

General Maintenance Green Roof Intensive Systems

Hard surface and soft landscaping



General maintenance procedures

Bauder green roof intensive systems

These practises should be maintained by trained professionals at fixed intervals and it is recommended that an inspection is carried out annually to maintain condition of the roof, planting scheme and landscape design.

General maintenance

Given the vast range of alternative landscapes and the specific requirements of the various structural, mechanical and horticultural components involved, it is necessary that a maintenance schedule for the soft and/or hard landscaping elements is prepared specifically for each project. This should be done by the landscape contractor responsible for the installation, working in conjunction with the system component suppliers. Where Bauder has supplied a guaranteed intensive green roof, the waterproofing system will have been installed by a Bauder approved contractor.

Preliminary maintenance procedures

The following guidelines are provided to ensure that the building owner can make arrangements for the ongoing maintenance of the intensive green roof, to protect the validity of the waterproofing system guarantee:

- Remove any dead vegetation, leaf litter or debris from the roof surface, ensuring that any gutters, outlets, chutes and downpipes are free from blockages and that water can flow away freely.
- Open the lids of all inspection chambers, to inspect and ensure that all rainwater outlets and downpipes are free from any blockages and that water can flow away freely.
- Ensure that any protective metal flashings and termination bars remain securely fixed in place. Renew or repair as necessary.
- Examine all mastic sealant and mortar pointing for signs of degradation. Repair or replace as necessary.
- Check that all proprietary surfacing and paving slabs are securely fixed/adhered to the roof surface and in good condition.
- Ensure any new items of plant/equipment that may have been introduced to the roof are mounted on suitable isolated slabs and any fixings used to secure the plant in place do not penetrate the waterproofing. If in doubt, please contact Bauder to advise.
- The building owner should keep a record of all inspections and maintenance carried out on the roof. Any signs of damage, contamination or degradation to visible elements of the waterproofing installation should be reported to Bauder immediately, in order for arrangements to be made for remedial work to be carried out if necessary.
- When carrying out any maintenance to adjoining roof areas, care must be taken to prevent damage to both the landscaping or the waterproofing system. If it is considered that either element has been effected, then Bauder should be contacted for advice. Any waterproofing damage caused after completion of the original installation may invalidate the guarantee.
- Any unauthorised alterations to the waterproofing system will invalidate the guarantee. If such a situation should arise, Bauder should be contacted to advise on the alteration and how it should be incorporated without effecting the guarantee.
- The cultivation of intensive green roof substrate may be carried out in the same way as with any normal horticultural growing medium. However, care must be taken not to mechanically damage either the waterproofing system or any of the green roof components, as this would invalidate the guarantee. The use of fertilizers and weed killers will have no detrimental effect on either the waterproofing or the green roof system.

Please note: In the event of any query arising which it is thought may affect the condition of the system, Bauder should be contacted. Bauder cannot accept responsibility for any problem or failure due to use outside those parameters for which the system was designed or 'acts of god' beyond our control e.g. extreme weather conditions or damage through pests.

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BAUDER GREEN ROOF MAINTENANCE SERVICE

Green roof maintenance service is carried out by Bauder's preferred maintenance providers. These experienced green roof maintenance companies have worked closely with Bauder carrying out maintenance services throughout mainland Britain for several years.

A typical maintenance programme includes:

- **Roof evaluation** - a comprehensive review of the Bauder green roof to determine what remedial work, if any, needs to be completed.
- **Removal of weeds and unwanted items** - over time a green roof can become congested with leaves, debris and other unwanted vegetation, which can be removed.
- **Inspection** - examination of roof outlets and removal of any encroaching vegetation to enable water to flow freely to rainwater pipes.
- **Application of fertiliser** - to help restore a green roof to its best, an organic slow release granular fertiliser will encourage growth.
- **Testing** - after all work has been performed, the irrigation system will be examined to ensure it works as expected.

This work can be undertaken by the companies detailed below, who directly manage the maintenance of green roofs and will cover all aspects of the service from quotations through to invoicing. Bauder and our preferred suppliers are committed to the arrangement and will ensure a continued high standard of expert care and advice for our customers.

Green roof maintenance contractors currently recommended to maintain green roof elements for the Bauder system

Green Maintenance in England and Wales:

The Urban Greening Company

Mr Mike Cottage
105 Ridgeway
Marlow
Buckinghamshire
SL7 3LH
07515 887868
greenmaintenance@tugc.co.uk
tugc.co.uk

Green Maintenance in Scotland:

Urban Utopia Landscapes

Mr Gavin Gale
Mayville Gardens East
Edinburgh
Lothian
EH5 3DW
0800 061 4353
office@urbanutopialandscapes.com
urbanutopialandscapes.com

If you would like Bauder to forward your details to one of the preferred maintenance companies, please email **c.rodick@bauder.co.uk** giving the details of the green roof and contact information with explicit permission for your details to be shared with the preferred supplier.

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Competency Requirements for Roof Maintenance Activities

While formal training is not a prerequisite, the following competency expectations apply:

- The building owner or assigned maintenance contractor is responsible for assessing and confirming the following competence of individuals tasks to perform maintenance activities.
- Competent operatives must be able to:
 - Understand and interpret the maintenance instructions provided.
 - Execute the required tasks thoroughly and in a safe manner, adhering to relevant health and safety protocols.
- Maintenance operatives should be familiar with general building maintenance practices and be capable of identifying potential issues such as membrane damage, drainage blockages, or plant contamination.