

Use this guide to track your flat roof membrane type, estimated remaining life, and action triggers for repair vs. replacement planning.

### Average lifespan by membrane type

- TPO: 20 to 25 years (rated 15 to 30)
- EPDM: 22 to 27 years (rated 20 to 30)
- PVC: 20 to 25 years (rated 20 to 30)
- Modified bitumen: 18 to 22 years (rated 15 to 25)
- Built-up roofing (BUR): 20 years average

### Factors that shorten lifespan

- Deferred maintenance (biggest factor)
- Ponding water left unaddressed
- Unauthorized penetrations without proper flashing
- Inadequate insulation causing thermal stress

### Factors that extend lifespan

- Annual or semi-annual inspection program
- Clear drains after every major rain event
- Professional flashing at every penetration
- Meeting or exceeding OBC insulation requirements

### Repair-vs-replace warning signs

- Blistering covers 20%+ of the membrane surface
- Recurring seam failures in multiple areas
- Three or more leak events in a single year
- Roof is past 85% of rated lifespan
- Deck itself shows moisture damage or deflection

**Free roof inspection: [industrialroofing.ca/free-flat-roof-inspection/](https://industrialroofing.ca/free-flat-roof-inspection/)**