OTTAWA ROOFING PRO

Metal Roofs

Standing-seam and metal shingle or panel roofs, slope rules and what to check in a metal roofing quote

5 Expert Answers from Roofing IQ

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Q1

Do trim and flashing colours matter on an Orleans metal roof?

Colour choices for trim and flashing on a metal roof are primarily an aesthetic and practical decision, not a code requirement. The 2024 Ontario Building Code (Div. B, 9.26.2.2.) says roofing materials must be installed in conformance with the manufacturer's written instructions, and those instructions may specify compatible flashing materials and finishes, so check what the manufacturer requires for the system you are buying.

What actually matters about flashing colour and material

The finish on metal flashing and trim is worth thinking through for a few reasons. Dissimilar metals in contact can cause galvanic corrosion over time, so the flashing material should be compatible with the roofing panel. Colour-matched or contrasting trim is a design preference, but a mismatch between the coating on the panels and the coating on the trim can mean one fades or chalks faster than the other, leaving a visible difference after several years. Ask the roofer which manufacturer's trim components they plan to use and whether those components carry the same finish warranty as the panels.

On the permit side, confirm with the City of Ottawa before work starts on a metal roof. The City's list of projects not requiring a building permit names installing asphalt shingles; we found no City statement either way on metal roofing, so checking first is the right step. If your home in Orleans is designated under the Ontario Heritage Act or sits in a Heritage Conservation District, talk to the City's heritage planners before any roofing change, as heritage approval is separate from a building permit.

A fair written quote for a metal roof in Orleans should spell out the panel profile, the trim and flashing components included, how the eave edge is detailed, how valleys and penetrations are handled, disposal of the old roofing, and the written finish and weathertight warranties for both panels and trim. Ask specifically whether the trim and flashing are from the same manufacturer as the panels, and whether they carry the same coating warranty.

From the ground before a roofer arrives, look along the roofline for any sections where existing trim or flashing has lifted, separated or shows a different colour from weathering, and check the attic for daylight at the eaves or ridge, frost on the sheathing in cold weather, or staining on the insulation, all of which give the roofer useful starting information.

Q2

Metal roof on an Ottawa house with a chimney: flashing issues?

Where a metal roof meets a chimney, the flashing is the detail to get in writing: the 2024 Ontario Building Code requires roofing, including flashing, to shed water and keep water out of the building (Div. B, 9.26.1.2.).

What makes chimney flashing on a metal roof different

Metal roofing is a different system from shingles, so ask the roofer how the flashing at the chimney is detailed for the specific panel. The 2024 Ontario Building Code (Div. B, 9.26.2.2.) requires that roofing materials be installed in conformance with the manufacturer's written instructions, which will specify how that joint is handled for the particular panel system.

The Code also has a chimney saddle rule (Div. B, 9.26.4.8.): where the upper side of a chimney on a sloping roof is more than 750 mm wide, a saddle is required, subject to a flashing alternative in the same article. A saddle diverts water and debris around the back of the chimney rather than letting it collect there. On a metal roof, the saddle itself needs to be detailed to match the panel system, so ask the roofer specifically how they plan to handle the back of the chimney.

On the permit side, the City of Ottawa's list names installing asphalt shingles as a project that does not need a building permit. Metal roofing is not on that list, so confirm with the City before work starts. Heritage-designated properties and properties in a Heritage Conservation District are not covered by any exemption and need heritage planner approval before roofing changes are made.

A fair quote for this work should set out in writing: the panel system and the manufacturer's flashing specifications for that system, how the step and counter-flashing at the chimney sides will be done, whether a saddle is needed at the back of the chimney and how it will be detailed, what happens if mortar joints need to be cut or repointed to set the counter-flashing, and disposal. Ask whether the crew's Working at Heights training under O. Reg. 297/13 is current, and search the contractor's WSIB clearance before signing. The Construction Act requires you to hold back 10 per cent of the price of services and materials as they are supplied.

Before a roofer comes, stand back from the house and look from the ground for any visible gap between the flashing and the chimney face, any rust staining running down the chimney or the roof panels, and any mortar that has fallen away from the joints where flashing is set. From inside the attic, look for daylight around the chimney base, water stains on the sheathing near the chimney, or frost on the sheathing in cold weather. Take photos of anything you find and share them when you request quotes.

Q3

Switching from shingles to metal in Ottawa: permit needed?

The City of Ottawa's permit exemption list names installing asphalt shingles specifically. Switching from asphalt shingles to metal roofing is a change of material, and we found no City of Ottawa statement exempting it. Confirm with the City's Building Code Client Service Centre before work starts.

That said, the 2024 Ontario Building Code (O. Reg. 163/24) applies to the work regardless of whether a permit is required. For metal roofing, the Code sets minimum slope requirements: profiled metal roofing requires a minimum slope of 1 in 4, though lower slopes are permitted for low-slope profiled metal systems installed to the manufacturer's written recommendations (Div. B, 9.26.3.1.(3)). The Code also requires that roofing materials be installed in conformance with the manufacturer's written instructions (Div. B, 9.26.2.2.), and that the roof effectively shed water and prevent moisture from entering the building (Div. B, 9.26.1.2.).

A few other things worth confirming with the roofer and the City:

- If the work involves any structural changes, such as re-pitching the roof or replacing rafters or trusses, that likely needs a permit. Confirm with the City.
- If your home is designated under the Ontario Heritage Act or sits in a Heritage Conservation District, talk to the City's heritage planners before changing roofing materials.
- Eave protection under the 2024 Code (Div. B, 9.26.5.1.) is required for shingle, shake or tile roofs. Metal roofing is not in that category, so ask the roofer how the eave edge is detailed for the specific metal system being installed.
- Published Ottawa-area quotes for metal roofing run about $8 to $22 per square foot installed, with standing seam at the upper end of that range. Too few published Ottawa figures exist for flashing, ventilation upgrades or permit fees to quote those separately, so ask for each item priced in writing.

A fair written quote for this job should set out the roof size and pitch, the tear-off of the existing shingles, any rotten sheathing found (ask for a price per square foot so there are no surprises), flashing details at the eaves, rakes, valleys and any penetrations, attic ventilation work, disposal, and the written manufacturer and workmanship warranties. Under the Consumer Protection Act, 2002, if the quote is signed somewhere other than the contractor's place of business, it is likely a direct agreement: you have 10 days to cancel after receiving the written copy, and the contractor cannot charge more than 10 per cent above an estimate included in that agreement. The Construction Act requires an owner to hold back 10 per cent of the price of services and materials as they are supplied; ask a lawyer about release timing on a larger job.
Ask the roofer for a WSIB clearance certificate before work starts; the homeowner exemption covers the home you live in, not a rental or investment property.

Keep the metal manufacturer's warranty, the roofer's workmanship warranty, the signed contract and before-and-after photos in one folder once the job is finished.

Q4

Which metal roof profile suits a Stittsville bungalow?

Metal Roof Profiles for a Stittsville Bungalow

Metal roofs come in two broad families: standing seam and exposed-fastener (also called through-fastener or corrugated) panels. Published Ottawa-area quotes for metal roofing installed run about $8 to $22 per square foot, with standing seam at the upper end of that range.

For a bungalow, the roof slope is the first thing to sort out. The 2024 Ontario Building Code (Div. B, 9.26.3.1.) sets a minimum slope of 1 in 4 for profiled metal roofing. Where the slope is lower than 1 in 4, the Code allows a low-slope profiled metal system, but only if it is installed to the manufacturer's written recommendations. Ask the roofer to measure the actual pitch of your Stittsville bungalow and name the system that suits it.

Standing seam hides its fasteners beneath the seams; exposed-fastener panels are screwed through the face of the panel, so ask how those screws are sealed and what upkeep each profile needs. Ask what the manufacturer's written warranty covers and for how long, because only roofers and manufacturers publish service-life figures for metal.

On permits: the City of Ottawa's list of projects that do not need a building permit names installing asphalt shingles. Switching from asphalt to metal is a material change, so confirm with the City of Ottawa before work starts whether a permit is required for your specific project. If your home is designated under the Ontario Heritage Act or sits in a Heritage Conservation District, talk to the City's heritage planners before changing roofing materials.

A fair written quote for a metal roof on a bungalow should set out the profile and gauge of the panel, the slope of each roof section, tear-off of the existing layer or layers and disposal, any rotten sheathing priced separately (published Ottawa-area figures run about $3 to $6 per square foot of sheathing replaced), how the eave edge is detailed, flashing at the chimney, valleys and any skylights, and the written manufacturer and workmanship warranties. Ask whether the crew's Working at Heights training under O. Reg. 297/13 is current, and you can search the contractor's WSIB clearance online before signing.

Keep the signed contract, the itemized quote, both written warranties, and a set of photos taken before the old roof came off and after the new one was finished: those documents are what you will reach for if a warranty question comes up years from now.

Q5

Metal roof on a low-slope Ottawa addition: minimum slope?

The 2024 Ontario Building Code sets the minimum slope for profiled metal roofing at 1 in 4 (Division B, Table 9.26.3.1.). That is the general rule. However, the Code also allows lower slopes for low-slope profiled metal systems, provided the installation follows the manufacturer's written recommendations (Division B, 9.26.3.1.(3)). So the slope your addition can use depends on which metal roofing system is specified and what the manufacturer's documentation actually permits for that product.

If your addition's slope is below 1 in 4, ask the roofer to show that the specific system is documented for low-slope use. The Code requires roofing materials to be installed in conformance with the manufacturer's written instructions (Division B, 9.26.2.2.).

On permits, the City of Ottawa's exemption list names asphalt shingles only, and we found nothing on metal roofing either way, so confirm with the City's Building Code Client Service Centre before work starts.

A few other Code points apply here regardless of slope:

- Valleys between the addition roof and any adjoining shingled slope must be flashed (Division B, 9.26.4.3.).
- If the upper side of a chimney on the sloping portion is more than 750 mm wide, a saddle is required (Division B, 9.26.4.8.).
- Attic or roof-space ventilation requirements under Division B, Section 9.19 apply to the addition if insulation sits between the ceiling and the roof sheathing.

Eave protection under Division B, 9.26.5.1. applies to shingle, shake or tile roofs. Metal roofing is not in that list, so the eave-protection strip requirement does not apply directly to the metal portion, though flashing at the eave edge still needs to be detailed correctly.
Ask the roofer to show you the manufacturer's technical data sheet for the specific system and confirm it covers the slope you have.

The one question worth asking each roofer: which metal system are you proposing, and does its maker's documentation cover my addition's slope?

Disclaimer: This guide is provided for informational purposes only by Ottawa Roofing Pro. It does not constitute professional advice. Always consult qualified contractors and your local building authority (the City of Ottawa or your own municipality) before starting any roofing project, and do not go on a roof yourself. Roofing work in Ontario must meet the 2024 Ontario Building Code (O. Reg. 163/24). Information is current as of November 15, 2026 and may change. Visit **ottawaroofingpro.ca** for the latest answers.