Cool Roof Coatings for Industrial Buildings: Energy Savings, Toronto Green Standard, and 2026 Costs

Quick reference guide by Industrial Roofing Services Limited

What a cool coating is

Liquid-applied elastomeric membrane, usually white. Reflects 75-90% of solar radiation. Bonds to existing roof, cures into a monolithic skin.

Coating chemistries

Acrylic: cheapest, breathable, poor ponding tolerance. Silicone: best for flat industrial roofs, holds 15+ years, ponding-tolerant. Polyurethane: highest abrasion resistance, premium price.

Energy savings

10-30% summer cooling reduction. $8,000-$20,000/year on a 100,000 sq ft Toronto warehouse with 200 tons cooling. 30-40 deg C surface drop.

2026 GTA pricing

Acrylic $2.50-4.50/sq ft. Silicone $3.50-6.00/sq ft. Polyurethane $5.00-8.50/sq ft. Compare to TPO re-roof at $11-16/sq ft.

When to coat

Membrane sound but UV-aged, no widespread leaks, dry insulation, owner wants 10-15 more years before re-roof.

When NOT to coat

Wet insulation anywhere, more than 10% area in active failure, broken drainage. Coating traps moisture and accelerates deck corrosion.

Toronto Green Standard

White coatings hit the SRI threshold for new construction and major retrofits inside Toronto. ENERGY STAR-listed coatings document compliance.

Warranty risk

Coating an in-warranty membrane often voids the warranty. Always check the original manufacturer's recoat policy first.

Project sequence

Inspection, infrared scan, repair, pressure wash, primer (if needed), base coat, topcoat, mil thickness verification, warranty registration.

Lifespan

Silicone 15-20 yrs. Acrylic 10-12 yrs. Polyurethane 12-15 yrs. All can be recoated at end of life. Avoids 25-year tear-off cycle.

industrialroofing.ca