

MAINTENANCE PROCEDURE

BAUDER INTENSIVE GREEN ROOF SYSTEMS

What to Expect From Your Bauder Intensive Green Roof System

A Bauder intensive green roof system is designed to meet the specific client requirement for a project and to provide a viable, long-term ecology at roof level which, with regular maintenance, will continue to deliver the environmental and aesthetic benefits for which it was initially proposed.

The purpose of a lightweight intensive green roof is to provide a landscape over a structure which is indistinguishable from that which might otherwise have been created traditionally at ground level whilst imposing the least load on the structure upon which it is installed. 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 hard landscaping elements is prepared specific to 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. The following guidelines are provided to ensure that the building owner can make arrangements for the ongoing maintenance of the intensive green roof, to maintain the integrity of the guarantee that we offer on the waterproofing system.

Preliminary Maintenance Procedures

The following procedures should be carried out at twice yearly intervals, in the spring and autumn, in addition to the regular maintenance of the vegetation, in order to ensure that the roof is maintained in first class condition and that any potential problems are identified at an early stage.

- Remove any dead vegetation and debris from the roof surface, ensure that any gutters, chute outlets and downpipes are free from blockages and that water can flow freely.
- Remove the lids of all Inspection chambers, ensure that all rainwater outlets and downpipes are free from blockages and that water can flow freely.
- Ensure that all 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.
- The Building owner should keep a record of all inspections and maintenance carried out on the roof. Any signs of damage or degradation to either the waterproofing or the green roof installation should be reported to Bauder Ltd immediately, in order that arrangements can be made for remedial work to be carried out if necessary.

- 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 they may advise on the alteration and how it should be incorporated without affecting the guarantee.

General Horticultural Information

- 1 Any vegetation which has encroached into the vegetation barriers (pebbles) should be removed. If movement/settlement of the pebble vegetation barrier has occurred, additional washed 20/40 mm grade stone pebbles similar to the existing are to be added. Flint ballast with sharp edges is unsuitable and may damage the waterproofing.
- 2 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 the 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, then Bauder should be contacted at the address below. We 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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