



COMMERCIAL ASPHALT SHINGLE ROOFING FOR SMALL BUSINESSES & MULTI-UNIT PROPERTIES IN OHIO

Asphalt shingles work on roof slopes of **2:12** or steeper. Measure the pitch first—below that, use a membrane system.

THE KEY CHECK: PITCH



2:12 OR STEEPER

Shingles are allowed. With 2:12–4:12 pitch, code requires two layers of underlayment.



BELOW 2:12

Use membrane systems like TPO, EPDM, or modified bitumen. Shingles will leak.

WHAT MAKES COMMERCIAL SHINGLE JOBS DIFFERENT?



BUILDING STAYS OCCUPIED

Noise windows and access routes must be planned.



STAGING TAKES NEGOTIATION

Dumpster, material drops, and parking need approval.



LIABILITY IS HIGHER

COI naming your entity as additional insured + Ohio BWC coverage.



DECKING SURPRISES COST MORE

Agree on a per-sheet price for decking up front.



ACCESS IS HARDER

Steeper roofs, high eaves, and rooftop HVAC slow production.



REPAIR = URGENCY

Leaks over tenants must be fixed the same day, not left tarped.

MULTI-UNIT PROPERTIES: PHASE IT



- ✓ One building or section at a time.
- ✓ Tear off only what can be dried in that day.
- ✓ Keep the rest of the property operating normally.
- ✓ Get a written schedule by building with dates.
- ✓ Notify residents a week out and again the night before.



Condo & townhome boards: Get a full scope priced per building before you vote. Deferring now usually costs more later.

WHAT TO REQUIRE FROM ANY ROOFER



COI naming your LLC/association as additional insured.



Ohio BWC coverage confirmed.



Scope per building/section with square counts.



Per-sheet price for decking replacement—agreed first.



Pitch of each roof area & system specified.



Manufacturer certification for stronger warranties.



Written plan for tenant notice, staging & cleanup.

BEST TIME TO ROOF IN OHIO



BEST: LATE SEPTEMBER–OCTOBER

Avg. October highs: 61°F
Warm enough to seal, cool enough to work.
Plenty of sun, low rain.



SECOND BEST: MAY–EARLY JUNE

May highs: ~70°F
Warm days, done before summer storms.



AVOID EXTREMES

Below ~40°F: sealant won't bond without hand-sealing. Over ~85°F: shingles can scuff.

LET THE PITCH GUIDE YOUR BIDS

Measure the pitch first. Know what system your building needs, then get comparable bids—not apples to oranges.



Walsh Residential Roofing serves Northeast Ohio from Wadsworth: Medina, Summit, Stark, and Cuyahoga counties. Estimates are free.

FREQUENTLY ASKED QUESTIONS



Can you put asphalt shingles on a commercial building?

Yes, on any roof with a slope of 2:12 or steeper. Roofs below 2:12 require a membrane system—shingles will leak.



How long does a commercial shingle roof last in Ohio?

Architectural shingles are rated 30+ years. Proper attic ventilation and fast leak repairs have the biggest impact on real-world life.



Do we have to close the business during a roof replacement?

Almost never. It's loud and there will be restricted areas, but a good crew works around your hours and keeps entrances clear.



How should a condo association pay for a roof replacement?

Most use reserves, a special assessment, or both. Get a full per-building scope first, then take one number to the board.



FREE INSPECTIONS
& ESTIMATES
Call Today!



PROUDLY SERVING
NORTHEAST OHIO
FROM WADSWORTH