



MAINTENANCE PROCEDURE

BAUDER BIODIVERSITY GREEN ROOF SYSTEMS

General Maintenance

General maintenance for this type of roof landscaping is normally related to only the waterproofing and drainage related elements, rather than the landscaping, although some bio-diverse landscape schemes include deliberate planting that may require localized attention to remove weeds etc.

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 and this is fine so long as provision is made for ensuring that this has no negative effect on the drainage performance.

The following procedures should be carried out as indicated below, in order to ensure the roof is maintained in good condition and to protect the validity of the guarantee.

Designated Biodiversity areas should be disturbed as little as possible during maintenance so as not to upset any micro-habitats that may have colonised.

Basic roof related maintenance procedures

1. Ensure safe access can be gained to the roof and that relevant Health and Safety Procedures are followed when working at roof level. Safety harness attachment points or man safe systems should always be used where provided.
2. Remove all debris and leaves from rainwater outlets, chutes, gutters etc. All debris must be removed from the roof and not simply flushed down rainwater pipes. Roofs in the vicinity of taller trees will need more frequent maintenance. We recommend removing leaf litter during the spring and again in late autumn, to ensure that fallen leaves do not cover any growth.
3. Open the lid of the Inspection chambers and ensure that all rainwater outlets (including down pipes) are free from blockages and that water can flow freely.
4. Ensure that any protective metal flashings or termination bars remain securely fixed and in place.
5. Examine all mastic sealant and mortar pointing for signs of degradation, and repair or renew as necessary.
6. Where promenade tiles or paving slab walkways exist, ensure that they are securely fixed in position and remain in good condition.
7. Please ensure that any items of plant/equipment that may have been introduced to the roof are sited on a suitable isolated slab and that any fixings that may have been used to secure them do not penetrate the waterproofing. Please contact Bauder for advice regarding suitability of isolating slabs.
8. Please report any signs of waterproofing damage or degradation to Bauder immediately. We can then provide the necessary recommendations or in the case of warranty related issues, make arrangements for remedial work to be carried out if necessary. It is recommended that a roof plan marked with co-ordinates be used to record the findings of the inspection. This will avoid



confusion and provide an on-going record of roof performance, which can be compared year on year.

9. Works to adjoining areas - When carrying out maintenance to adjoining areas, care must be taken not to damage the system. For example, any solvent-based product allowed to wash down into the system will seriously destabilize the molecular structure of the bitumen causing it to fail. Similarly with oils associated with machine plant maintenance or fats from extractors over cooking areas. If this risk is considered likely, then Bauder should be contacted so that we may advise. Chemical damage will invalidate the guarantee.
10. Alterations - Any alterations to the waterproofing system that may affect its integrity will invalidate the guarantee. If such a situation should arise, then Bauder should be contacted immediately so that we may advise on the alteration and how it should be incorporated without affecting the guarantee.

Plant related maintenance tasks required

Plant encroachment

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

Plant Maintenance

Advice should be obtained from the landscape designer and any maintenance carried out according to their specific recommendations.

Fertiliser and Irrigation

Biodiversity roofs generally do not normally require any fertilisation or artificial watering. However if planting other than that found naturally colonizing is deliberately incorporated into the roof, then this may be required. Again, guidance should be obtained from the landscape designer in this instance.

Support

Biodiversity roofs usually require only minimal maintenance and we are happy to offer advice on issues concerning your roof and how to maintain it in good order. We believe our products and systems are of the highest standard and we are happy to talk through any queries or concerns. It is always useful to provide photographs to accompany queries where possible.

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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