

## Establishment Watering

Establishment watering is particularly important during the first 6-12 weeks following installation (depending on rainfall and the vegetation being established) and differing system finishes will require different watering practices. It is important to make provision for establishment care and watering even if the installation takes place in the spring or autumn.

For extensive and biodiversity landscaped roofs, the ongoing watering needs are dictated by the type of vegetation, location, aspect, roof slope and exposure of your roof. Substrate based roofs with sedum plants rarely need artificial watering, whereas wildflower vegetation needs occasional watering during prolonged dry spells. Expectations regarding appearance is also an important factor, as some clients wish to maintain or enhance the visual appearance, whereas others may prefer to leave it to nature.

Every roof is different and levels of irrigation depend entirely on the water demands of the vegetation as well as the levels of water storage on the roof and local micro climate.

## Irrigation

The more intensive a roof finish, the more likely irrigation will be required. The plants must have sufficient levels of water to ensure they remain healthy during prolonged dry periods. An automated system is generally the best option in the long-term and the frequency at which it is applied will depend on the plant species. These are designed and supplied by specialist irrigation companies who will offer a specific system to meet your requirements.

## General Maintenance

All roofs require a minimum of two inspections a year to ensure that the outlets etc are maintained, regardless of the type of green roof. An intensive green roof will require the regular maintenance associated with the planting scheme and landscape design, whereas an extensive green roof will need only minimal maintenance to ensure that any unwanted species do not become established.

We strongly advise the inclusion of the cost for an initial post-installation maintenance program within the tender documents for a period to be agreed with the client's representative. This ensures that the green roof is handed over in a healthy and fully established condition.



## Bauder Maintenance Service

Bauder's experienced team provide a tailor-made maintenance programme which is normally carried out in spring and autumn. This work is undertaken by our experienced engineers who will carry out the necessary risk assessments and comply with all current health and safety legislation throughout the duration of the work.

A full inspection and evaluation is carried out and a bespoke report provided with photographic verification outlining the condition of the planting and any areas requiring on going treatment.

### Common items for inclusion in the service are:

- Fertilising – application of a granular, organic slow-release fertiliser is essential to provide the plants with nutrients enabling them to become hardy enough to resist extreme cold, heat and drought.
- Debris – removal of all debris and leaves from the roof surface, rainwater outlets, chutes and gutters.
- Plant encroachment – removing excess vegetation that is encroaching into areas surrounding rainwater outlets, walkways, pebble barriers, gutters etc.
- Weeding – removal of unwanted vegetation, especially saplings etc either by hand or using a 'weed wipe'.
- Repairing bare patches – once weeding has occurred, bare patches can remain which are covered using remaining sedum vegetation from cuttings.
- Monitoring colour and growth – the vegetation will naturally change colour depending upon the time of year and prevailing weather conditions. Monitoring growth vigour and colour will identify how healthy the vegetation is or if it is in need of additional support.
- Vegetation barrier – settlement of the pebbles can occur and may need additional application.
- Promenade tiles or paving slabs – ensuring they are in good condition and secure in their original position.
- Rainwater pipes – free from blockages to enable water to flow freely through them.

Contact the Bauder Green Roof Maintenance Team

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