

# GREEN ROOFS MAINTENANCE PROCEDURE



This Set of procedures is a guide explaining the maintenance necessary to keep a green roof how it was initially designed.

An Eco Green Roof is designed to meet the specific clients requirements for any project and will provide a long-term solution with a variety of habitats at roof level. With some basic maintenance the roof will continue to deliver the environmental benefits it was intended for. Most living roofs contain a plant community with a variety of native species to meet the planning and building code requirements. Some however can be designed to meet aesthetic design criteria.

## **EGR Standard Packages include:**

- ▶ To maintain species diversity and remove an unwanted or evasive specimens
- ▶ Inspect outlets and cobbled firebreaks
- ▶ Check trim is fixed safely
- ▶ Replace any vegetation that hasn't taken to the system (maximum of 10%)
- ▶ To fertilise the system if required
- ▶ Check any irrigation systems (If irrigation is taken with EGR)
- ▶ Generate an aftercare report outside of maintenance agreement such as damage caused by other trades

## **General Maintenance**

The plant selection on each project includes a species mix that will provide a balanced plant community on the roof, this will require basic maintenance if this is to be sustained in the long term.

Living roof maintenance is best carried out every season (ideally four times annually).

Monitoring the effect of leaf litter to the vegetation is important, it can be seen to add to the bio diversity but it may need to be removed if it is affecting the plant life.

The following procedures should be carried out to ensure the roof is well maintained and to protect any guarantees.

### **Preliminary Maintenance:**

- ▶ Ensure Safe access can be gained on the roof and that all of the relevant health and safety procedures are followed.
- ▶ Eco Green Roofs recommends removal of leaf litter that has fallen from any surrounding trees both spring and autumn. This is to stop the leaves smothering the vegetation.
- ▶ To remove excess bio mass, trim down any dead vegetation then remove and dispose of at ground level.
- ▶ Ensure all outlets are unblocked and the roof is able to drain freely
- ▶ Check all trims are fixed safely
- ▶ Ensure any new items of plant or machinery have a necessary fire break between them and the vegetation
- ▶ Any damage made to the vegetation or green roof system Eco green roofs should be contacted immediately.

### **Maintenance on the vegetation**

- ▶ Remove any unwanted vegetation that may have encroached the drainage outlets, walkways or Firebreaks.
- ▶ If any movement or settlement to the fire/ vegetation breaks has occurred simply top up these areas with more pebbles.
- ▶ Remove any tree saplings
- ▶ If plants are looking distressed we will add fertiliser

We would suggest the removal of evasive plant types; these include tree saplings, nettles, wild grasses, thistles and buddleia

If the vegetation grows in excess of 250-300mm we recommend this to be trimmed back to 75-100mm. The high growth suggests a high nutrient level in the substrate, which although is blended to be nutrient poor to stop such growth, this must be monitored to keep the bio diversity high. (Cuttings should be bagged up and removed from the roof to prevent the release of nutrients back into the substrates).

### **Irrigation**

Permanent irrigation is not always needed on green roof systems. However, irrigation is highly recommended during initial establishment and during dry spells. Particularly between May and September. The water pressure should be at least 3 bar and have a flow of 60l/min. An EGR temp system will consist of a micro sprinkler system with splitters and a timer. More complex packages can also be priced.

## Terms and conditions

If a maintenance package is taken out with EGR

- a) Price does not include VAT
- b) Irrigation systems can be part of any on going maintenance as long as this package has been agreed
- c) Irrigation is highly recommended for installs between May and September. Also for the initial establishment period (up to 8 weeks)
- d) Any cramage, hoisting, lifting equipment, council fees for part road closures or site protection is by others. EGR can provide a quotation if required.
- e) Price does not include any discounts
- f) Prices are subject to a site visit to check conditions, quantities, access and all related issues.
- g) EGR having clear and free access for the duration of the contract.
- h) Any extra time on site over the agreed 4 visits to be charged as day rate.
- i) 110v electrical supply at roof level to be provided by others
- j) A 1" water main supply capable of delivering 60l per minute at roof level.
- k) All waste responsibility of others. EGR can provide a quotation if required.
- l) Estimates are valid for 3 months from date of quotation.
- m) Any remedial works post install and outside agreed contractual works would be evaluated and charged accordingly.
- n) Payment to be made pro-forma for all maintenance works unless agreed prior to commencement of maintenance works.
- o) Estimate is based on standard systems and not for bespoke systems.

*\* This should only be used a guide, Eco green roofs will not take responsibility for a roof that is not under a maintenance contract with Eco Green Roofs.*

