DETAIL MANUAL
A COMPREHENSIVE GUIDE TO METAL ROOFING

GulfCoast
SUPPLY & MANUFACTURING

GULFLOK™
HIDDEN SCREW METAL ROOF SYSTEM
Gulf Coast Standing Seam Roofing Panels

Since 2004, Gulf Coast Supply and Manufacturing has been happy to offer the addition of two styles of Standing Seam roofing to its other popular lines of roofing panels. Standing seam, the Cadillac of roofing panel systems, offers the advantage of a completely hidden fastening system, eliminating the worry that sometimes accompanies the exposed fasteners of other styles of roofing.* Formed from 24 gauge AZ-50 Galvalume® coated steel, coated with the best paint system available in any roofing, and with the added advantage of on-site panel manufacture (our most common arrangement for sale), we believe our product to be the best and most affordable of its kind in north central Florida.

Gulf Coast standing seam roofing comes in two styles, and each style is available in either of two distinct profile patterns. **Gulf Lok**, our

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*Any roofing system with exposed fasteners can be applied leak-proof if installed properly. We recommend employing only proven and reputable roofing installers.*
Gulf Coast standing seam roofing is available in either 25-year acrylic-coated Galvalume® or any of over 20 colors, comprising of 40-year low gloss .7 to .9 mil full strength 70% Kynar 500/Hylar 5000 fluorocarbon coatings over a urethane primer of .2 to .3 mil on the finish side, with primer and washcoat on the reverse side. Metallic coatings are also available and carry the same 40-year warranty. We manufacture both stock and custom trims and flashings, and provide screws and other accessories specific to standing seam installation (see back page).

Gulf Coast Supply recommends the convenience of on-site manufacturing with our portable roll-former. Delivery or customer pick-up of crated panels is also available at our facility near Horseshoe Beach, Florida (crating and delivery charges apply).

While there are many possible trim and attachment solutions in the application of standing seam roofing, the Gulf Coast sales team endorses the methods shown in this manual as being among the best recommended in the standing seam industry. We are glad to offer our advice, suggestions, or comments to those who prefer variations of these procedures. We cannot endorse methods that are unfamiliar to the industry, however, and can only support those which meet the standards of engineering that have been passed in controlled tests, or have been shown reliable by experienced contractors.
Standing Seam Trim

CAUTION! clean all metal shavings and particles off of roof to avoid unsightly rust stains

Fig. 5 Roofing trims and flashings are named by the location or function of that particular piece on the building.
Installation of Panels

Roof Pitch

Florida Building Code requires a minimum pitch of 2/12 for the 1¾" Gulf Seam, and 3/12 pitch for the 1" Gulf Lok, to ensure proper water drainage. This means that the minimum roof slope required for all panels is either 2 or 3 inches of rise per foot, depending on which profile you choose. Consult our representative for recommendations for your particular roof pitch, and about roofing options if you have less than either of these minimums.

Ordering and Applying Trim

The most common flashing for standing seam roofing is the ridge cap, which is used at the peak of a roof where two opposing roof slopes join, and attaches to the roof with z-flashing. Other flashings that attach with z-flashing include transition flashing (which also requires panel starter), end wall and sidewall flashings. Panel starter is required to attach panels over valleys. Eave flashings include gable flashing, which runs up the sloped ends of the roof, and eave drip, which trims out the lower ends of the panels and provides a surface for the attachment of the lower end of the panel. Both gable flashing and eave drip are often applied above fascia trim, and may be attached with either surface screws or hidden eave cleats. For details about the application of each type of trim, see the details provided on pgs. 10-15.

Roof Preparation

Oil-canning is a wave-like, rippled appearance extending up the length of the panel after it has been installed on the roof. Any irregularities in the roof, including uneven plywood joints, warped plywood, uneven trusses, poor application of underlayment, the use of button caps with felt paper, etc., can promote oil-canning. Care should be taken to provide a flat, uniform surface on which to attach the panels. See page 8 for more details.

Dormer detail

Fig. 6 Most of the basic standing seam trims are used on dormers. The bottom corners of the dormer are similar to the placement of sidewall and endwall flashings on chimneys. All but valleys and eave drip require z-flashing; valleys require panel starter, and eave drip may be screwed or fastened with eave cleats.
General Principles of a Typical Installation—Hidden Fastener System

Except for only a few differences, the high-rib Gulf Seam panels and the low-rib Gulf Lok panels are installed in the same general fashion. Where pancake screws are applied to the “nailstrip” of the Gulf Lok panel, special clips (that require 2 screws each) are used for the Gulf Seam panel.

When used, extended eave drip should be installed first along the drip edge of the roof. The lower end of each panel is then trimmed and the hem pre-bent before installation (see p. 12). The starter panel is laid out with the overlap side against an eave or wall and the hem pulled up tight and then compressed around the eave drip. The “nailstrip” (or clips, in the case of Gulf Seam) is screwed off completely with pancake screws before the next panel is installed. Care should be taken that the starter panel is square with the roof, since the first panel determines the lay of all that follow it.

The pre-bent eave end of the next panel is then pulled tight against the eave drip and pressed or “walked” down over the first panel, its nailstrip secured, and the next panel applied, and so on. Each panel is always screwed off and the hem finished before installing the next. The unfastened length against the gable or wall is secured (then or later) with z-flashing and either gable rakes (on the gable eave) or sidewalls (against a wall).

Ordering Roof Panels and Screws

Care should be taken to order panels of the correct length to avoid having to make corrective measures after purchase. Panel lengths should fall 2 to 3 inches short of the ridge when a vented ridge is desired, and should ordered to extend 2½ inches past the eave when being attached to extended eave drip (see p. 9 or, if being used with gutters, p. 6). The Gulf Coast sales personnel are ready to assist customers with information specific to their particular roof.

Special, flat-headed screws called pancake screws are used to attach either nail strip panels or the clips that secure the locking panels. Woodgrip pancakes are used when going into wood decking, or self-drilling pancakes for going into metal purlins. The same screws also secure attachment flashings like z-flashing, panel starter, and eave cleats. 1/8-inch stainless rivets are recommended for attaching ridge caps, endwall and sidewall flashings, transition flashings, and any other flashings that attach to z-flashing. See page 6 for more information on screw spacing and ordering.

On Gulf Lok (nailstrip) panels, screws should be centered in slot and should not be tightened completely to allow for panel expansion.
Since allowance must be made in the hidden fastener system for hemming panels that attach to extended eave drip (see p. 12), these panels should be ordered approximately 2½" longer than the substrate decking to allow panel length for the 1½" nose on extended eave drip plus the 1" hem. Likewise, panels ending in valleys should be ordered 1" longer for hemming, but with allowance made for a 3 or 4" passageway between the panel and the valley diverter to allow for the flow of water (subtract 3 or 4").

Where the deck makes a transition from a higher to lesser pitch, lower panels should be ordered from the transition point downward allowing for eave drip (as above), and upper panels must allow for a setback away from the transition point depending upon the roof pitch, the less the difference in pitch, the greater the setback, and the more the need for a longer length on the lower side of the transition flashing (see p. 15 for details).

The general principles of attaching the upper and lower edges of standing seam roofing are most thoroughly covered in the sections on “Eave drip” (p. 12) and “Ridge caps” (p. 10).

**Trimming and Cutting Steel Panels**

The best devices for cutting steel panels across the profile are circular saws, nibblers, and various shear attachments for drills. Hand operated snips also work. Nibblers, and especially Carborundum blades on electric saws, however, do have a tendency to either leave hot metal particles that can burn paint surfaces or leave rust marks on panels and trim. The same is true of any filings left on the roof caused by the application of screws. Care should be taken to brush all such particles from roof surfaces immediately after application.

To cut panels lengthwise: Note carefully where the panel is to be cut, and, using a straightedge, score deeply down the length of the panel with a sharp-pointed utility knife. Folding the panel along the score mark, and bending back again if necessary, should produce a clean break in the panel.

**Keep Materials Dry!**

Paint and finishes of Gulf Coast panels and trim are designed to withstand severe rain and wet weather conditions. Neither paint, galvanized, or Galvalume finishes, however, are designed to be in continuous contact with water for long periods of time. **Damage will result if Uninstalled panels or trim are allowed to remain wet in storage.** Be sure to store material that will not be installed immediately in a dry location. Wet material should be air-dried and re-stacked if installation is not planned right away.
How to Figure and Apply Screws Cleats, and Other Accessories

Standing seam roofing is particularly noted for its use of hidden fasteners. Pancake screws are used because they are strong and yet have a low profile that does not interfere with panel and trim installation. For nailstrip panels, one pancake screw is required every 10¼ inches, (every other slot), which comes out to 86 screws per 100 sq. ft of roof for 16 inch panels. This makes the number of screws necessary equal to the linear footage of the order times 1.15:

\[ \text{# screws} = \text{linear ft of panels} \times 1.15 \]

Since other panel widths make the total for the entire roof to vary, please confirm all estimates with your Gulf Coast representative when you place your order.

For Gulf Seam panels, one clip is applied every 2 feet, with 2 pancake screws holding each clip. This makes 38 clips and 75 screws per square of 16-inch roofing.

For solid decking, at least ½-inch structural plywood (5/8” for Metro-Dade new construction and for any high

Policies

All standing seam trim and panels are manufactured from 24-gauge prime coil stock. Trim is returnable as long as it is deemed as being in good, clean, resalable condition by our company’s representative, free from scratches, mars, and other damage. The same general principle applies also to the return of accessories such as screws, boots, closures, etc. Trim that is custom-made is not returnable, and is considered the property of the customer once it has been made, whether paid for or not. See below for details.

Delivery policy  Delivery charges apply to all orders where delivery is requested, as well as crating charges when crating is necessary. Please consult your Gulf Coast sales department for details.

Sales tax  All orders picked up at Gulf Coast Supply, and all orders delivered within the state of Florida, are subject to state sales tax. Tax exemptions should be verified prior to delivery or customer pickup. Orders delivered out-of-state are tax exempt.

Warranted products  Painted standing seam panels come with a 40-year coil manufacturer’s warranty, and unpainted Galvalume® comes with a 25-year warranty. All trim is manufactured from the best grade of stock in the particular color ordered.

Indemnity  All prices and designs are subject to change without notice.

Disclaimer  While we have made every attempt at accuracy in this manual, we are not responsible for typographic, printing, or technical errors.

Oil Canning—a repeating, wave-like appearance in the length of the panel—is a common and often unavoidable phenomenon in all profiles of standing seam roofing due to the large, flat areas within the panel. It is therefore not a defect, nor a cause for rejection. Since ordering panels without striations greatly increases the risk of oil canning, striated panels are recommended for standing seam.

Return policy  All panel orders and special order (non-stock) trim are considered the property of the customer and non-returnable once they are manufactured. Only trim made from our normally stocked colors may be returned for a refund providing it is returned in a clean, resalable condition. Restocking charges apply.
Fastening Schedule for Various Wind Speeds

<table>
<thead>
<tr>
<th>Wind Speed Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>110 MPH</td>
</tr>
<tr>
<td>---</td>
</tr>
<tr>
<td><strong>Fastener Type A</strong></td>
</tr>
<tr>
<td>Zone 1</td>
</tr>
<tr>
<td>Zone 2</td>
</tr>
<tr>
<td>Zone 3</td>
</tr>
</tbody>
</table>

10¼" is every other slot

Gulf Seam 24 ga. Fastener Spacing (clip spacing)

<table>
<thead>
<tr>
<th>Wind Speed Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>110 MPH</td>
</tr>
<tr>
<td>---</td>
</tr>
<tr>
<td><strong>Roof Zone</strong></td>
</tr>
<tr>
<td>Zone 1</td>
</tr>
<tr>
<td>Zone 2</td>
</tr>
<tr>
<td>Zone 3</td>
</tr>
</tbody>
</table>

*15/16" CDX / 19/32" CDX

Summary of Stock Trims and Flashings

<table>
<thead>
<tr>
<th>Item</th>
<th>Special Order Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ridge caps (RC-7)</td>
<td>State roof pitch when ordering. Also available in larger widths. Attached with Z-flashing (2 per ridge cap) and rivets.</td>
</tr>
<tr>
<td>Eave drip (ED-7, ED-8)</td>
<td>Specify roof pitch when ordering. ED-7 extended eave drip recommended (cleats necessary for hidden fastener installation.) Special tools required to attach panels. ED-8 requires exposed screws on panel.</td>
</tr>
<tr>
<td>Gable flashings (EF-7, EF-8, EF-9, EF-10)</td>
<td>Screwless and step rakes available. Cleats necessary for screwless rakes. Use butyl sealant between step rake and panel.</td>
</tr>
<tr>
<td>Valleys (PV-1)</td>
<td>Specify pitch when ordering. Panel starter necessary for hidden screw application. Butyl sealant used under starter.</td>
</tr>
<tr>
<td>Sidewall (SW-7, SW-8, SW-9, SW-10)</td>
<td>SW-7 &amp; SW-9 (Gulf Seam) require Z-flashing and rivets. Use butyl sealant between SW-8 &amp; SW-10 step sidewall flashings and panel.</td>
</tr>
<tr>
<td>Endwall (EW-7)</td>
<td>Specify pitch when ordering. Attaches with Z-flashing and rivets.</td>
</tr>
<tr>
<td>Transition flashing</td>
<td>Specify pitches of both roof sections. Attaches with Z-flashing and rivets (lower) and panel starter with pancake screws (upper).</td>
</tr>
</tbody>
</table>

Fig. 23 Note: Dimension a is defined as 10% of the minimum width of the building, or 40% of the mean height of the roof, whichever is smaller; however, a cannot be less than either 4% of the minimum width of the building, or 3 feet.
Ridge Cap

The Ridge Cap is used to seal the upper point at which two slopes meet. This can be both along the ridge of the roof as well as the covering for a hip, as well as on the ridge of dormers.

Attachment to the roof is most generally accomplished through the use of z-flashing. Z-flashings are either notched or cut to length (to fit between panel ribs) and attached with screws to the roof through the panels. Ridge caps are in turn attached with rivets to the z-flashing. Whether the z-flashing is notched or cut to length, gaps between it and the panels should be kept to a minimum (no more than ¼ inch) since the gap will be sealed with caulk.

Z-flashing must be sealed both beneath and where it butts against the panel ribs with Solar Seal 900® caulk or equivalent. Thus sealed, z-flashing forms a water-proof barrier to protect the roof peak from leaks from blowing rain. When used on a hip roof, z-flashing is cut or notched at whatever widths are appropriate for the pitch and cut of the hip.

Fig. 10 To attach ridge caps, z-flashings are either notched (left) or cut into pieces (right) and mounted with screws at the upper ends of the panels. Caulk is applied on the bottom side and around the panel ribs to seal the ridge against rain. The mounted ridge cap is attached to the z-flashing with rivets.

Fig. 11 Ridge caps can be installed as vented (using panel starter and vent material) or sealed (using z-flashing), as shown also in Fig. 12.
**GULFLOK™ DETAIL MANUAL**

1(888) 393-0335  •  FAX (352) 498-7852  •  www.GulfCoastSupply.com

Attachment flashings

- **Eave cleats** allow the hidden fastener system to work with eave drip and gable rakes. The factory-hemmed edge of the rake or eave drip fits around the “kick-out” of the cleat, which is attached to the fascia board with pancake screws.

- **Panel starter** is used to attach the lower ends of hemmed panels over trim above the eave, as with valleys and transition flashing. It is attached with pancake screws and sealed beneath with butyl sealant.

- **Z-flashing** is the basis for attaching five basic trims to the roof. When attaching ridge caps, transition flashing, and endwalls, z-flashing must be notched or cut to fit between panel ribs. When attaching gable trim and sidewalls, the z-flashing is not cut, but is mounted parallel to the ribs. Z-flashing must be attached with screws and, to prevent leaks, with butyl tape (or equivalent) underneath. Order ZF-7 for Gulf Lok, and EF-9 for Gulf Seam. For specifics, see each type of trim being attached.

When attic ventilation is desired, the decking must be cut at the ridge to let out hot air. Vent clips are used to hold the vent material in place instead of z-flashing, and are applied one per panel. Closure material lays down as a continuous run over the ribs and is sandwiched between the panels and the ridge caps.

Vent material is either a sponge-like or a fibrous material that prevents insects, wind-driven rain, and leaves and debris from entering the attic, while at the same time allowing the release of hot air out of the attic. Installation may require caulk to hold the material in place. If non-continuous material is used, it must be cut to the panel width before installation.

**Fig. 12** 3-dimentional view of ridge showing Profile Vent clips and Profile Vent installed on left, and z-closure installed on right. See opposite page for clip attachment details.

**Fig. 13** Pipe Boots provide a watertight seal around roof vents and come in a variety of sizes. They seal with caulk under the base and around the pipe. To assure watertightness of the roof, avoid installing over panel ribs.
Eave Drip & Fascia

Fascia and extended eave drip provide a protective covering for the fascia boards and edges of roof decking at the drip eave of the building. Unlike conventional exposed fastener roofing, eave drip on the standing seam roof also acts as an anchoring device for the lower edges of the panels, allowing a continuation of the hidden fastener system all the way down to the soffit. Fascia are overlapped by eave cleats, which approximately line up with the roof edge of the decking, and are held in place by pancake screws. The extended eave drip has an open hem that hooks on to the cleat at its lower end, and is screwed to the decking on the roof side. Panels are trimmed in a specific manner (see diagram below), bent with a hemming tool, and crimped around the extended eave drip, securing the lower end of the panel. Screws applied to the “nail strip” of the Gulf Lok panel (or cleats and screws in the case of Gulf Seam panels) secure the rest of the length of the panel. The same hemming procedure applies to valleys and transition flashing, although these are attached to roof cleats instead of the “nose” of the extended eave drip. See valleys and transition flashing (p. 15) for specific details.

When ordering care must be taken to specify the correct pitch of eave drip to avoid either unnecessary effort in applying the trim.

Fig. 14  Layered view of eave, showing fascia (1), cleat (2), extended eave drip (3), and panel (4). Note how the eave drip fits around the cleat, and how the cut panel (which is bent on site by the installer) fits around the “nose” of the eave drip (in actual use, extended eave drip must match color of panel).

Fig. 15  To apply panels over extended eave drip, the panel is first trimmed, then folded with a hemming tool, and finally compressed around the eave drip with broad-nosed pliers.
Gable Flashing

Gable trim serves a similar purpose to eave drip, but acts mainly to protect the exposed edge of the gable end of the building from both wind and rain rather than to serve any function in anchoring panels. The attachment of the eave side has the same options described under Eave Drip and Fascia, with regard to cleats vs. exposed screws. For the hidden fastener system, the roof side must be attached to z-flashing that runs parallel to the panel ribs and is in turn fastened to the roof with screws and sealed with butyl tape or comparable sealant.

A common option in gable trim is the use of the step rake, which simplifies installation by allowing exposed screws at intervals along its length on the roof side (see diagram below).

While the hidden fastener system calls for eave cleats, exposed screws are a simpler and easier-to-install option for eave drip. Surface screws are simply installed at intervals along the face of the trim. Finally, while the remainder of the roof uses hidden fasteners, some installers elect to use screws in the conventional fashion along the eave only of the building. These simplifying procedures both reduce cost and allow faster application of the roofing.

Either type of gable trim must be fastened to the eave by either eave cleats (with hidden pancake screws) or exposed fasteners.

Custom dimensions: specify length for “a” and “b”
Side-wall Flashing

Sidewall installation is similar to that of gable trim. As with the EF-7 gable rake, the standard *SW-7 sidewall* fastens with rivets to z-flashing installed over the roof panel and, like the EF-8 step rake, the *SW-8 step sidewall* mounts directly to the roof with roofing screws. Either style is attached to the wall with flat fasteners like pancake screws if installed under siding (as shown in figure 17), or with panel screws (using the caulk edge *SW-7-C, SW-8-C, or SW-10-C* counter-flashed version) if the wall side is exposed to weather. In either case butyl tape (or equivalent) is necessary to seal under either the z-flashing or the panel side of the step rake.

End-wall Flashing

Installation of endwalls combines principles similar to those described for sidewalls and ridge caps. Z-flashing is either notched or cut in lengths between ribs, and attached with screws and sealant. The endwall is attached to the z-flashing with rivets, and to the wall with screws. When not covered by siding, the caulk-edge version (*EW-7C*) is necessary to seal the wall side of the endwall. Specify roof pitch when ordering.

### Fig. 17
Standard SW-7 Sidewall attaches to z-flashing with rivets and is covered on the wall side by siding.

### Fig. 18
Endwall flashing is applied where the upper slope of a roof meets a wall.

For custom sidewalls, order lengths *a* and *b*.

*Use SW-10 or SW-10-C stepped sidewall for Gulf Seam.*
Preformed Valley

Panels ending in valleys must be cut and hemmed diagonally and attached to panel starter that is screwed down to the roof through the valley (see hemming diagram on p. 12). Because of the amount of water flow in the valley, care should be taken to apply butyl sealant or equivalent between the starter strip and the valley.

Panels 4 to 6” from diverter

Transition Flashing

Transition flashing is required when a roof makes a change from a steeper to a lesser pitch. The panels of the upper slope are hemmed in the same fashion as they are for eave drip and attached in the same way as valleys to panel cleats. On the lower side, the transition flashing extends over the panels and is attached to z-flashing with rivets. If the lower roof is steeper than the upper section, gambrel flashing is used, mounted in the same way. Be sure to specify both upper and lower pitches when ordering.

Standard dimensions:  a = 6 ½”   b = 6 ½”
Custom dimensions: specify length for “a” and “b”
### Guide to Misc. Accessories

<table>
<thead>
<tr>
<th>Item</th>
<th>Application</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pipe boot</td>
<td>Fits over vent and heat pipes. Available also in heat-resistant boots.</td>
</tr>
<tr>
<td>Electrical boot</td>
<td>Fits around pipes with inaccessible tops (such as weatherheads).</td>
</tr>
<tr>
<td>UL-90 clips</td>
<td>Used to fasten down Gulf Seam panels. Held down with pancake screws.</td>
</tr>
<tr>
<td>Peel and Seal</td>
<td>Seals hips under hip caps. Also, a general purpose sealing tape.</td>
</tr>
<tr>
<td>Touch-up paint</td>
<td>Hides scratches and mars encountered in installation.</td>
</tr>
<tr>
<td>Butyl tape</td>
<td>General purpose low-cost sealant, used on panel laps and under trim.</td>
</tr>
<tr>
<td>Solar Seal</td>
<td>A superior general purpose caulk for all joints. Matches panel colors.</td>
</tr>
<tr>
<td>Low profile insulation</td>
<td>Greatly reduces radiant heat when installed under panels.</td>
</tr>
<tr>
<td>Pancake screws</td>
<td>Used in all applications attaching metal to wood. 1&quot;, 1½&quot;, 2½&quot; sizes.</td>
</tr>
<tr>
<td>Stainless rivets</td>
<td>Self-drilling TEK screws for metal purlins. Lap TEK screws draw together joints and attach trim.</td>
</tr>
<tr>
<td>Lifetime screws</td>
<td>Heavy duty coated screws; available in woodgrip and self-drilling.</td>
</tr>
</tbody>
</table>