



# TECHNICAL BRIEF # 2021-02

## Tile Replacement Considerations For Tile Roofs

Damage from weather related storms, installation or other impact events can potentially break a roofing tile resulting in the need for a tile repair or replacement. Perform due diligence of the viable options when locating a replacement tile. While most concrete and clay tiles in the market are still in production, some may no longer be manufactured.

A list of discontinued tile products can be found on TRI Alliance's website <https://tileroofing.org/industry/technical-briefs/>.

Clay tiles are not listed because 1) TRI Alliance's manufacturing members have not discontinued any tile products and 2) TRI Alliance cannot provide any information for imported tiles produced by companies that are not TRI Alliance members.

When considering replacing roof tiles, the tile manufacturer should be consulted to determine all viable options, if any, for tiles that will properly interlock and seat with the existing tiles. Failure to properly seat can lead to leaks, breakage, and improper fit of coursing preventing the tiles from properly performing as designed. If no tiles exist that can sufficiently interlock and seat with the existing tiles, harvesting tiles from another roof plane or a complete roof replacement may be required.

Harvesting tiles from another roof plane and replacing those tiles with new tiles may or may not be a viable option if properly planned, local codes permit, and roof design allows. In some jurisdictions, the partial replacement of a roof exceeding a minimum percentage of the entire roof may require bringing the full roof up to current codes.

Alternative options include locating discontinued tiles from salvage (storage) yards or purchasing custom made replacement tiles. Note that such replacement tiles will not be covered by a manufacturer's warranty. Custom replacement tiles should be carefully reviewed for code acceptance requirements and proper fit to the existing tiles. In all cases, the manufacturer of the existing tiles and the manufacturer of the replacement tiles should be consulted to determine if any existing warranties are affected and if any new warranties are available. Consult the local building official to determine the requirements for properly repairing the roof.

The condition of the other components beyond the roof cladding should also be evaluated when making repairs. In certain climates, intense heat, moisture, or UV exposure may damage roof components or materials and require repairs.

In summary, the TRI Alliance recommends using a fully licensed and trained roofing professional to determine the damage and appropriate repairs to ensure compliance with local code requirements.

For more information on the proper installation of concrete and clay tile roofs, please visit our website at [tileroofing.org](http://tileroofing.org). For specific inquiries, please email us at [info@tileroofing.org](mailto:info@tileroofing.org).

### **TRI ALLIANCE**

2150 N 107th Street Suite 205 Seattle, WA 98133

P: 206-209-5300. E: [info@tileroofing.org](mailto:info@tileroofing.org) [tileroofing.org](http://tileroofing.org)

(April 2021)

