

Step-by-Step Metal Roof Cost Calculation Formula

Step 1: Measure Your Roof Area

1. **Find base square footage:**
[Length x Width](#) of each roof plane (include overhangs).
Add all roof planes together.
2. **Adjust for roof pitch (slope)** using pitch multiplier:

Pitch	Multiplier
4/12	1.05
6/12	1.10
8/12	1.10
10/12	1.30

Formula:

[Adjusted Roof Area \(sq ft\) = Base Area × Pitch Multiplier](#)

Step 2: Convert to Squares

1 square = 100 square feet

Formula:

[Number of Squares = Adjusted Roof Area ÷ 100](#)

Step 3: Estimate Material Cost

Use the material price per square foot (see chart below), then convert to square price:

Material	Cost per Sq Ft	Cost per Square
Galvanized Steel	\$3.35–\$4.50	\$335–\$450

Galvalume Steel	\$3.80–\$5.0	\$380–\$500
Stainless Steel	\$8.00–\$12.00	\$800–\$1,200
Aluminum	\$4.00–\$6.50	\$400–\$650
Zinc	\$10.00–\$15.00	\$1,000–\$1,500
Copper	\$12.00–\$18.00	\$1,200–\$1,800

Formula:

Material Cost = Number of Squares × Material Price per Square

Example: Aluminum = \$4.00–\$6.50/sq ft = \$400–\$650/square

Step 4: Estimate Labor Cost

- National average: \$150–\$300 per square
- Complex roof (steep pitch, difficult access): Add 25–35%

Formula:

Labor Cost = Number of Squares × Labor Rate per Square

Step 5: Add Additional Components

These include ventilation, underlayment, flashing, etc.

Component	Estimated Cost
Underlayment	\$0.75–\$1.50/sq ft
Fasteners & Trim	\$1–\$2/linear ft
Flashing (chimneys, etc)	\$5–\$10/linear ft
Roof Ventilation	\$300–\$600 total
Old Roof Removal	\$150–\$250 per square

Permits/Delivery	\$250–\$1,500 total
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Formula:

Accessory Costs = Sum of all applicable line items

Final Cost Formula

Total Roof Cost = Material Cost + Labor Cost + Accessory Costs + Permit/Delivery Fees

Example Estimate

Home size: 2,400 sq ft roof with 6/12 pitch

Material: Aluminum (\$525/square average)

Labor: \$225/square

Old roof removal & accessories: \$4,500 (estimated)

1. Adjusted Area = $2,400 \times 1.1 = 2,640$ sq ft
2. Squares = $2,640 \div 100 = 26.4$ squares
3. Material = $26.4 \times \$525 = \$13,860$
4. Labor = $26.4 \times \$225 = \$5,940$
5. Accessories = \$4,500
6. **Total = \$13,860 + \$5,940 + \$4,500 = \$24,300**