

Metal Roof Rules & Regulation

MATERIAL Requirements for Standing Seam Metal Roof

General: Only Standing Seam Roofing meeting the following minimum requirements itemized below will be considered for ARC Approval.

1. **Appearance:** Only architectural quality Standing Seam Roofing will be considered for approval. The long edges of the panel shall extend vertically from the panel and interlock with the adjacent panel to create a finished weathertight vertical “standing seam”. Metal roofing that mimics the appearance of tile roofing, wood shake, or other roofing materials is NOT acceptable.
2. **Roof Panel Material:** Only galvanized steel, Galvalume steel, or aluminum roofing panels will be considered. Metal roofing material must be uniform in appearance and must be of minimum material thickness to prevent distortion or “oil canning”.
3. **Finish:** Metal Roofing panels and trim must be factory coated with a minimum 70% PVDF resin-based metal coating to achieve a minimum 20-year finish warranty against chalking, fading, or peeling. Uncoated metal roofing without a factory applied opaque finish will not be considered.
4. **Roof Panel Dimensions:** Individual roofing panels must be no less than 14 inches and no greater than 18 inches in width. The roof panels shall be installed in one continuous length from the peak of the roof to the eave without any intermediate seams or laps.
5. **Roof Panel Seams:** The vertical seams shall run in one direction only (parallel to the direction of the roof slope) and shall be a minimum of 1.5” tall and a maximum of 2” tall. Other visible corrugations, embossing or stiffeners on the panel face greater than ¼” tall will not be permitted.
6. **Roof Attachment:** The completed metal roof must not have any visible fasteners or clips.
7. **Building Code Approval:** Roof must meet the requirements of the latest edition of the Florida Building Code and shall have a valid Florida Product Approval.

COLOR REQUIREMENTS for Standing Seam Metal Roof

The color of metal roofing needs to match the overall style of the home. A color is based on all the elements of the home’s exterior design, including the color of the stucco or brick, doors, windows, shutters, landscape, etc. As a rule of thumb, it is best to go for a roof color that best complements the home’s existing colors, creating a unified and balanced look.

Look at the different color samples during different times of the day to make sure that a particular color complements the home's exterior both during bright light hours, as well as when the sun is going down when colors look more subdued. The color sample used must be the actual metal panel and exact color. A picture from a brochure is NOT acceptable.

APPROVED COLORS for Heritage Oaks

Warm earth tones colors compatible with the existing architecture of Heritage Oaks are strongly encouraged. Uncoated metal, bright, metallic, reflective, or mottled colors will not be approved. Prohibited colors: white, silver, reds, blues, greens, light greys, and light tans.

Heritage Oaks will maintain a master color chart of acceptable colors. Because colors vary by manufacturers, the master list will serve as a guide to compare the requested color with an approved color regardless of the color's name or manufacturer. It is the homeowner's responsibility to bring to the Heritage Oaks' office the metal roofing sample panel in the exact color and compare it with the approved colors. The sample must remain in the office for ARC review.

HOUSE STYLE/ARCHITECTURE Requirements for Standing Seam Metal Roof

Standing seam metal roofs have a modern look with clean lines and a sleek appearance and are not architecturally appropriate for all styles of houses and roof lines.

Standing Seam Roofs will be considered on a house-by-house basis and the ARC reserves the right to reject any metal roof if not architecturally appropriate.

COLOR RENDERING OF FRONT ELEVATION – Required with ARC application

REQUIRED WITH ARC Metal Roof APPLICATION: A full-color rendering of your house with the metal roof in the color requested.

This can be accomplished using an online tool such as [Metal Roof Color Visualizer westernstatesmetalroofing.com](http://westernstatesmetalroofing.com)

With a Metal Roof Visualizer, you upload a photo of the home to the visualizer photo (picture needs to show entire roof from front without trees blocking view, if possible). Once you've uploaded your photo and outlined the roof lines, you have full control over the visualizer design features to test out what a metal roof and different colors will look like on your home. If homeowner is unable to do this, ask the prospective contractor to provide it.

If planning on painting the exterior of the home (including shutters, trim, garage doors) after the metal roof is installed, a professional rendering or roof color visualization picture in the new colors must be part of the ARC application proposal.

APPLICATION, SAMPLES AND PRODUCT DATA REQUIREMENTS– Required with ARC application

1. Use the ARC application form for METAL ROOFS only.
2. The roofing sample brought to the Heritage Oaks' office must be a 24" long by full width roofing panel in the proposed style, color, and finish. This sample will be used by the ARC during review of the application.
3. The applicant shall also submit as an addendum to the application the complete roofing Manufacturer's Product Literature and Guarantee, and Florida Product Approvals for consideration and approval.
4. A full-color rendering of the house with the metal roof in the color requested (professional rendering or done with metal roof visualizer tool).