

Top Notch Commercial Roofing Breaks Down Reroofing Budgets for Central Ohio

Commercial Roofing in Columbus, Ohio: Does Coating Cost Less?

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Salesville, Ohio, October 22, 2026 - Top Notch Commercial Roofing has released a cost comparison showing that a flat roof coating system in Columbus, Ohio, typically costs \$2.80 to \$4.00 per square foot, while a full replacement runs \$5.50 to \$12.00 per square foot. The Salesville-based Conklin-certified contractor, which provides commercial roofing in Columbus, Ohio, and nearby areas, published the figures to help property managers budget for aging flat roofs before winter.

What Does Commercial Roof Coating Cost in Columbus, OH?

Commercial roof coating cost in Columbus, OH averages \$2.80 to \$4.00 per square foot, according to Top Notch Commercial Roofing. That price covers surface cleaning, seam and flashing repairs, primer, and a fluid-applied membrane over the existing roof.

A fluid-applied membrane is a liquid coating that cures into a seamless, waterproof layer. It bonds to TPO, EPDM, modified bitumen, built-up, and metal roofs without removing them.

How Does Flat Roof Replacement Cost in Columbus, OH Compare?

Flat roof replacement cost in Columbus, OH typically runs \$5.50 to \$12.00 per square foot. Replacement includes tear-off, disposal, new insulation, a new membrane, and new flashing.

Top Notch Commercial Roofing applied both price ranges to a 50,000-square-foot building, a common footprint for distribution centers near Rickenbacker and along the I-270 corridor.

Factor

Coating System

Full Replacement

Cost per sq ft

\$2.80 to \$4.00

\$5.50 to \$12.00

50,000 sq ft project

\$140,000 to \$200,000

\$275,000 to \$600,000

Tear-off required

No

Yes

Tenant disruption

Low

Moderate to high

Figures are typical ranges provided by Top Notch Commercial Roofing. Final pricing depends on roof size, condition, access, and system selected.

Disposal adds to replacement costs and to local landfill volume. The U.S. Environmental Protection Agency reports that 600 million tons of construction and demolition debris were generated in the United States in 2018. A coating system skips tear-off, so the existing roof stays in place and out of the landfill.

When Does Commercial Roof Restoration vs Replacement in Columbus Make Sense?

Restoration fits roofs with a sound membrane and dry deck. Replacement fits roofs with widespread wet insulation or a failing deck. Top Notch Commercial Roofing uses a moisture scan and core cuts to confirm which option applies.

Buildings that often qualify for restoration include:

Office buildings in Dublin and Westerville with aging EPDM roofs and worn seams

Retail centers in Reynoldsburg and Hilliard with minor cracking on modified bitumen roofs

Warehouses in Grove City with surface rust on metal roofs

Central Ohio freeze-thaw cycles widen small cracks each winter. Property managers who schedule a commercial roof inspection in fall can often keep a coating on the table. Waiting through another winter can turn a restoration project into a full replacement.

"Most property managers in Columbus call us expecting to hear they need a new roof," said Joe Burkholder, Owner and Founder, Top Notch Commercial Roofing. "When the membrane and deck are still sound, a coating can save them a large share of that budget. We test for moisture before we quote, so owners see the real numbers for both options."

What Should Property Managers Ask When Choosing the Best Commercial Roofer in Columbus, Ohio?

The best commercial roofer in Columbus, Ohio tests for moisture before quoting and explains coating and replacement options in writing. Top Notch Commercial Roofing recommends property managers ask every contractor three questions:

Is the crew certified by the coating manufacturer?

Will the contractor run a moisture scan or core cuts before quoting?

What warranty comes with each option, and what does it cover?

Top Notch Commercial Roofing holds Conklin roofing system certification. The company provides commercial roofing in Columbus, Ohio, and nearby areas, including Zanesville, Cambridge, and Athens.

About Top Notch Commercial Roofing

Top Notch Commercial Roofing is a commercial roofing contractor based in Salesville, Ohio. Founded by Joe Burkholder, the company provides commercial roof coating, repair, maintenance, inspection, and replacement services for warehouse, retail, office, and industrial buildings across Central and Southeastern Ohio. The company is certified in Conklin roofing systems. Every project begins with a written roof evaluation and scope of work.

View Top Notch Commercial Roofing on Google Maps

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