



GREEN ROOF MAINTENANCE GUIDELINES

A document on the processes of green roof maintenance and information on the maintenance of sedum roof systems.

Green Roof Maintenance Guideline.

Green roofs are built to be long-lasting, aesthetically pleasing and high performing. However, these can decline over the lifespan of the green roof when it receives little to no attention. Therefore, the maintenance of a green roof systems is essential for the longevity of the roof system, ensuring maximum performance throughout the roof's lifespan and maintaining the aesthetic appeal of the green roof system. Keeping the roof well maintained extends the overall lifespan of the roof system.

Sedum plant species are naturally hardy plants that can thrive in the harsh green roof environments. However, they still require maintenance to continue thriving throughout its life course.

General Maintenance

The selection of plant species on each project are used to create a balance in the plant species composition to prevent a dominance of a single plant species. As a green roof system is a form of a garden, the plants still require attention and maintenance to ensure that the roof is performing the best it can.

Green roof maintenance is typically carried out 2 to 4 times annually, depending on the type of roof system. The visits are usually carried out in early Spring and late Autumn to ensure the vegetation has the best chances of surviving the Winter and full growth in the Spring.

Before the maintenance proceeds, a preliminary visit is required to assess the general accessibility of the roof systems and inspect the roof for any other issues that could cause the roof to decline in quality over time.

All green roof maintenance departments follow the process pictured on the right.

Preliminary Visit:

- A member of the maintenance team will make a site visit to assess the accessibility of the safe working practices and site regulations.
- Roof inspected to evaluate the standard of the system.
- Quote is created and sent to client.



Remedial Works (If applicable):

- If the roof system cannot be maintained with standard package, a remedial works is required.



Maintenance Visit:

- The second site visit is made to remediate issues reported from the first visit.
- The standard maintenance checks are made for general maintenance of the roof system.



Sign-Off:

- A sign-off report is made to report the changes made during the maintenance visit.
- A proposal is submitted to assess the next steps.

Maintenance Spot Checks.

Below is a set of spot checks specifically for all sedum green roof systems (Sedum blankets, Sedum plugs and sedum modular trays):

- Assessment of water storage and moisture content of the soil for potential drought problems.
- Assessment of irrigation system (if present).
- Inspection of drainage channels and clearance of exposed outlets.
- Full report outlining further action or additional remedial visits that cannot be maintained in the standard maintenance package.
- **(Spring only)** Feeding of slow releasing organic fertiliser, sedum may not be nutrient hungry, but nutrients in the substrates gradually declines and require nutrient topping up.
- **(Autumn only)** Cut back and remove cuttings from the roof system.

Vegetation Maintenance

- Localised spot weeding of invasive plant species.
- Re-seeding and remedial patching of roof areas where establishment has been poor.
- **(Plugs only)** Check for any plugs that may have been pulled out by local wildlife and replant them if not severely damaged.
- **(Modular trays)** Check for any damage made to any of the trays that may threaten root penetration of the waterproof membrane.

Contact Details

In order to contact the Sky Garden Ltd Maintenance Department, please see the below options:

By Phone: 01242 620905 (Option 2)

By Email: maintenance@sky-garden.co.uk

