

To guide homeowners in the process of choosing new roof tiles, the following recommendations are suggested:

1. **Style:** Homeowners begin by choosing the tile style they prefer; high barrel, low barrel or flat; then they will choose clay or concrete.

**Flat:** Due to TR rules flat shake or flat split are not options for Savannah homes. For homeowners wishing to install flat tiles, it is advised that they discuss with their roofing contractor the type of underlay and installation to provide a “breathing” space for good ventilation.

**Concrete High Barrel:** These account for about 40% of manufacturers’ installations. High barrel offers good airflow between the tile and underlay. This may make for a cooler roof. Also, with high barrel tiles there is a hidden seam upon viewing.

**Concrete Low Barrel:** These account for under 20% of manufacturers’ installations. Low barrel do not offer as good airflow as high barrel and the seams can be seen. The majority of the original concrete tiles currently on Savannah homes are low barrel.

Clay tile in both flat and barrel is lighter in weight than concrete and comes in at least two different weights. Homeowners who wish to install clay tile must speak with their installer to be sure that the clay tile is secured in a fashion which will resist hurricane winds. In addition to being lighter, Clay tiles are also more fragile.

2. **Contractor:** The selection of a roofing contractor is one of the more important decisions. Homeowners are encouraged to work closely with that contractor to choose the right tile for budget and home appearance. Be sure to include the following in discussions with the contractor/s:

- Underlay – type of materials and warranties

- Fastening – mechanical, type of adhesive and other options are available.
- Warranty
- Lead time in securing the tile product

Most contractors will have a recommended tile manufacturer they prefer.

3. **Manufacturer:** There are three manufacturers, each has a website: Eagle ([eagleroofing.com](http://eagleroofing.com)), Crown ([roofwithcrown.com](http://roofwithcrown.com)), and Boral ([boralamerica.com](http://boralamerica.com)). Both Eagle and Crown manufacture concrete tile while Crown and Boral manufacturer concrete and clay. All or most of the concrete tiles from these manufacturers are made in Florida while the clay tiles are often made in Spain.
4. **Color:** Finally, color choice. The color photos of tile options in the brochures and on the websites often look considerably different when seen installed and at different times of day. It is exceedingly difficult to accurately chose a tile color based solely upon the look in the brochure or website. We recommend that a homeowner, who is seeking new tile, view the tile on an existing roof if possible, in addition to seeing sample tiles. **When searching for colors, Savannah policies do not allow slurry or color coated tiles.**

The following colors are unlikely to be approved by the ARC: These are colors that would clash with the paint and paver palettes or would not blend harmoniously with existing Savannah homes. Colors which are not recommended include: Roof tiles which are dominantly white, black, dark green, blue, bright red, and bright orange.

Colors which are recommended are blends (not slurry or color coated): The blends include dark and light brown, tan, light and dark grey, terracotta, cream, and non dominant shades of purple/eggplant and coral. Colors for solid color tiles include brown, grey, tan and terra cotta.

**TR ARC has approved some new roofs in the past 3 years. The task force recommends that homeowners follow the lead of TR and view the homes with new roofs. This will provide a more accurate viewing of the style and color. A listing of those addresses with new roofs as of June 2020 is attached.**

**As per other architectural decisions, the final approval must come from the Savannah ARC and TR. A copy of the sections from the TR and Savannah Homeowners Manuals pertaining to roofing materials is also attached.**