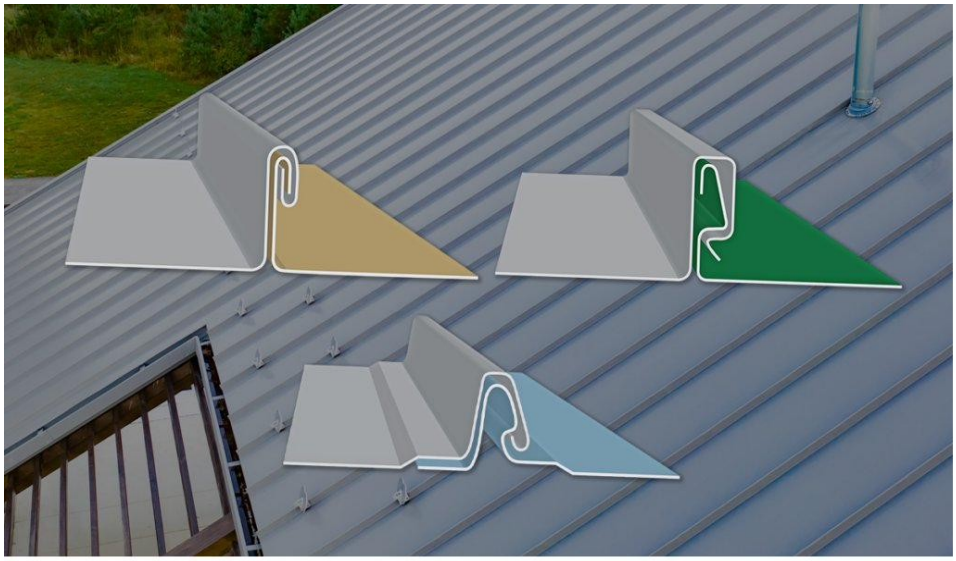
WHAT WE DO

In high-wind canyon areas, flat metal panels can flutter or vibrate as wind sweeps over the ridge and across the pan. That flutter creates noise, stresses the seams and locks over time, and can worsen oil canning.

Before we lay the panels, we install backer rods or foam anti-vibration strips down the center of the roof deck, running with the panels. When the flat panel is snapped over them, the foam applies slight, continuous upward pressure against the center of the pan.

That one detail does three things at once: it eliminates wind flutter, it dampens sound (rain and wind both), and it minimizes oil canning by keeping gentle tension across the pan. It is the kind of step that costs us a little extra labor and material and that the homeowner never sees, which is exactly why most installers skip it.

14. Fasteners, The Single Biggest Reason Roofs Leak



Specialty metal-roofing fasteners, coated steel pancake-head screws designed for clip attachment.

The Two Worlds of Metal Roof Fasteners

- Concealed Fasteners, what you want. Screws drive through clips into the deck, then panels lock over the clips, hiding every screw head.
- Exposed Fasteners, what you find on cheap metal roofs and barns. Screws pierce the visible surface of the panel, each one wearing a rubber washer that is doing the actual sealing.

KEY POINT

Why Exposed Fasteners Eventually Leak

Every exposed-fastener screw on a metal roof has an EPDM or neoprene rubber washer. That washer is the only thing keeping water out of the screw hole. In Los Angeles UV, those washers dry out, crack, shrink, and lose their seal, typically in 10 to 20 years. Multiply 10 screws per square foot of panel by your roof area and you have hundreds or thousands of tiny rubber gaskets, all aging at once, all eventually failing.

A standing seam roof with concealed fasteners simply does not have that problem. The screws live under the seam, protected from UV, weather, and time. That is why the Sheffield Metals comparison data shows standing seam outlasts exposed fastener systems significantly, the fasteners aren't fighting the elements every day.

What A Real Standing Seam Fastener Looks Like

Typical residential standing seam fasteners (per Sheffield's UL 90 published assemblies):

- #10 to 12 × 1" pancake-head screws with a No. 2 Phillips drive and A-point.
- Coated steel for corrosion resistance.
- Two fasteners per clip.
- Clips spaced 18" on center on the flat field of the roof, tightened to 12", 16" at perimeters.
- Deck screws sized for the actual deck, plywood typically gets a different screw than steel deck.

Coastal Notes

Within 1,500 feet of the ocean, even "coated steel" fasteners can corrode over decades. For Malibu, Pacific Palisades, and any coastal-exposure project, we specify stainless steel fasteners through the clips and stainless fasteners on any visible flashing fastener locations. The fastener cost difference is minor; the longevity gain is huge.

Exposed-fastener "5V" roofing, note the visible screws every few inches. Standing seam hides all of these.

15. Underlayment & Decking, The Stuff You Never See

Every standing seam metal roof sits on a layer of underlayment, which sits on a roof deck (almost always plywood in residential Los Angeles). These two layers are the secret backup of your roof. If even one panel ever gets damaged, the underlayment is what is keeping water out of your house until the panel is replaced.

Why Standard Roofing Felt Is Not Good Enough

Old-school 30-pound felt was designed for shingles. It cannot survive the temperatures under a metal roof. A dark metal panel in the LA sun can radiate 160°F+ onto whatever is directly beneath it. Standard felt degrades and gets brittle at those temperatures, which means in 10 years your "backup waterproofing" has crumbled.

What We Use, Every Time: Polyglass Polystick XFR

We install Polyglass Polystick XFR self-adhered, fire-resistant high-temperature underlayment on every standing seam project, period. It is the best underlayment on the market for metal roofing in Los Angeles, and we don't substitute. Here is what it does that lesser underlayments cannot:

- Heat resistance up to 265°F, well above any temperature your roof will ever see, even with a dark color on a 110°F Valley afternoon.
- Dual-purpose fire AND water protection in a single layer, Polyglass's patented Burn-Shield Technology® and ADESO® self-adhered dual-compound construction help achieve UL Class A fire-rated assemblies on combustible (plywood) decks under metal.
- Self-adhering full peel-and-stick installation seals every nail penetration, every flashing edge, and every transition.
- 80 mils of combined elastomeric SBS modified bitumen, substantially thicker and more puncture-resistant than typical synthetics.
- Fiberglass reinforced for tear resistance.
- Up to 180-day UV exposure rating, if weather forces us to pause, your home is still protected.
- Slip-resistant top film keeps our crews safe on steep slopes.
- Backed by Polyglass's 10-year material warranty (and 30-year 2-ply system warranty available).

KEY POINT

Why We Don't Substitute

There are cheaper synthetic underlayments on the market. Some installers use 30-lb felt, ice-and-water shield only at the eaves, or budget peel-and-stick products rated to only 215 to 240°F. We don't. We install Polyglass Polystick XFR across the entire roof deck on every single job because anything less is a compromise on the part of your roof that nobody ever sees, until it leaks.

Other Specifications That Go With The Underlayment

- Full-coverage installation, every square inch of the deck is sealed before any metal goes down. No "dry-in" strips. No partial coverage.
- Proper integration with valley, eave, and rake flashings, fully sealed at all transitions.
- ICC-ES recognized, Miami-Dade approved, and Florida Building Code listed, the products that meet the strictest jurisdictions in the country.

Decking, Catch Bad Plywood Now

During tear-off, we inspect every square foot of the existing plywood deck. We replace anything that is delaminated, water-damaged, soft, or warped, before the new roof goes down. A standing seam metal roof on top of a wavy deck will show that waviness through the panels (oil canning). Spending the money to flatten the deck during tear-off is one of the cheapest ways to dramatically improve the final appearance.

KEY POINT

Plywood Repair Should Be On Your Quote

A real metal roofing quote includes a per-sheet price for deck repair and a clear scope for what triggers it. A vague "deck repair as needed" with no unit price is a setup for a surprise change order. Insist on the number.

SHOWCASE • HOW THE METAL ROOF PROS DO IT

Polyglass XFR Turns Your Entire Deck Into A Sealed, Watertight, Fire-Rated Shield

THE PROBLEM

Most underlayments are only mechanically fastened (stapled), leaving thousands of open holes, and many installers only run peel-and-stick at the eaves and valleys. If a panel or seam is ever breached, water reaches the bare, perforated deck and the house leaks.

WHAT WE DO

We use Polyglass Polystick XFR on every roof, and the reason goes beyond heat resistance. Because it is a high-temperature, self-adhering (peel-and-stick) membrane, it bonds directly to the plywood deck across the entire roof, not just the eaves or valleys.

Here is what that means in plain terms: even in the absolute worst-case scenario, where a hurricane-force wind event somehow compromised a metal seam, your roof deck underneath is still completely sealed inside a rubberized, watertight, fire-rated shield. The water has nowhere to get in. The house will not leak.

That is a fundamentally different level of protection than a roof that relies on felt or a thin synthetic that is only mechanically stapled down. Staples leave thousands of unsealed holes. Peel-and-stick seals around every penetration and bonds to the wood as one continuous membrane. It is the difference between a backup layer and a true second roof.

16. Attic Ventilation & O'Hagin Fire & Ice Vents

In a Los Angeles wildfire, attic vents are one of the most common ways a home ignites from the inside. The right vent is a life-and-property decision.

Almost nobody thinks about attic vents when they picture a new roof, and that is a mistake, especially in Los Angeles. Vents do two critical and competing jobs: they let your attic breathe (which protects the roof structure, manages heat, and prevents moisture), and in a wildfire they are one of the most common ways a home catches fire from the inside. Wind-driven embers travel a mile or more ahead of a fire, land on the roof, and get sucked straight into the attic through ordinary vents, where they ignite dust, insulation, and stored belongings. The house then burns from the inside out, often while the exterior still looks fine.

That is why, on wildfire-exposed homes, we install O'Hagin Fire & Ice vents.

Why Attic Ventilation Matters At All

- Heat: a balanced intake-and-exhaust system lets superheated summer air escape, lowering attic temperatures and cooling load.
- Moisture: ventilation carries away water vapor that would otherwise condense on the underside of the deck and rot it.
- Roof life: a cooler, drier attic protects the deck, the underlayment, and the panels above it.
- Code: California requires a specific ratio of net free ventilation area to attic square footage, and wildfire zones require that ventilation be ember-resistant.

What Makes O'Hagin Fire & Ice Vents Different

O'Hagin is the recognized leader in low-profile attic ventilation, and their Fire & Ice line is engineered specifically for the Wildland-Urban Interface conditions that define so much of Los Angeles. They keep the airflow your attic needs while blocking the embers and flames that destroy homes.

- Patented stainless-steel internal matrix that resists the entry of wind-driven flames and burning embers, the actual mechanism that ignites most homes in a wildfire.
- Class A fire rated and independently tested; accepted by fire officials for installation in WUI areas and compliant with California Building Code Chapter 7A (Section 706A) ember-intrusion requirements.
- Low-profile, tapered design that sits nearly flush and blends into the roof, so a premium standing seam roof keeps its clean lines (no bulky mushroom vents breaking up the planes).
- The "Ice" half of the name: the same matrix that stops embers also resists wind-driven rain and snow intrusion, without sacrificing airflow.
- 1/8-inch noncombustible, corrosion-resistant mesh, appropriate for coastal and inland LA alike.
- A balanced system installed both high (within about 3 feet of the ridge) and low (in the lower third of the attic) that can eliminate the need for vulnerable under-eave soffit vents entirely.

REAL-WORLD RESULT

Proven In A Real Los Angeles Wildfire

O'Hagin Fire & Ice vents are not a theoretical product. During the 2018 Woolsey Fire in Malibu, a home built fire-smart with O'Hagin Fire & Ice vents survived while neighboring structures did not. Embers that would have poured through ordinary vents were stopped at the attic. No vent can guarantee a home against wildfire, but ember-resistant ventilation is one of the highest-leverage hardening steps you can take.

SHOWCASE • HOW THE METAL ROOF PROS DO IT

We Spec O'Hagin Fire & Ice On Every Wildfire-Exposed Roof

THE PROBLEM

Standard attic vents are an open door for wind-driven embers. In a Los Angeles wildfire, those embers enter the attic and ignite the home from the inside, even when the fire never

directly touches the house.

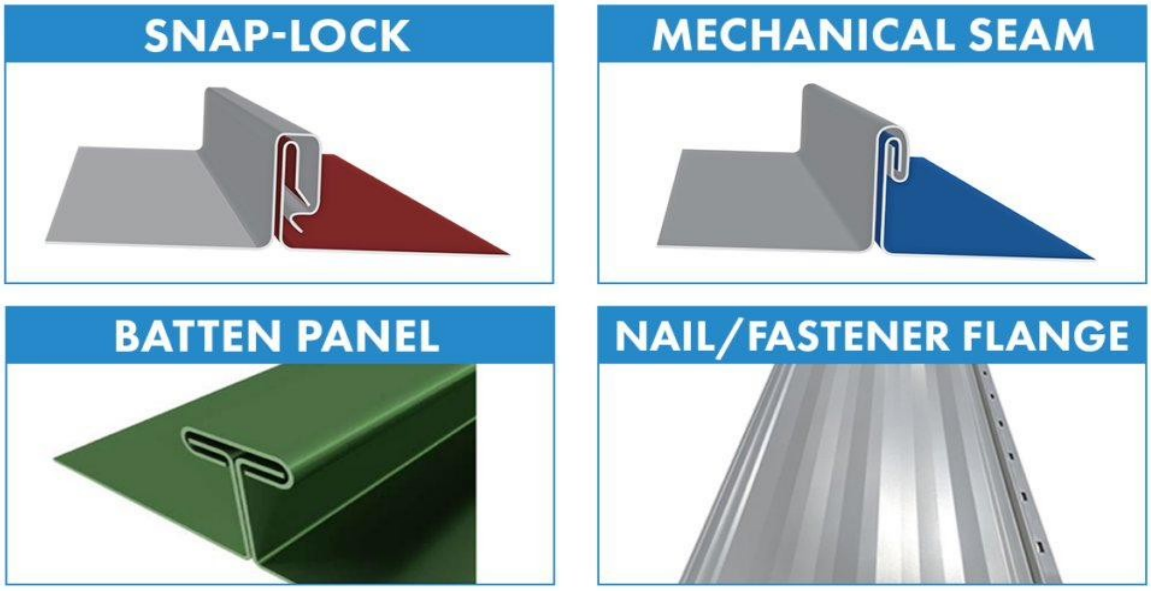
WHAT WE DO

On any home in or near a Fire Hazard Severity Zone or the Wildland-Urban Interface, Malibu, the Palisades, Hidden Hills, Bel Air, the Hollywood Hills, and the canyon-adjacent Valley, we install O'Hagin Fire & Ice vents as part of the Class A hardened assembly, paired with our Polyglass XFR sealed deck and enclosed eaves.

We design a balanced ventilation layout (intake low, exhaust high) so your attic breathes correctly and meets California's net-free-area code, while the ember-resistant matrix protects the single most common interior ignition path in a wildfire.

And because they are low-profile and color-matched, they protect your home without ruining the clean look of your standing seam roof. Most roofers install whatever box vent is cheapest and never mention ember resistance at all. We treat ventilation as the fire-safety and roof-longevity decision it actually is.

17. Coatings & Colors



Standing seam metal roofing can deliver a wide range of looks, from steel to copper, dark bronze to zinc gray.

PVDF (Kynar 500® / Hylar 5000®), The Only Coating We Use On Residential Architectural Standing Seam

PVDF stands for polyvinylidene fluoride, a fluoropolymer resin coating that is the gold standard for architectural metal. It is approximately 70% PVDF resin plus 30% acrylic. Branded names you will see: Kynar 500® (Arkema), Hylar 5000® (Solvay). They are functionally equivalent.

PVDF resists:

- Fading (the Los Angeles UV killer).
- Chalking (where the surface oxidizes into a powdery film).
- Color drift over years and decades.
- Harsh chemical exposure (acid rain, pollution, coastal contaminants).

- Heat and humidity cycling.

Premium PVDF on a real architectural panel typically carries a 40-year transferable paint warranty.

SMP, Step Down From PVDF

Silicone-modified polyester (SMP) is a cheaper coating used on many exposed-fastener systems and some 26-gauge standing seam. It is fine on barns. In Los Angeles UV on an architectural home, SMP fades and chalks faster than PVDF, typically losing color visibly in 10 to 15 years vs. PVDF's 25 to 40+ year color retention.

We do not specify SMP for residential standing seam roofs in Los Angeles. Period.

Picking The Right Color

Matte black standing seam, dramatic but think hard about heat and Title 24 before specifying it on a large LA roof.

Color is the single most-asked question. Here is our regional guidance:

Area	Colors That Tend to Work Best
Malibu / Pacific Palisades (coastal)	Zinc gray, cool gray, champagne metallic, medium bronze, weathered zinc, regal white. Aluminum substrate with PVDF.
Beverly Hills / Bel Air (luxury, refined)	Charcoal, matte black, dark bronze, slate gray, architectural metallics, satin black.
Hidden Hills / Agoura Hills / Thousand Oaks / Westlake (estates + wildfire)	Medium bronze, dark bronze, charcoal, weathered zinc, slate gray, mansard brown.

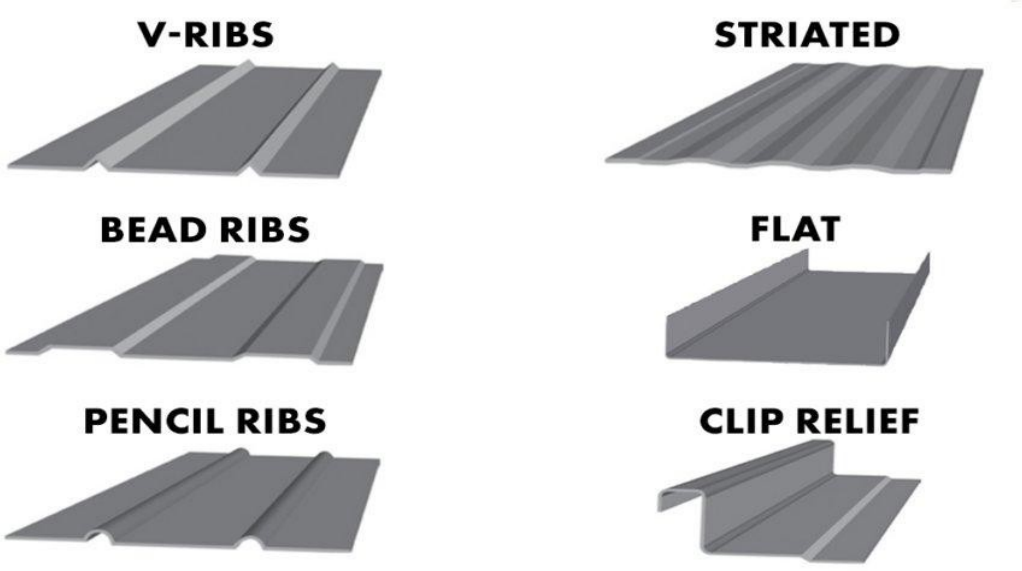
Area	Colors That Tend to Work Best
Woodland Hills / Encino / Tarzana / Sherman Oaks / Studio City (Valley heat)	Cool-roof rated medium tones, silver metallic, regal white, zinc gray, sandstone, medium bronze. Avoid pure black on south- and west-facing planes.
Hollywood Hills / Brentwood (mixed)	Charcoal, dark bronze, slate, matte black on modern, zinc gray on traditional.

The Black Roof Question

Yes, you can have a black metal roof in Los Angeles. They look stunning on modern homes. But understand the trade-off: pure black absorbs the most solar energy of any color. To do it responsibly we strongly recommend:

- Verify the specific black color carries a CRRC cool-roof rating. Premium PVDF blacks engineered for cool-roof performance reflect surprisingly well, they have IR-reflective pigments.
- Pair the roof with strong attic insulation (R-38 minimum, ideally R-49 in your climate zone) and balanced ventilation.
- Check Title 24 compliance for your specific climate zone and roof slope before committing.
- Consider matte vs. gloss, matte black is usually more architecturally pleasing and hides oil canning marginally better.

Striations, Ribs, and Flat Pans



Roll-formed panel surface options. From left: V-Ribs, Striated, Bead Ribs, Flat, Pencil Ribs, Clip Relief.

During panel roll-forming, an installer can choose to add small surface features to the flat face of the panel. These are not structural, they exist to control oil canning and adjust the visual character of the roof.

- Striated, light parallel lines running with the panel. The most popular choice. Breaks up reflections and dramatically reduces visible oil canning. Recommended on most LA jobs.
- V-Ribs or Pencil Ribs, two or three small ribs running with the panel. Slightly bolder than striations. Also reduces oil canning.
- Bead Ribs, small rounded ridges with a softer profile.
- Flat Pan, completely smooth panel face. Most modern and dramatic look, but maximum risk of showing oil canning. Specify only with thicker gauge and excellent deck prep.
- Clip Relief, small embossed channel where clips sit, hiding any panel dimpling at the clip.

18. Testing Reports & Certifications

This is one of the things we wish more homeowners would ask about, because if a manufacturer cannot produce these documents, the panel is not what it claims to be. Every premium architectural standing seam system has a stack of independent third-party test reports. Here are the ones to ask for by name:

Test / Standard	What It Means For You
UL 580	Wind uplift resistance. UL 90 is the highest class. Tells you the roof has been proven to resist wind suction up to specific pressures. Critical on hillsides, exposed sites, and ridge lines.
UL 2218	Impact resistance for hail and debris. Class 4 is the highest rating, Sheffield 24-gauge and 26-gauge standing seam typically achieve Class 4. Important under tree cover.
UL 790	Fire test of roof coverings. Class A is the highest rating. The cornerstone document for fire-resistant roof assemblies, bring it to your insurance carrier.
ASTM E 1646	Water penetration under static pressure. Confirms the seam keeps water out under sustained wind-driven rain conditions.
ASTM E 1680	Air leakage. Critical for energy efficiency. Tight roof = less heat infiltration.
ASTM E 2140	Water penetration via static head, the test that qualifies a seam for low-slope (down to 0.5/12) use with in-seam sealant.
FBC Approval	Florida Building Code approval. Florida has the strictest residential wind and water testing in the country. An FBC-approved panel is over-engineered for everything LA throws at it.
TDI Approval	Texas Department of Insurance product evaluation. Similar significance to FBC.
CRRC Rating	Cool Roof Rating Council. Reports solar reflectance and thermal emittance numbers. Required for Title 24 compliance in California.
ASTM E 84	Surface burning characteristics. Class A flame spread on underlayments

Test / Standard	What It Means For You
	and accessories.

KEY POINT

Before You Sign Anything

Ask the installer for the cut sheet of the exact panel profile they are bidding, then check that the cut sheet lists UL 580 (Class 90), UL 2218 (Class 4), and UL 790 (Class A), at a minimum. Ask for the CRRC number on your specific color. If they can't produce these documents in two business days, you are not buying engineered metal roofing, you are buying generic metal.

19. Oil Canning, What It Is And How A Good Installer Prevents It

Oil canning is the visible waviness, ripple, or distortion that appears on the flat face of metal panels. It is named after the old metal oil cans that flexed when you squeezed them. It is the single most common cosmetic complaint on standing seam roofs, and it is the area where unskilled installation reveals itself most ruthlessly.

An example of oil canning visible at low sun angles on a flat-pan installation.

Why Oil Canning Happens

- Uneven roof deck, warped plywood telegraphs through the metal.
- Metal that is too thin, 26-gauge oil cans more easily than 24, which more than 22.
- Wide flat-pan panels with no striations or ribs.
- Thermal stress when panels cannot move freely.

- Over-tightened fasteners pinching the panel.
- Improper clip spacing.
- Panel mishandling during shipping or installation.

How A Good Installer Prevents It

- Inspects and flattens the deck before underlayment goes down. Replaces any warped plywood. Sands or shims as needed.
- Specifies the right gauge for the panel width. Wider panels deserve thicker metal.
- Adds striations or ribs to the panel during roll-forming.
- Uses correct clip spacing per manufacturer engineering.
- Never over-tightens fasteners on sliding clips.
- Sets fixed and sliding points in the proper locations.
- Hand-carries panels and stores them protected.

KEY POINT

The Honest Truth About Oil Canning

It cannot be 100% eliminated on any standing seam metal roof. Metal is a flat, reflective surface, it will pick up any irregularity behind it. What a skilled installer can do is make it nearly invisible in normal viewing conditions. What an unskilled installer does is leave a roof that ripples like water when the afternoon sun hits it sideways.

Beware any contractor who promises "zero oil canning." That promise is a sign they don't understand the physics. Honest installers tell you exactly what they do to minimize it and set realistic expectations.

SHOWCASE • HOW THE METAL ROOF PROS DO IT

We Leave Aluminum Room To Move, Because It Moves Twice As Much As Steel

THE PROBLEM

Aluminum's high thermal movement means a flat aluminum panel that is clipped too tightly will buckle and oil-can badly. It is one of the most common ways coastal metal roofs end up looking wavy.

WHAT WE DO

Aluminum is the right metal at the coast because it never rusts, but it has one trait a careless installer will turn into a problem: aluminum expands and contracts up to roughly twice as much as steel when it heats and cools under the hot California sun.

When a completely flat, un-striated aluminum panel heats up, it moves aggressively. If the crew clips it down too tightly, the panel has nowhere to go, so it buckles and shows heavy oil canning waves. The metal is not defective; it was simply pinned in place and then told to expand.

Our crew leaves deliberate breathing room in the snap-lock clips on aluminum roofs so the panels can grow and shrink freely with the day-night temperature swing. Where appropriate we also add striations or ribs to break up the pan. The result is a coastal aluminum roof that stays flat and quiet through 100-degree afternoons and cool ocean nights alike.

PART THREE

Your Los Angeles Neighborhood

Standing seam metal works across every LA microclimate when it is specified correctly for the conditions.

Los Angeles isn't one climate. It's a coastal climate, a hillside climate, a Valley climate, and a canyon climate all at once. A roof that is perfect for one neighborhood may be wrong for another, even if the homes are 15 miles apart. This section gives you the situational guidance we give our customers based on where you actually live.

20. Coastal Homes, Malibu, Pacific Palisades, Brentwood

Standing seam installation in Malibu, aluminum panels, PVDF coating, full marine-grade flashing.

Living within a few miles of the Pacific is a privilege that punishes ordinary roofs. Salt air, marine layer humidity, sand-driven onshore winds, intense UV reflected off the water, and a wildfire risk that runs straight up out of the canyons together create an environment most roofing materials simply cannot survive. We have replaced 12-year-old tile and asphalt roofs in Malibu and Pacific Palisades that look 30 years old. A correctly specified standing seam metal roof eliminates every one of these failure modes at once.

Specific Conditions On The Coast

- Salt-laden marine air corrodes unprotected steel, fasteners, and any exposed bare metal. The closer to the water, the faster the damage.
- Marine layer moisture sits on the roof many nights of the year, accelerating any corrosion that has started.
- Sand-blasting from sustained onshore winds slowly abrades coatings, especially on west-facing planes.
- Strong Santa Ana reversal and onshore wind events repeatedly stress fasteners and seams.
- Wildfire risk is real and acute, Palisades hillside, Topanga, Las Flores, Latigo, and the brush above PCH all funnel ember-driven fire toward homes.
- Salt-fog corrosion can attack the underside of a roof system through soffit vents, not just the top side.
- HOA and Coastal Commission design constraints in many neighborhoods (Malibu Colony, Las Tunas, Big Rock, Sunset Mesa).

How A Standing Seam Metal Roof Helps Here

- Aluminum standing seam doesn't rust, period, our default specification within roughly 1,500 ft of the ocean. No salt-driven corrosion ever, by design.
- PVDF (Kynar 500®) coating is the only finish that holds color long-term in coastal UV and salt. Sheffield offers a 25-year coastal PVDF warranty specifically for aluminum within 1,000 ft of saltwater.
- Class A fire-rated assemblies with ember-resistant vents directly address the wildfire risk that has destroyed thousands of coastal LA homes.
- Stainless steel fasteners where any fastener could be exposed to coastal air, no galvanic corrosion, no streaking.
- Aluminum flashing matched to aluminum panels eliminates dissimilar-metal corrosion (a hidden killer of mixed-metal coastal roofs).
- Mechanically seamed profiles on lower-slope ocean-facing planes provide maximum water and wind resistance.
- Tight clip spacing and engineered uplift ratings designed for sustained coastal wind exposure.
- Smooth, sealed metal surface sheds salt-fog moisture quickly and is easy to rinse clean.
- Custom on-site fabrication means panels never get shipped through humid air for hours where coating damage starts.

KEY POINT

Coastal Specification

Our standard coastal recipe: Sheffield or Taylor PVDF-coated aluminum, 24-gauge, mechanical seam on exposed planes, snap-lock acceptable on sheltered planes, stainless steel fasteners, aluminum flashing throughout, Polyglass Polystick XFR underlayment, ember-resistant Class A assembly, and full perimeter wind engineering. This is what we build in Malibu, Pacific Palisades, and waterfront Brentwood.

SHOWCASE • HOW THE METAL ROOF PROS DO IT

At The Coast We Use Aluminum And PVDF, Never Bare Steel

THE PROBLEM

Salt-laden marine air corrodes bare and painted steel, attacks ordinary fasteners, and sets off galvanic corrosion wherever dissimilar metals meet. A standard inland roof spec fails early at the coast.

WHAT WE DO

Within roughly 1,500 feet of the ocean we specify aluminum standing seam, not painted steel. Aluminum cannot rust, full stop. Salt air that would chew through an unprotected steel edge or fastener over a few years does nothing to aluminum.

We pair that aluminum with a PVDF (Kynar 500) coating, the only finish that holds its color against relentless coastal UV and salt fog, and for the most exposed waterfront homes we use the manufacturers' dedicated coastal finishes (Sheffield's COOLR Coastal program and Taylor's MarineGuard). Every fastener that could see salt air is stainless steel, and every piece of perimeter flashing is aluminum to match the panels.

That last point matters more than people realize: mixing steel flashing with aluminum panels creates galvanic corrosion, two dissimilar metals that slowly eat each other in the presence of salt moisture. We keep the entire system, panels, clips, fasteners, and

flashing, compatible by design. It is the difference between a roof engineered for the beach and a valley roof that happens to be near the water.

21. Hillside & Wildfire Zones, Hidden Hills, Bel Air, Hollywood Hills

Standing seam install on a Hidden Hills estate, designed for wildfire exposure, wind, and architectural impact.

If you live in Hidden Hills, Bel Air, the Hollywood Hills, or any of LA's other hillside communities, your roof is doing three jobs simultaneously: keeping out rain, keeping out wildfire embers, and standing up to wind events that can hit 60 to 80+ mph on a ridge during Santa Anas. Most roofing materials fail at the second or third job. A correctly engineered standing seam metal roof does all three at the highest level.

Specific Conditions In The Hills

- Wildfire ember exposure during fire season, embers can travel a mile or more on hot wind.
- Sustained high wind loads, especially during Santa Ana events. We have personally measured 60 to 80+ mph wind events ridge-top in the Hollywood Hills.
- Steep slopes (often 7:12 to 14:12) and complex geometry, multiple planes, many flashings, valleys, dormers, and parapets.
- Long, uninterrupted panel runs on large estate homes.
- Strong solar gain on south- and west-facing planes.
- Insurance scrutiny, many carriers now require documented Class A roofs and WUI hardening for renewal.
- Limited and expensive water access during fires, your roof IS your first line of defense.
- Brush adjacency, defensible space requirements per Cal Fire and local jurisdictions.

- Restricted access for trucks and equipment on narrow hillside roads.
- HOA architectural review in Bel Air Estates, Hidden Hills, and gated communities.

How A Standing Seam Metal Roof Helps Here

- Class A fire-rated assembly, non-combustible metal panel, fire-resistant Polyglass Polystick XFR underlayment, ember-resistant vents (CAL FIRE listed), sealed deck. This is the single most powerful WUI hardening you can do.
- Engineered wind uplift ratings (UL 580 / UL 1897 / ASTM E 1592), 22- or 24-gauge mechanical seam with proper clip spacing meets or exceeds the worst Santa Ana events we see.
- Mechanical seam on the most exposed planes; snap-lock acceptable in sheltered locations.
- Enclosed eaves, no open soffits where embers can enter the attic and ignite from inside.
- Smooth surface gives embers nothing to catch on, they roll off rather than smoldering in valleys.
- Tighter clip spacing at perimeter, ridge, eave, and corner zones (where wind uplift is highest).
- 50+ year lifespan means you re-roof once, major insurance leverage.
- Custom on-site fabrication means we can deliver panels through narrow hillside access where 30-foot factory panels couldn't physically arrive.
- Premium flashing details at every roof-to-wall, chimney, skylight, and valley, hand-fabricated on site.

KEY POINT

WUI Hardening Bundle

In every hillside neighborhood we work, Hidden Hills, Bel Air, Hollywood Hills, Beverly Crest, Mandeville Canyon, Coldwater Canyon, we bundle the metal roof with: ember-resistant vents, gutter guards, enclosed soffits, Class A assembly documentation, and defensible-space coordination. Bring the certificate from your install to your insurance carrier when you renew.

22. Valley Heat, Encino, Tarzana, Sherman Oaks, Studio City, Woodland Hills

Cool-roof rated standing seam on a Sherman Oaks home, the right defense against 105°F afternoons.

The San Fernando Valley is its own climate, and it punishes roofs differently than the coast or the hills. Days routinely hit 100 to 110°F in summer, the temperature swing from afternoon to dawn is enormous, and the older housing stock often has marginal attic insulation and ventilation. Asphalt roofs in Encino and Tarzana fail much faster than the asphalt manufacturer's warranty implies because heat is the single biggest killer of bitumen-based products. Metal, with the right coating, actively defends against the heat instead.

Specific Conditions In The Valley

- Extreme summer heat, 100 to 110°F+ afternoons are normal from June through September.
- Brutal direct solar exposure on south- and west-facing planes for 6+ hours a day.
- Big diurnal swings, 50°F afternoon-to-night temperature changes drive constant thermal expansion and contraction.
- Older homes (many 1950s, 1970s) with under-spec attic insulation, knob-and-tube wiring constraints, and marginal ventilation.
- Brushfire risk on canyon-adjacent properties, Topanga, Stone Canyon, Mulholland corridor, Sepulveda Pass, Coldwater Canyon.
- Wind events through canyon mouths, Sepulveda, Coldwater, Beverly Glen funnel high wind down into Valley neighborhoods.
- High AC bills, cooling drives the electric bill, and the roof is the single biggest gain source.
- Title 24 cool-roof compliance is required in Climate Zone 9 and parts of Zone 8.
- Mature trees drop debris on roofs, valleys need to clear, gutters need to drain.

How A Standing Seam Metal Roof Helps Here

- Cool-roof rated CRRC-listed PVDF colors reflect 25 to 70% of solar energy back to the sky, the single biggest summer energy savings you can engineer into the building envelope.
- 24-gauge standing seam with PVDF holds color and reflectance at 110°F where SMP and lesser coatings degrade.
- Polyglass Polystick XFR underlayment, rated to 265°F, easily handles the 160°F+ deck temperatures dark roofs see in August.
- Sliding clips correctly placed allow 30-foot panels to thermally expand and contract over the 50°F daily swing without buckling or noise.
- Title 24 compliance is built in with the right color and CRRC-rated product, no last-minute energy code surprises.
- Class A assembly with ember-resistant vents directly addresses canyon-adjacent brush risk.
- Smooth metal surface sheds dry oak and sycamore debris better than asphalt's granular surface.
- Documented 7 to 15% summer cooling savings (Oak Ridge National Laboratory and Lawrence Berkeley research) translate to real money on Valley electric bills.
- 50-year lifespan means you re-roof once, instead of three times under Valley heat with asphalt.

KEY POINT

Valley Specification

Our standard Valley recipe: Sheffield or Taylor 24-gauge painted Galvalume® or aluminum, CRRC-rated cool-roof PVDF color matched to the homeowner's preference, sliding clips with proper thermal-movement engineering, Polyglass Polystick XFR underlayment, balanced ridge-and-eave attic ventilation, and a Title 24 compliance package handed to the building inspector at final.

23. Luxury Architecture, Beverly Hills, Bel Air, Hidden Hills

Standing seam on a Beverly Hills modern, the roof has to be invisible and perfect at the same time.

Luxury LA homes are a different category of project entirely. The roof is visible from the street, from the back garden, from neighboring hillsides, and often from drone or aerial photography. The architect specified it for a reason. The original cost basis is in the millions. The homeowner expects perfection on a scale that mid-market construction never demands. Standing seam is the only roof category that can deliver museum-grade execution at this level, and the only one that's worth doing right when the home itself is irreplaceable.

Specific Conditions At The Luxury Level

- Visible roof planes from street, hillside, neighboring properties, and drone, the roof IS the architecture and IS the curb appeal.
- Long uninterrupted panel runs (oil canning is unforgivable here, a single rippled panel can be visible from a block away).
- Custom color matching to architect's specification, often Sheffield custom-color paint runs.
- Complex flashing, multiple ridges, valleys, parapets, skylights, decorative chimneys, dormer cheeks, integrated gutters.
- Coordination with other premium trades, custom metal fascia, integrated copper or zinc accents, hidden gutter systems, specialty soldering.
- Strict HOA architectural review (Bel Air Estates, Hidden Hills, Trousdale Estates, North of Sunset).
- Permit and inspection scrutiny in jurisdictions like Beverly Hills that hold premium construction to a higher standard.
- Insurance values that make a roof failure catastrophic, premiums and policy retention depend on documented quality.

- Resale considerations, a documented Sheffield or Taylor 50-year roof is a measurable line item on a $10M+ listing.

How A Standing Seam Metal Roof Helps Here

- 22-gauge or 24-gauge mechanically seamed standing seam with striations or pencil ribs eliminates oil canning visible at any distance.
- Custom color matching from Sheffield Metals, paint runs from 250 colors and counting, or custom-matched to your designer's exact specification.
- Aluminum or premium painted Galvalume® depending on location, coastal/canyon estate exposure handled appropriately.
- Integrated gutter and fascia metalwork in matching coating, the roof reads as a single continuous architectural element.
- Hidden gutters or built-in scuppers where the architecture calls for it. Soldered copper or zinc accents available.
- Engineered wind-load design for hillside exposure, full UL 580 / UL 1897 documentation for HOAs and insurance.
- Photo-documented installation: deck condition, underlayment installation, panel run, every flashing detail. We give clients a complete photo set at closeout for HOA, insurance, and resale records.
- Architect-direct collaboration, we work to the original drawings, not to a generic re-roof scope.
- On-site fabrication means custom architectural details, odd-radius eyebrow dormers, hipped towers, curved hips, can be matched in the field rather than "close enough" with factory pre-forms.
- 50+ year lifespan with transferable warranties is a real, measurable asset at resale.

KEY POINT

Luxury Specification

Our luxury recipe: Sheffield Metals 22- or 24-gauge mechanically seamed standing seam in custom-matched PVDF, with striations or pencil ribs to eliminate visible oil canning, integrated metal fascia and hidden gutters, Class A assembly with full UL documentation, fully photo-documented installation, transferable warranties, and direct architect collaboration on every flashing detail. This is what we build in Beverly Hills, Bel Air Estates, and the legacy estates of Hidden Hills.

PART FOUR

Choosing Your Contractor

The crew matters more than the brand. The right installer makes the difference between a 50-year roof and a 15-year disaster.

This is the section we wish more homeowners read before signing anything. We can install the most expensive panel in the country from the best manufacturer in the world, and if the installer doesn't understand sheet metal fabrication, thermal movement, fire-rated assemblies, and Los Angeles building codes, you will not get a 50-year roof.

Here is how to identify someone who can actually do this work.

24. Why A CSLB C-43 Sheet Metal License Beats A C-39 Roofing License For Standing Seam

This is the single most underappreciated topic in metal roofing. California has two contractor license classifications that can legally install metal roofing, but they are not equivalent for standing seam.

The CSLB Definitions

License	Official CSLB Scope (Title 16 CCR § 832)
C-39 Roofing Contractor	"Installs products and repairs surfaces that seal, waterproof and weatherproof structures. Materials used include asphaltum, pitch, tar, felt, glass fabric, urethane foam, metal roofing systems, flax, shakes, shingles, roof tile, slate or any other roofing, waterproofing,

License	Official CSLB Scope (Title 16 CCR § 832)
	weatherproofing or membrane material(s) or a combination thereof."
C-43 Sheet Metal Contractor	"Selects, cuts, shapes, fabricates and installs sheet metal such as cornices, flashings, gutters, leaders, pans, kitchen equipment, duct work (including insulation, patented chimneys, metal flues, metal roofing systems and any other installations requiring sheet metal)."
Class B General Building Contractor	Authorized to build or remodel structures requiring at least two unrelated building trades or crafts. The license allows the contractor to coordinate framing, decking, structural repair, and other trades that often accompany a re-roof.

Both Can Legally Do Metal, But One Is Built For It

Notice the difference in language: the C-39 lists metal roofing as one of about a dozen materials a roofing contractor might install. The C-43 description starts with "selects, cuts, shapes, fabricates and installs sheet metal", and specifically calls out "metal roofing systems."

KEY POINT

The Critical Insight

Standing seam metal roofing IS sheet metal work. Every single thing a real standing seam roof depends on, running a roll-former, hemming edges, brake-forming custom flashing, soldering copper, fabricating valley tins, building custom cricket flashings, integrating gutters, forming counter-flashing into masonry, is sheet metal craft.

A C-39 roofing contractor can legally install metal roofing, but their core trade is weatherproofing surfaces in general. They typically deal mainly with shingles, tile, and membranes. A C-43 sheet metal contractor's entire trade IS sheet metal. They live and breathe the work that determines whether your standing seam roof survives 50 years or 15.

Why C-43 Holders Tend To Be Better At Standing Seam

- They train on sheet metal fabrication, not weatherproofing in general.
- They typically own and operate roll-formers, brakes, hand seamers, mechanical seamers, and folders.
- They understand thermal movement, dissimilar-metal galvanic corrosion, panel run length, fixed and sliding clip points.
- They custom-fabricate flashings on site instead of relying on stock pieces.
- They understand soldering, hemming, double-locking, and other operations a generalist roofer never sees.
- Their work pricing usually reflects custom fabrication, which is what your roof actually needs.

Why The Class B Builder's License Is Even Better On Top

When you tear off an old roof in Los Angeles, you frequently uncover deck damage, rafter rot, fascia decay, ridge framing issues, or skylight curbs that need rebuilding. A C-43 or C-39 specialty contractor can only legally do work "incidental and supplemental" to their core trade.

If your roof job uncovers significant structural framing repairs, those typically require a Class B builder's license.

A contractor who holds both a Class B and a C-43 (sometimes also a C-39) can:

- Tear off the old roof and dispose of materials properly.
- Repair or replace any plywood, OSB, rafters, fascia, or framing as needed.
- Rebuild skylight curbs, chimney crickets, or dormer cheeks.
- Integrate the new metal roof with siding, soffit, gutter, and fascia work.
- Pull a single combined permit instead of forcing you to coordinate multiple contractors.
- Coordinate ventilation, attic insulation upgrades, ember-resistant vents, and any other related building science work.

KEY POINT

What This Means For You

When you interview metal roofing contractors, ask which license classifications they hold. The ideal answer is:

- Class B General Building, AND
- C-43 Sheet Metal,
- plus optionally C-39 Roofing for full coverage of all roof-covering categories.

Anyone holding only a C-39 can do the work legally, but for true standing seam metal roofing, the kind that lasts 50 years, you want the sheet metal craft license. For Steven Arian and The Metal Roof Pros, the license number to look up at cslb.ca.gov is 1142724.

25. Why You Want A Contractor Who Only Does Metal

A metal-only crew does this every day, not as a sideline.

Imagine you need eye surgery. Would you rather have it done by a general practitioner who does eyes "sometimes," or by an ophthalmologist who only does eyes?

That is the difference between a generalist roofer who installs metal occasionally and a metal-only contractor who installs nothing else.

What Happens On A Crew That Does Mostly Shingles

- Their crews are best at the work they do most, shingles and tile.
- Metal jobs are rare so the team is re-learning every time.
- Mistakes get hidden under the panels (you cannot see what is wrong until it leaks or oil-cans).
- Custom flashings get "close enough" instead of fabricated to spec.
- They often subcontract the actual metal work to crews you never meet.
- Manufacturer warranty conditions may be technically violated, voiding your weathertight warranty.

What Happens On A Metal-Only Crew

- Every installer has done this work hundreds of times.
- Custom flashing is the default, not the exception.
- The roll-former, brake, and seamer are owned, not rented.
- Thermal movement, clip spacing, and panel layout are handled before the first panel hits the deck.
- Manufacturer relationships are deep, installer is often factory-certified.
- The crew has seen every weird condition Los Angeles homes throw at them.

26. 15 Questions That Will Expose A Pretender In 5 Minutes

Print this page. Take it to every contractor meeting. If they can't answer most of these clearly and quickly, they are not the right contractor for a standing seam metal roof.

Licensing & Identity

1. What CSLB license classifications do you hold, and what is your license number? (Should include C-43 or Class B + C-43 at minimum.)
2. How many years have you specifically installed standing seam metal roofs, not roofs in general?
3. How many standing seam roofs do you install per year in Los Angeles?
4. Can I see three completed standing seam projects within 10 miles of my home that I can drive by today?

Manufacturer & Materials

5. Which manufacturer's panel are you bidding (Sheffield, Taylor, or other), what is the exact profile name, and can you email me the cut sheet?
6. What metal gauge are you bidding (22, 24, or 26)?
7. What coating system, PVDF (Kynar 500®) or SMP?
8. What underlayment will you use and is it rated for high-temperature service under a metal roof?

Engineering

9. What clip system will you use? Sliding or fixed? What spacing?

10. How will you handle thermal movement on my longest panel run?
11. Is the panel system you are bidding tested to UL 580 (Class 90), UL 2218 (Class 4), and UL 790 (Class A)? Can you produce those test reports?
12. How will you minimize oil canning? Striations, ribs, or flat pan?

Project & Warranty

13. Will the deck be inspected for damage during tear-off, and what is your per-sheet price for plywood replacement?
14. What warranties apply, paint, substrate, weathertight, and workmanship, and for how long? Are they transferable?
15. Who is actually on the roof, your employees or subcontractors? Same crew start to finish?

> KEY POINT
>
> **The 5-Minute Test**
>
> A real metal roofing contractor answers most of these without checking notes. A pretender pauses, deflects, or talks around it. You don't have to know the right answer, you have to listen to whether they know the right answer.

27. Red Flags & What A Real Quote Looks Like

Red Flags To Walk Away From

- "Standing seam, exposed fastener, doesn't matter, they're all metal.", These are not interchangeable. Walk away.
- They can't name the manufacturer.
- They don't know what gauge they're bidding.
- "We use whatever clip the supplier sends.", Clips are engineered for specific profiles. Wrong clips = failed roof.
- "Standard felt underlayment is fine.", Standard 30# felt cooks under a metal roof. Hard pass.
- "Oil canning never happens.", Anyone who promises this doesn't understand metal.
- They don't discuss Title 24 cool-roof requirements.
- They don't discuss fire-rated assembly details if your home is in a WUI zone.
- The quote is suspiciously low, sometimes 40 to 60% below the next bid.
- They want a large up-front deposit (California law generally limits roofing deposits to 10% or $1,000, whichever is less).
- They are not willing to put a complete written scope in the contract.
- They cannot show you a recent W-9 / business license / proof of workers' comp and general liability insurance.
- Per California Senate Bill 216 (Statutes of 2022, Chapter 978), all C-39 roofing contractors are required to carry workers' comp insurance, even if they claim to have no employees. Verify this on the CSLB website before signing.

What A Real Quote Actually Contains

Every line below should be present in your final written contract. Anything missing is a setup for a change-order or a future fight.

- Tear-off scope: how many layers come off, where the debris goes, dump fees included.
- Deck inspection scope and unit price for plywood replacement.
- Underlayment type and brand (e.g., Polyglass Polystick XFR, ASTM/ICC-ES referenced).
- Metal type, substrate, gauge, and manufacturer (e.g., "Sheffield Metals 24-gauge painted Galvalume, SMI 1.5" SnapLock 450").
- Coating system and color, with manufacturer color name and CRRC number if applicable.
- Clip type, spacing, and quantity.
- Fastener type and length.
- Flashing details: ridge, eave, rake, valley, sidewall, headwall, chimney, skylight.
- Ventilation scope: ridge vent, eave intake, ember-resistant vents.
- Gutters and downspouts: included or excluded, material, color, gauge.
- Permit responsibility (almost always the contractor).
- Workmanship warranty term and what it covers.
- Manufacturer warranties: paint, substrate, and weathertight (if applicable).
- Cleanup, magnet sweep, and broom-clean condition.
- Exclusions clearly listed (skylights, solar, attic insulation, etc.).
- Payment schedule (deposit-progress-final), conforming to California law.
- Change order process and documentation.

PART FIVE

After Installation

A properly installed standing seam metal roof is the easiest roof you will ever own.

28. Maintenance, What "Low Maintenance" Actually Means

Standing seam metal is the lowest-maintenance roofing you can buy that is also a true engineered system. "Low" doesn't mean "none."

Annual (Or After Major Storms)

- Walk the property and look at the roof from the ground for any obvious damage.
- Clean gutters and downspouts, leaves and pine needles cause more roof problems than weather does.
- Trim back any tree limbs touching or rubbing the roof.
- Check that valley areas are clear of debris.
- After major Santa Ana wind events, look for any visible damage.

Every 3 to 5 Years

- Have a metal roofing contractor inspect penetrations: skylights, chimneys, vent stacks.
- Inspect sealants where used, pipe boots, certain flashings.
- Check that all gutters drain correctly.
- Verify ember-resistant vents are clear and undamaged (wildfire zone homes).

What To Avoid

- Pressure washing, can damage coatings and force water under flashings.
- Power-tool cleaning, can scratch PVDF surfaces.
- Walking on panels without the right footwear (soft soles, no debris), leaves footprint marks and risks oil canning.

- Mounting anything to the roof with non-metal-roof-rated fasteners. Use seam-clamps for solar, satellite, and Christmas lights.

KEY POINT

If Something Looks Wrong

Don't let a generalist roofer "fix" a standing seam roof. Specialty metal repairs need specialty metal hands. Call back the original installer or a true metal roofing contractor, wrong sealants, wrong fasteners, and wrong patch techniques can void warranties and create worse leaks than the original problem.

29. Warranties, Paint, Substrate, Workmanship & Weathertight

There are four separate warranties that protect a real standing seam roof. They stack, meaning all four apply on top of each other, but they are written separately, by different parties, and they cover very different things. Here is exactly what you get on a project we install using Sheffield Metals or Taylor Metal panels and Polyglass underlayment.

The Four-Layer Warranty Stack

Warranty Layer	What It Covers, Who Writes It, Typical Term
Paint (Finish) Warranty	From the manufacturer. Covers the PVDF coating against fading, chalking, cracking, peeling, and film failure. Up to 40 years on PVDF (Kynar 500®), typically transferable to a new owner. Coastal aluminum carries its own special coastal warranty.
Substrate Warranty	From the manufacturer. Covers the metal substrate (Galvalume® or aluminum) against perforation, premature corrosion, and material defect. Typically 25 years on AZ50 painted Galvalume; essentially perpetual within terms on aluminum.
Underlayment Warranty	From Polyglass. 10-year Limited Material Warranty on Polystick XFR; 10-year Labor & Material Warranty when installed by a registered Polyglass contractor; 30-year 2-Ply Labor & Material Warranty when a two-ply Polystick XFR assembly is specified.
Workmanship (Labor) Warranty	From us, The Metal Roof Pros. Covers the installation itself, leaks, fastener problems, flashing failures caused by our work rather than by product defects. Our standard residential workmanship warranty is 8 YEARS, among the longest in the LA metal roofing market.
Weathertight Warranty	From the manufacturer (Sheffield offers 5 to 35 year terms, "Limited" or "No Dollar Limit"). A single-source promise that the panel system will remain weathertight under specified conditions. Available only when (a) the profile is an engineered system, (b) we are a manufacturer-certified installer, (c) Sheffield's technical department inspects the project, and (d) required underlayment, clips, and accessories are used throughout.

Sheffield Metals, Detailed Warranty Terms

- 40-Year Transferable PVDF Paint Warranty, covers Sheffield's Kynar® / Hylar® PVDF-coated AZ50 Galvalume®, G90 Galvanized, and Aluminum products. Covers cracking, flaking, peeling (film adhesion) for 40 years. Chalking and fading covered separately, typically up to 30 years to documented chalk/fade units. Fully transferable to subsequent owners.
- 25-Year, 6-Month Substrate Warranty, for AZ50 (painted) and AZ55 (unpainted/acrylic-coated) Galvalume products. Covers perforation due to material defect.
- 25-Year Limited COOLR Coastal PVDF Paint Warranty, specifically for aluminum products installed in coastal/marine environments. This is the right warranty for Malibu, Pacific Palisades, and waterfront Brentwood.
- Single-Source Weathertight Warranty, 5 to 35 years, available in "Limited" and "No Dollar Limit" levels. Requires engineered Sheffield profile (SMI 1.5" SnapLock 450, ML 150, etc.), certified installation, in-house Sheffield Technical Department project inspection, and specified accessories throughout. We coordinate this on every eligible project.

Taylor Metal, Detailed Warranty Terms

- 40-Year Residential PVDF Paint Warranty, Transferable, Non-Prorated, Limited. Covers Taylor's Kynar 500® / Hylar 5000® coated steel products (G-90 Galvanized or AZ-50 ZINCALUME®) and aluminum products against cracking, peeling, checking, and excessive chalking/fading on residential installations.
- 30-Year Commercial PVDF Paint Warranty, Non-Transferable, Non-Prorated, Limited.
- 20-Year Coastal Paint Warranty, for installations within 1,000 ft of saltwater or marine environment. This is the right specification for ocean-front Malibu where the standard 40-year doesn't apply.
- Alumiguard™ 40-Year Aluminum Paint Warranty, Taylor's specific aluminum/Kynar warranty for sidewall and roofing applications.
- MarineGuard™ Paint System, Taylor's premium coating for the most aggressive coastal environments. Comprehensive separate warranty available.
- ZINCALUME® Plus AZ-55 (unfinished), 25-year perforation warranty (no finish warranty applies, as the substrate is unfinished).

Polyglass Polystick XFR Underlayment, Warranty Terms

- Standard 10-Year Limited Material Warranty, covers the underlayment against manufacturing defect.
- 10-Year Labor & Material Warranty, available when installed by a Polyglass registered contractor.
- 30-Year 2-Ply Polystick Labor & Material Warranty, available when two plies of Polystick XFR are used, installed by a certified contractor.

The Metal Roof Pros 8-Year Workmanship Warranty

On top of every manufacturer warranty, we add our 8-year workmanship warranty on the labor itself. This covers installation defects, leaks at our flashings, fastener issues at our clips, sealing problems at our penetrations. Most roofing contractors in LA offer 1, 2, or 5 years on labor; eight is the upper end of what residential metal roofing labor warranties run in this state. We can write it that long because we know the work we do and we stand behind it.

KEY POINT

Why The Labor Warranty Length Matters

A 40-year paint warranty doesn't help you if a flashing leaks in year 6. That's a labor issue, not a panel issue, and the manufacturer doesn't write labor warranties. Only the installer does.

Watch out for "lifetime" labor warranties from contractors who have been in business less than 8 years. "Lifetime" means nothing if the company isn't around. Our 8-year warranty is a hard, documented number from a company with a track record.

How To Make Sure Your Warranties Stay Valid

- Use only manufacturer-approved accessories, clips, fasteners, sealants, flashings. Substitutions void warranties.
- Keep the original install paperwork, photos, and the manufacturer warranty certificates in a safe place, physical AND digital.
- Don't let a generalist roofer "repair" or modify a standing seam roof, wrong sealants and wrong fasteners can void everything.
- Register the warranty with the manufacturer per their requirements (typically within 45 days of installation, we handle this for you).
- Schedule a complimentary inspection at year 5 and year 10, we'll catch any minor flashing/sealant issues while they're still covered.
- Don't power-wash with abrasive chemicals or harsh cleaners, most paint warranties exclude this.
- If you sell the home, transfer the paint warranty (Sheffield's 40-year PVDF and Taylor's 40-year residential PVDF are both transferable, it's a real selling point).

These warranties stack, they do not replace one another. Read each one carefully before you sign. The fine print matters more here than on most purchases. On every project we install, we hand you a closeout package with copies of the actual issued warranty documents, registration numbers, and our 8-year workmanship warranty signed by Steven.

30. Frequently Asked Questions

How much does a standing seam metal roof cost in Los Angeles?

Standing seam is a premium roof and costs accordingly. Pricing depends on roof size, slope, complexity, gauge, metal type (aluminum costs more than painted Galvalume), profile (mechanical seam costs more than snap-lock), tear-off scope, deck repair, flashing complexity, color, and access. For most Los Angeles residential standing seam projects we install today, homeowners should expect a meaningful premium over asphalt shingles, but a lower lifetime cost. Every roof is different, which is why we never quote without seeing the project.

How long does a standing seam metal roof actually last?

Properly installed, with the right gauge, PVDF coating, engineered system, and skilled installer, 50 years or more. The Metal Construction Association cites Galvalume® lasting upwards of 60 years. Aluminum can last even longer. The PVDF paint warranty alone is typically 40 years.

Is metal roofing noisy in the rain?

This is the most common myth. A standing seam metal roof installed over a solid plywood deck with proper underlayment is not noisier than an asphalt roof, and frequently quieter. The myth comes from barn roofs with exposed-fastener panels over open framing. Different product, different application.

Will a metal roof attract lightning?

No. Metal roofs do not attract lightning. If lightning does strike, a metal roof is actually safer than other materials because it is non-combustible and disperses the energy.

Can I add solar panels later?

Yes, and standing seam is the best roofing material for solar. Mounting brackets clamp directly to the seams. No screw penetrations through the panel face. No new leak paths. When the (very long) day comes to replace the roof decades from now, the solar can be unclamped, the roof done, and the solar reattached.

Is a metal roof too hot in the summer?

On the contrary. Cool-roof rated PVDF metal reflects solar energy back to the sky. Industry data shows 7 to 15% cooling savings. The myth that "metal heats up the attic" is exactly backwards, dark asphalt absorbs and re-radiates heat for hours after sunset. Metal sheds it quickly.

Does a metal roof help with home insurance?

In California's current market, increasingly yes. A documented Class A roof assembly, especially when combined with WUI hardening (ember-resistant vents, defensible space, enclosed eaves), helps with insurance renewal and rates in wildfire zones. Bring your manufacturer's UL 790 documentation to your carrier when you re-roof.

Will hail dent my metal roof?

Standing seam panels at 24-gauge or thicker carry Class 4 impact ratings under UL 2218, the highest available. They won't puncture from typical hail. They can show some surface denting from very large hail, but this is rarely a concern in Los Angeles (we are not Texas).

Can a metal roof be installed over my existing shingles?

We do not recommend it. The right approach is a complete tear-off, deck inspection, deck repair as needed, fresh high-temperature underlayment, then the metal system. Anything else compromises the engineering and almost always voids the manufacturer's weathertight warranty.

Does the roof expand and contract noticeably?

Yes, invisibly. A 30-foot panel of metal will change length measurably between dawn and afternoon. A properly designed clip system absorbs that movement so you never see it, hear it, or feel it. An improperly designed system buckles, ticks, or oil-cans. This is why we keep saying: the installation matters as much as the panel.

Is a black metal roof a bad idea in LA?

Not if it's done right. Choose a CRRC-rated cool-roof PVDF black, pair it with strong attic insulation and ventilation, and verify Title 24 compliance for your specific climate zone and

slope. The dark color absorbs more heat than light tones, but cool-roof technology has closed most of that gap on the right products.

Can a standing seam roof be repaired if a panel gets damaged?

Yes. Individual panels can be removed and replaced. The procedure differs between snap-lock (easier) and double-lock mechanical seam (more complex). This is one more reason to keep the original installer's contact information for the life of the roof.

What's the best metal roofing contractor near me?

A real one. Look for: Class B + C-43 license combination, 10+ years of metal-only experience, manufacturer-certified status, documented Sheffield or Taylor relationships, photo portfolio of recent local work, complete written scope including all the items in Section 27 of this guide, transparent warranty terms, and answers to the 15 questions above without hesitation.

About The Metal Roof Pros

THE METAL ROOF PROS
THE COMPANY
YOUR CONTRACTOR HIRES

We are not the cheapest roofers in Los Angeles. We are the metal roofing specialists.

For years, reputable general contractors and roofing companies hired us to perform their metal roof replacement and standing seam metal roof installation work because of our technical expertise. Then they marked up our price.

As of March 2026, The Metal Roof Pros is working directly with property owners. That means you can hire the same experienced metal roofing specialists other contractors relied on, without paying the middleman markup.

Our Service Area

Los Angeles County, Malibu, Beverly Hills, Bel Air, Pacific Palisades, Hidden Hills, Agoura Hills, Thousand Oaks, Westlake Village, Encino, Tarzana, Studio City, Sherman Oaks, Hollywood Hills, Brentwood, and Woodland Hills.

Our Team

Steven Arian, CSLB License 1142724. A licensed homebuilder and roofing contractor specializing in metal roofing, fire-resistant roofing assemblies, insulation, ventilation, and high-performance roof replacement.

Karen, installed her first roof in 1991 and has 34 years of roofing experience. Standing seam specialist.

Our Approach

- Sheffield Metals and Taylor Metal Products exclusively, no generic metal of unknown origin.
- 24-gauge or thicker as the default, with PVDF (Kynar 500®) coatings.
- Engineered concealed-fastener clip systems with documented UL 580, UL 2218, and UL 790 ratings.
- High-temperature self-adhering underlayment. Sealed deck for wildfire performance.
- Custom-fabricated flashing for every roof, no stock pieces forced to fit.
- Class A fire-rated assemblies with ember-resistant vents in WUI zones.
- Title 24 cool-roof compliance verified before color selection.
- Comprehensive workmanship warranty paired with manufacturer paint, substrate, and weathertight warranties.
- Honest pricing. Detailed written scope. No surprises.

KEY POINT

Ready To Talk?

If you are considering a standing seam metal roof for your home, contact The Metal Roof Pros for a specialized consultation. We will visit your property, walk the roof, measure carefully, talk through the questions in this guide, and put a complete written scope in front of you. No high-pressure sales meetings. No bait-and-switch.

Phone: (818) 937-4500
CSLB License: 1142724
Verify at cslb.ca.gov

We look forward to building the last roof your home will ever need.

Steven & Karen

The Metal Roof Pros

Built once. Built right. Built for Los Angeles.

Disclaimer

This guide is informational and represents the general experience and opinions of The Metal Roof Pros after more than 30 years and 1,000+ standing seam metal roof installations. It is not engineering advice for any specific project. Every home is different. Wind loads, fire zones, slope, structural conditions, and applicable codes vary by site. Always rely on the manufacturer's published installation instructions, the engineering report stamped for your project, the current California Building Code, your local Authority Having Jurisdiction, and licensed professional advice for any decision about your home.