Roofing Without Closing the Doors: Austin Roofing Company Details Its Approach to Commercial Roofs on Occupied Buildings

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Austin Roofing Company, a Central Texas roofing contractor serving the region since 2008, is laying out how it handles one of the hardest parts of commercial roofing: replacing or repairing the roof over a business that cannot afford to stop. Most of the company?s commercial projects are on buildings with active tenants or operations, from restaurants and medical offices to warehouses and multi-family properties, and it plans its work around nights, weekends and phased sections so that parts of a building stay fully operational throughout.

?Commercial roofing is different from residential. The systems are different. The stakes are different,? the company writes on its page for commercial roofing in Austin. ?Disruption to your business costs real money.? The page describes the standard it holds itself to in plain terms: ?We?ve roofed restaurants without closing kitchens, warehouses without stopping shipments, and office buildings without evacuating tenants.? On occupied buildings, the company manages noise, controls debris, maintains safe access and coordinates with building management and, when rooftop units need to be disconnected or moved, with HVAC contractors.

The company works on the full range of flat, low-slope and metal systems and publishes typical installed prices for each. TPO, its most recommended system for Austin?s hot climate because of its heat reflection and heat-welded seams, runs $5 to $8 per square foot with a 15 to 25 year warranty. EPDM rubber roofing, a budget-friendly option suited to heavy foot traffic, runs $4 to $7. Modified bitumen, a multi-layer system with strong puncture resistance for roofs crowded with equipment, runs $5 to $9. Standing seam metal for sloped commercial roofs runs $8 to $14 per square foot with a 40 to 60 year lifespan and the lowest lifetime cost. For a sense of scale, a 10,000 square foot flat roof might cost $50,000 to $80,000 depending on the system, and a TPO roof of that size typically takes five to seven working days, while larger or more complex projects can take two to three weeks.

Not every aging roof needs to come off. Silicone or acrylic roof coatings can add 10 to 15 years to an existing roof with sound structure at $2 to $4 per square foot, a fraction of replacement cost. The company also performs roof recovers, and its page documents a recent Austin project in which a rusted corrugated metal roof with heavily corroded ridge vents was recovered in reflective white membrane, with the ridge vents wrapped and flashed, lowering cooling loads with no tear-off downtime. As a rule of thumb, the company says repair generally makes sense when a roof is under 15 years old and problems are localized, while frequent repairs, widespread ponding water or membrane failure in multiple areas make replacement more economical.

For property owners and managers, the company frames a roof as a planning item rather than a surprise. ?Commercial roof replacement is a capital decision,? the page says, and the company?s process starts with an inspection and assessment, then a written scope with material options and phasing recommendations so work can be budgeted across fiscal years. It offers pre-purchase roof inspections for buyers, annual and semi-annual maintenance programs, and detailed documentation and portfolio pricing for property management companies. On reliability, the company is direct about what clients should expect from any roofer: ?We answer our phones. We show up when we say we will. We finish what we start. That?s the minimum, and somehow it?s rare.?

The company carries full commercial liability insurance and workers? compensation, provides certificates of insurance, and is OSHA compliant. As a certified installer for major commercial roofing manufacturers, it can offer No Dollar Limit warranties on qualifying projects, covering both materials and labor for the warranty period, in addition to standard manufacturer warranties of typically 10 to 25 years and its own workmanship warranty. Because a leaking commercial roof can damage inventory and equipment and halt operations, it offers 24/7 response for commercial buildings, including emergency storm damage roof repair to stop water and protect a business before permanent repairs are scheduled.

The company serves offices, warehouses and distribution centers, retail and restaurants, medical and

veterinary facilities, apartment and condo properties, schools and daycares, churches and community centers, and manufacturing facilities, for commercial buildings within 100 miles of Austin.

About Austin Roofing Company

Austin Roofing Company, formerly known as Altair Austin Roofing Company, is a family-owned Central Texas roofing contractor that has served the region since 2008 from its headquarters at 807 Brazos Street #403 in downtown Austin. The company provides commercial and residential roofing, including flat-roof systems, metal roofing, roof coatings, repair, replacement, storm damage repair and inspections, with 24/7 emergency service.

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Austin Roofing Company, LLC

When you choose Austin Roofing Company, you're getting a team that treats your home with the respect it deserves and delivers results that exceed expectations.

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