

Top Notch Commercial Roofing Shares Columbus Metal Roof Budget Data

Restore or Replace a Metal Roof in Columbus, OH: Which Costs Less?

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COLUMBUS, Ohio, October 30, 2026 - Top Notch Commercial Roofing has shared a cost comparison showing that restoring a commercial metal roof in Columbus, Ohio typically costs \$2.50 to \$5.00 per square foot. Full replacement typically runs \$8.00 to \$15.00 or more per square foot. The Salesville-based Conklin-certified contractor published the figures to help owners of warehouses, shops, and industrial buildings across Columbus and Central Ohio plan roof budgets before winter.

What Does a Commercial Metal Roof Cost in Columbus, Ohio?

Commercial metal roof cost in Columbus, Ohio depends on whether the roof is restored or replaced, according to Top Notch Commercial Roofing.

A metal roof restoration system is a layered treatment applied over existing panels. It includes rust primer, fastener sealant, seam reinforcement fabric, and a reflective top coat. The panels, insulation, and structure below stay in place.

Top Notch Commercial Roofing applied both price ranges to a 40,000-square-foot building, a common footprint for warehouses.

Factor

Restoration System

Full Replacement

Cost per sq ft

\$2.50 to \$5.00

\$8.00 to \$15.00+

40,000 sq ft project

\$100,000 to \$200,000

\$320,000 to \$600,000+

Panel removal

No

Yes

Business disruption

Low

Moderate to high

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

Why Is Metal Roof Replacement Cost in Columbus, OH Higher?

Metal roof replacement cost in Columbus, OH is higher because crews must remove old panels, haul scrap, and install new metal, trim, and fasteners.

Replacement can also open the building to weather during panel removal. Businesses may need to cover or move inventory and equipment while crews work overhead.

Does a Reflective Coating Change the Cost Picture?

Yes. A reflective top coat lowers roof surface temperatures, which reduces the heat that reaches the building below.

According to Lawrence Berkeley National Laboratory, a clean white roof that reflects 80% of sunlight stays about 55°F cooler than a gray roof that reflects 20%. Uninsulated metal shops in Grove City and Hilliard often feel that roof heat directly on the work floor.

When Does Metal Roof Restoration vs Replacement in Columbus Favor Replacement?

Replacement is the better choice when rust has created holes, panels sag, or the structure underneath is failing. A coating system cannot repair structural damage.

Top Notch Commercial Roofing lists three common signs that point to replacement:

Rust holes that let daylight through the panels

Sagging or buckled panels

Leaks at many points across the roof, not only at seams

Roofs with surface rust, loose fasteners, or leaking seams usually qualify for restoration. Central Ohio freeze-thaw cycles widen small gaps each winter, so a commercial roof inspection in fall helps owners keep restoration on the table.

"Many owners in Columbus assume an older metal roof has to come off," said Joe Burkholder, Owner and Founder, Top Notch Commercial Roofing. "When the panels and structure are still sound, restoration can cost a fraction of replacement. We inspect every roof and put both numbers in writing, so owners can make the call with real figures."

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

The best commercial roofer in Columbus, Ohio inspects the roof before quoting and explains restoration and replacement options in writing. Top Notch Commercial Roofing recommends owners ask every contractor three questions:

Is the crew certified by the coating manufacturer?

Will the inspection cover panels, seams, fasteners, and structure?

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 Salesville, Ohio, commercial roofing contractor founded in 2021 by Joe Burkholder. The company serves warehouse, retail, office, and industrial buildings across Central and Southeastern Ohio. Its services include metal roof restoration, commercial roof coating, roof repair, maintenance, inspection, and replacement. Top Notch Commercial Roofing holds Conklin roofing system certification and starts every project with a written roof evaluation and scope of work.

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Joe Burkholder

Owner and Founder, Top Notch Commercial Roofing

Phone: (740) 409-1171

Contact Page: <https://topnotchroofingohio.com/contact-us/>

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