**General Maintenance Information**

**BAUDER BIODIVERSITY GREEN ROOF SYSTEMS**

# XF118 Wildfower Blanket, KS Plus seed mix and wildflower plug plants

The following is a guide to the maintenance necessary to keep a biodiverse green roof in a condition broadly similar to that in which it was first installed. The information relates to installations that have been completed for one full growing season and where establishment maintenance has been effective.

# General Maintenance

The Bauder biodiversity green roofs which is installed includes a species mix selected to provide a balanced plant community on the roof and will require basic maintenance if this is to be sustained in the long term.

Maintenance is best carried out annually, during springtime and additionally in late autumn should the particular roof location be affected by local trees that produce surface leaf litter. Some deposited leaf litter may be considered as contributory to the bio-diverse environment, which is acceptable so long as provision is made to ensure that this has no negative effect on other plants and the roof drainage performance.

The following procedures should be carried out in order to ensure the roof is maintained in good condition and to protect the validity of the waterproofing system guarantee.

**Note -** Specifically designated biodiversity areas should be disturbed as little as possible during maintenance so as not to upset any micro-habitats that may have colonised.

# Preliminary Maintenance Procedures

* Ensure safe access can be gained to the roof and that relevant Health and Safety procedures are followed when working at roof level. It is advised that the contractor should always seek proof of current maintenance for any man-safe roof access systems prior to proceeding with the work on site.
* In order to avoid a build-up of bio-mass on the roof it is recommended that all dead vegetation is removed with a strimmer and provision made for the debris to be safely lowered to the ground and disposed of.
* Remove unwanted leaf litter that has fallen onto the roof surface from overhanging trees both in the spring and autumn, to ensure that this does not smother the vegetation beneath.
* 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. Advise the client of the need to repair or renew as necessary.
* Examine all mastic sealant and mortar pointing for signs of degradation. Advise the client of the need to repair or renew as necessary.
* Check that all promenade tiles and paving slabs are securely fixed to the roof surface and in good condition.
* Ensure that any new items of plant/equipment on the roof are mounted on suitable isolated slabs and that any fixings used to secure the plant/equipment in place do not penetrate the waterproofing. If in doubt, please contact Bauder for further advice.
* Building owner to maintain a record of all inspections and maintenance carried out on the roof. Any signs of damage or degradation to the waterproofing should be reported to Bauder immediately, in order that arrangements can be made for remedial work to be carried out if necessary.
* Damage to the landscaping should be reported to the building owner. If this damage includes Bauder components, then Bauder may be contacted for remedial advice.
* Works to adjoining areas - When carrying out any maintenance to adjoining roof areas, care must be taken not to damage either the green roof landscaping or the waterproofing system. If it is considered that either element has been affected, then Bauder should be contacted for advice. Any waterproofing damage caused after completion of the original installation may invalidate the guarantee.
* Alterations - Any unauthorised alterations to the waterproofing system will invalidate the guarantee. If such a situation should arise, then Bauder should be contacted so that we may advise on the alteration and how it should be incorporated without affecting the guarantee.

# Plant Related Maintenance Tasks

1. Plant encroachment.

Any vegetation which has encroached into drainage outlets, Inspection chambers, walkways and the vegetation barriers (pebbles) should be removed. If movement/settlement of the pebble vegetation barrier has occurred, additional washed stone pebbles similar to the existing are to be added.

1. Maintenance of the Bauder XF118 Wildflower Blanket.

For the Bauder XF118 Wildflower Blanket the minimum recommended maintenance of the vegetation is as follows:

In the late autumn the vegetation is to be strimmed back to a 50-70mm height and the unwanted waste matter removed and lowered to ground level for composting/disposal.

In late March/April apply an 80g/m2 dressing of Bauder slow release organic fertiliser to the vegetated surface.

1. Fertiliser

Bauder organic slow release fertilizer to be applied at a rate of 80g/m2 in the early spring.