

Living Roof Detailed Maintenance Plan

- Vegetation Types:** Sedum, Wildflower, Grasses or a mix of the three
- Planting Method:** Pre-Cultivated Mat, Plug Plants, Dry Seeding & Sedum Cuttings, Hydro-Seeding
- Frequency:** Minimum of twice per year - ideally in Spring (March-May) and Autumn (September-November)
- Fertilising:** Normally one application per year, ideally in Spring
- Health & Safety:** The roof should be accessed in accordance with health and safety legislation related to working at heights. Maintenance of green roofs should be carried out by trained personnel.

Introduction

Once a new green roof has been installed, the initial phase of aftercare is known as **Completion Care** and this will normally last for approximately 12 months. During this time the vegetation is developing and, depending on the planting method used, the green roof may need additional maintenance visits to those described above. This is more likely to be the case for plug planted and seeded roofs. Once this phase is complete the roof can then be maintained in accordance with the above schedule.

Please note that for a green roof to continue to perform in the long term it is vital that it receives the maintenance described within this document and at the frequency shown.

Care Operations

Removal of extraneous and unwanted plant growth.

Weeds and tree saplings should be removed as required. This is best achieved by pulling them out complete with the root and removing them from the roof area.

Pebble Borders

All pebble borders should be cleared of any vegetation. Weeds and tree saplings should be removed from the roof but sedum and/or wildflower vegetation that has spread from the adjacent green area can be re-planted, if required, where there are bare or sparsely covered areas.

Mowing

Dead seasonal wildflower foliage and grasses should be cut back in the Autumn once the seeds have fallen with a mowing/cutting height of 80-100mm. All cuttings should be removed from the roof area.

Dead Leaves

Where there are trees adjacent to the roof, dead leaves should be removed from the green roof on each maintenance visit.

Inspection Chambers and Roof Drainage

Inspection chambers, roof outlets and gutters should be checked and cleaned out as necessary on each visit.

Adding Substrate

It is not normally necessary to add further substrate once the roof has been installed. However, if some erosion of the substrate subsequently takes place it may be necessary to add substrate to return the depth to that originally specified. This is more likely to be the case during the Completion Care phase and where plug plants or seeding methods have been used.

Re-Planting

If bare or sparsely vegetated areas of more than 0.5m² are noted during a maintenance visit it may be necessary to carry out additional planting in these areas. This can be done using plug plants, sedum cuttings and dry seeding as appropriate. The most suitable time for this is the Spring and possibly September/October.

Fertilising

A slow-release fertiliser, such as Optigreen Opticote Slow Release Fertiliser, should be applied to the vegetated area on an annual basis in the Spring. If extensive moss growth and reddish sedum foliage is visible this indicates a likely nutrient deficiency.

Irrigation

Extensive green roofs will not normally require any irrigation beyond the Completion Care phase. Roofs that have been vegetated using pre-cultivated vegetation mats will not normally require any watering beyond 6-8 weeks after installation but roofs that have been plug planted or seeded may require irrigation for a longer period particularly if there is a long hot, dry spell of weather.

Exceptions to this can be roof build-ups where the overall depth is less than 70mm and steeply pitched, south-facing roofs with a build-up depth of less than 100mm.