Roofing Contractor Maintenance Recommendations

After completion, each roof is subjected to various weathering conditions. Roofs do not wear uniformly since certain areas may be affected more severely than others.

Equalising wear by upgrading worn areas is the secret to prolonged roof life.
To equalise wear, the maintenance and repair of these areas should be done by a qualified roofing contractor.

Maintenance may be as simple as re-gravelling a windswept corner, or more complex, such as correcting a water Ponding problem, but maintenance is a necessary part of good roofing practice.

Maintenance of Diasafe safety systems must be carried out annually by the installing contractor, in accordance with the Diasafe Maintenance Manual. Each system must be re-certified annually upon inspection.

Diasafe Safety System Post.

ESTABLISHMENT OF THE EXTENSIVE (SEDUM) GREEN ROOF.

Sedum roofs require care and attention in the weeks following their installation.

Please ensure the roof has a plentiful supply of water and is not allowed to become dried out. Do not rely on ambient rainfall to irrigate the newly installed roof.

Sedum blanket must be unrolled onto the growing media within 24 hours of delivery to site. Water the blanket at 2 litres per M2 using a hose and sprinkler nozzle. Do not use pressure washers or high power hose as damage to the plants can occur.

It is preferred to avoid the installation of sedum roofs during very warm dry periods. If it is necessary to do so, monitor the roof during that warm / dry period to ensure that drying out of the growing substrate (soil layer) does not occur.

Once the sedum blanket (or plug plants) have been installed, no persons should be allowed to work or walk upon the roof. Doing so may cause damage to plants.

After a period of 6 to 8 weeks during the growing season, the edges of the sedum blankets will knit together and the roots of the sedum plants will extend into the growing media.

All sedum roofs must be carefully monitored through their first summer flowering cycle.

MAINTENANCE RECOMMENDATIONS FOR EXTENSIVE GREEN ROOFS.

By their nature, extensive type green roofs are **low** maintenance. Once established they will continue to develop and create a self-sustaining plant community on the roof that will also provide habitat for invertebrate and bird species.

Certain procedures are recommended, particularly in the first year, to ensure the long-term success of the plants.

As a general guide, it is recommended that maintenance be carried out three times in the first year and twice per year in each subsequent year but this depends on the type of system installed and the rate of plant cover.

The following are general procedures related to the planted element of the roof only. Not all the procedures will be appropriate to every roof.

Watering

The extensive green roof is quite resistant to drought. If an extended period of dry weather should occur (14 or more dry days), periodic checks should be made of the roof to examine the reservoir and drainage board to determine if all the water contained has been used by the plant layer.

Apply water using a sprinkler attachment until the substrate is thoroughly saturated and the reservoir cups are filled.

Safe access

Appropriate measures should be taken at both design and construction stages to ensure safe access and passage over the planted roof areas for maintenance personnel. To facilitate this a proprietary Diasafe or similar safety / fall-arrest system should be installed as part of the roof works.

Trafficking of the plant layer

Trafficking of the planted roof on the basis of 2-3 times a year will have no detrimental effect on the plant layer. If works are to be carried out on the roof surface or to adjacent structures care should be taken to minimise damage to the plant layer resulting from repeated trafficking. We would advise that should this be required access routes to the works are closely defined to ensure damage is minimized. If the plant material is damaged re growth normally occurs. However, the speed of recovery will be dependent upon the level of damage and the duration of the trafficking period.

Removal of undesirable plant material

The Sedum and other species planted at the time of installation are well adapted to life on the roof and quickly become established, however, a few other native species may intrude. Some people welcome the colonisation of so-called 'weeds' to promote biodiversity. However, you may prefer them to be removed.

Dependent upon material and site requirements, this can be done by hand or by a point application of herbicide using a weed wipe device to target individual plants. The use of sprayers to apply herbicide is not advisable.

Pests and diseases

Sedums are generally pest and disease resistant but, like many plants, can suffer from aphids or vine weevil. The care we take in production of our plants and the formulation of our Sedum Mat product discourages such problems but, if they occur, they can be controlled by environmentally friendly means. Advise Moy Materials Ltd. if an outbreak of pests or disease should occur. We can then advise on remedial measures appropriate to the problem.

Application of nutrient and soil conditioner

The correct level of nutrients in the growing medium is important. Levels of previously applied fertiliser, season and location together with the nature and condition of the plant material and growing medium determine the procedure to be carried out. Extensive Roofs guidelines – 35g/M2 Osmocote Exact in March / Early April.

Checking of gutters and Outlets

This should be carried out routinely during any maintenance check to ensure drainage is not impeded. All rainwater outlets should be protected within an outlet inspection box with a lockable cover. Open the cover with a coin or screwdriver and ensure leaf grate is in position and that no debris blocks the outlet. Lock the lid on completion.

Removal of flower heads after flowering

This depends on the individual aesthetic requirements of the client. Dead flowers will eventually disintegrate but the heads may be removed in late summer or early autumn if required by careful clipping.

Removal of leaf litter

The ideal position for a green roof is in full sun. In certain situations, adjacent trees could shed leaves onto the roof surface. Depending on quantity, these may need to be removed with a leaf-blowing machine. This would be a seasonal requirement.

Making Openings in the Green Roof

The extensive green roof has a very shallow layer of growth media (soil) generally not exceeding 75mm. Where openings must be made to accommodate ducts or pipe work from within the building, the installing roofing contractor must be engaged to weather the opening and trim the green roof elements around any such penetrations.

Use of Edged Tools.

The maintenance of the extensive green roof does not require the use of any sharp edged tools. The use of shovels, spades, edging tools, rakes, hoes etc. are not required and should not be used in the maintenance of the extensive green roof.

Notes Page:
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0141 8404660
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Roofing Contractor

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Specifier / Designer

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Building Contractor

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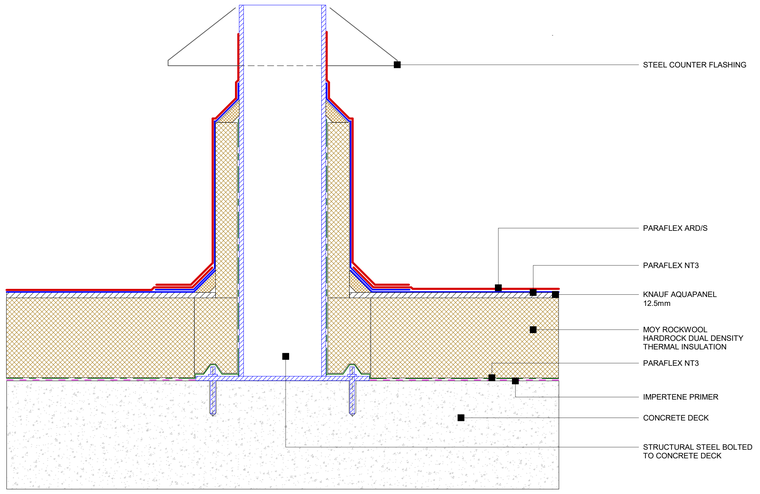
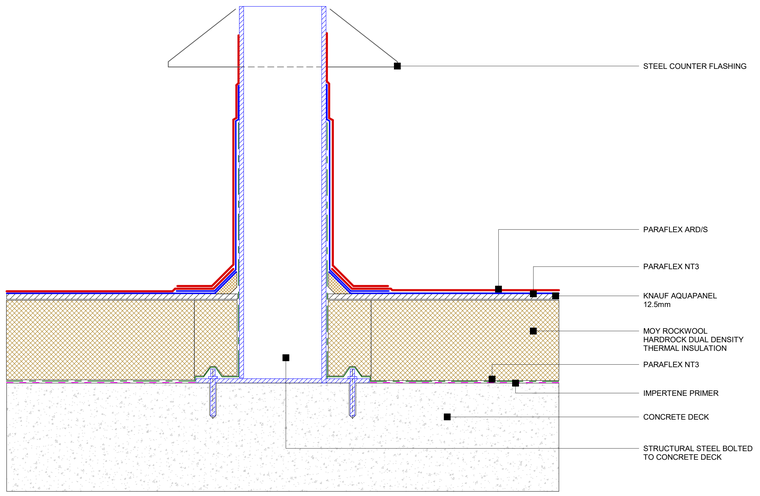
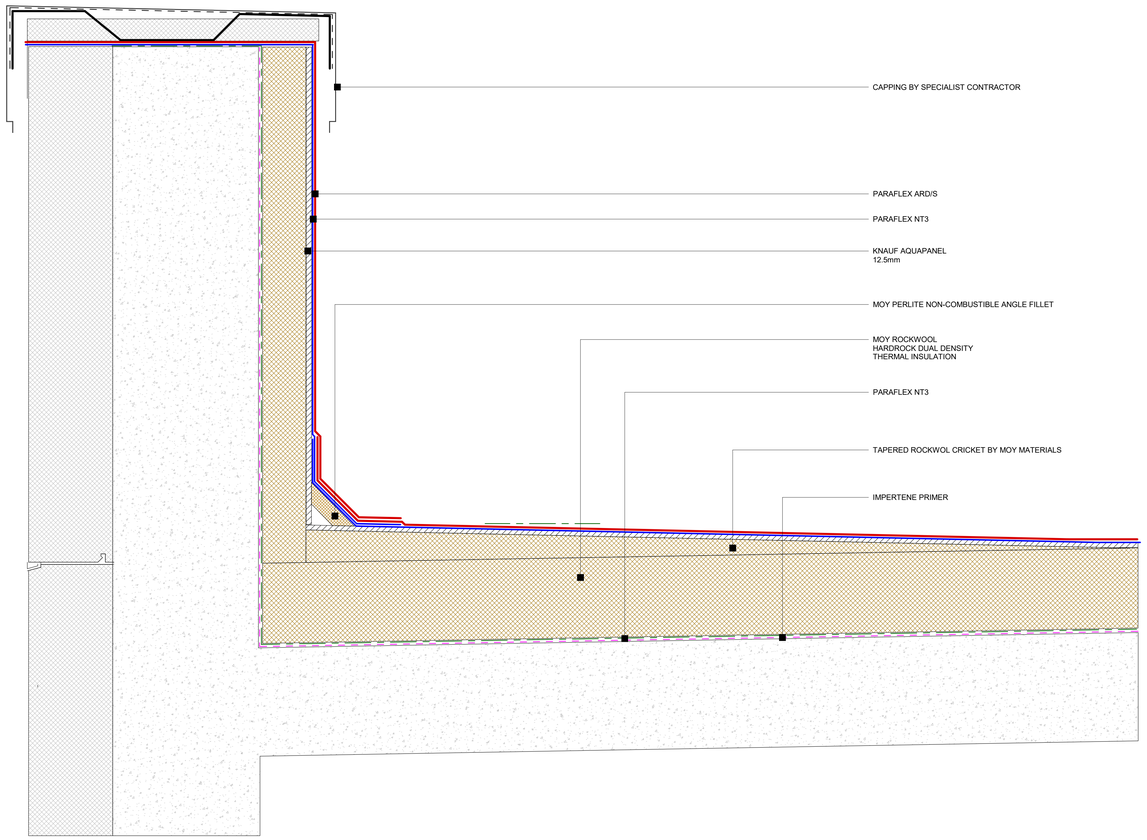


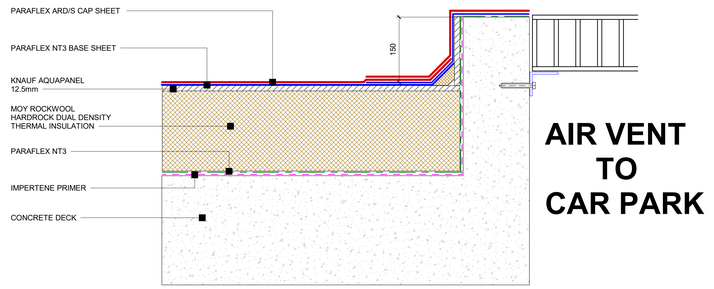
1 Paraflex - Steel Post Detail
1 : 5



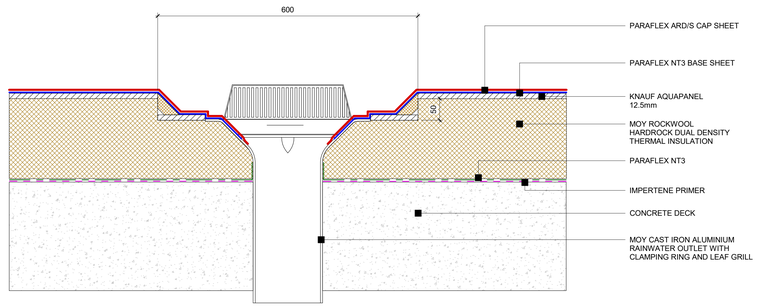
2 Paraflex - Steel Post Detail (Uninsulated)
1 : 5



3 Paraflex - Parapet upstand details
1 : 5



4 Paraflex - Air vent detail
1 : 5



5 Paraflex - Rainwater outlet detail
1 : 5

Detail: Paraflex - Typical details

System Ref: PARAFLEX | DWG. NO: PX - 01

Scale: 1 : 5 | Date: MAY 2021

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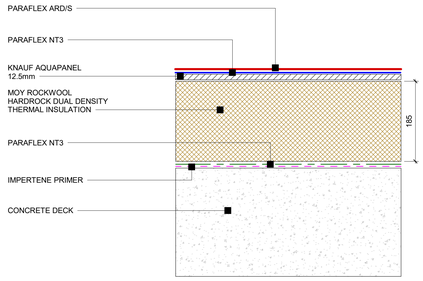
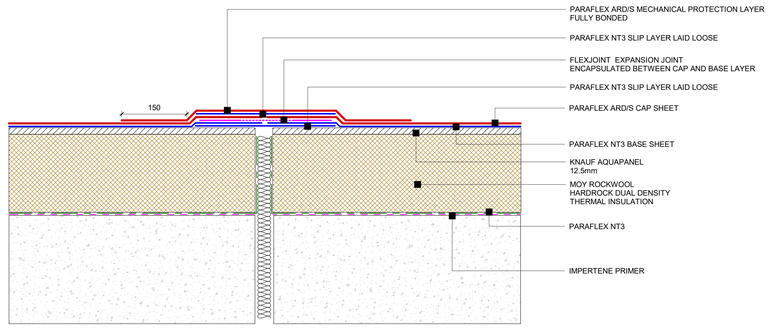
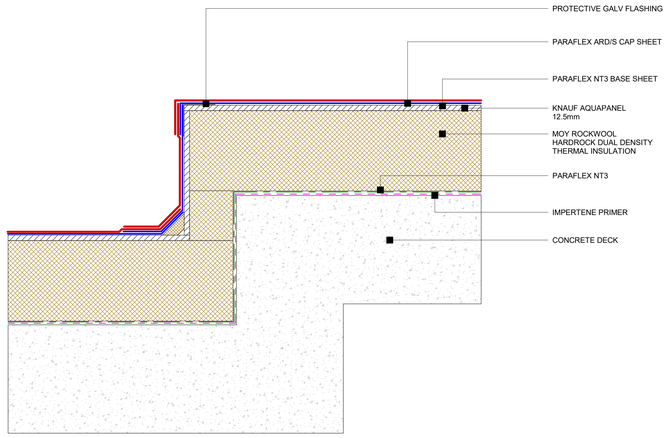


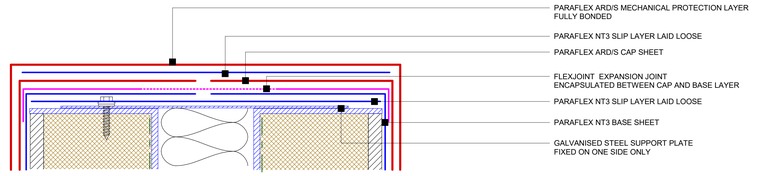
1 Paraflex - Roof waterproofing system
1 : 5



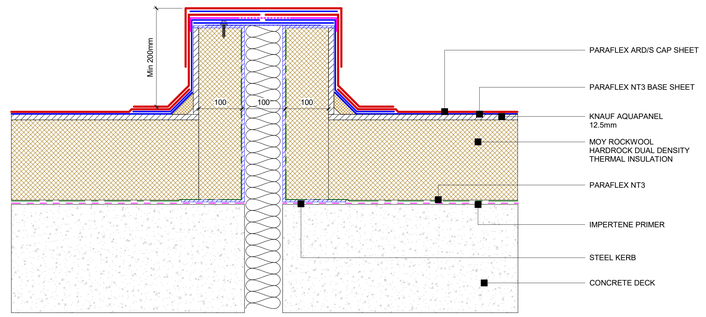
2 Paraflex - Expansion joint detail
1 : 5



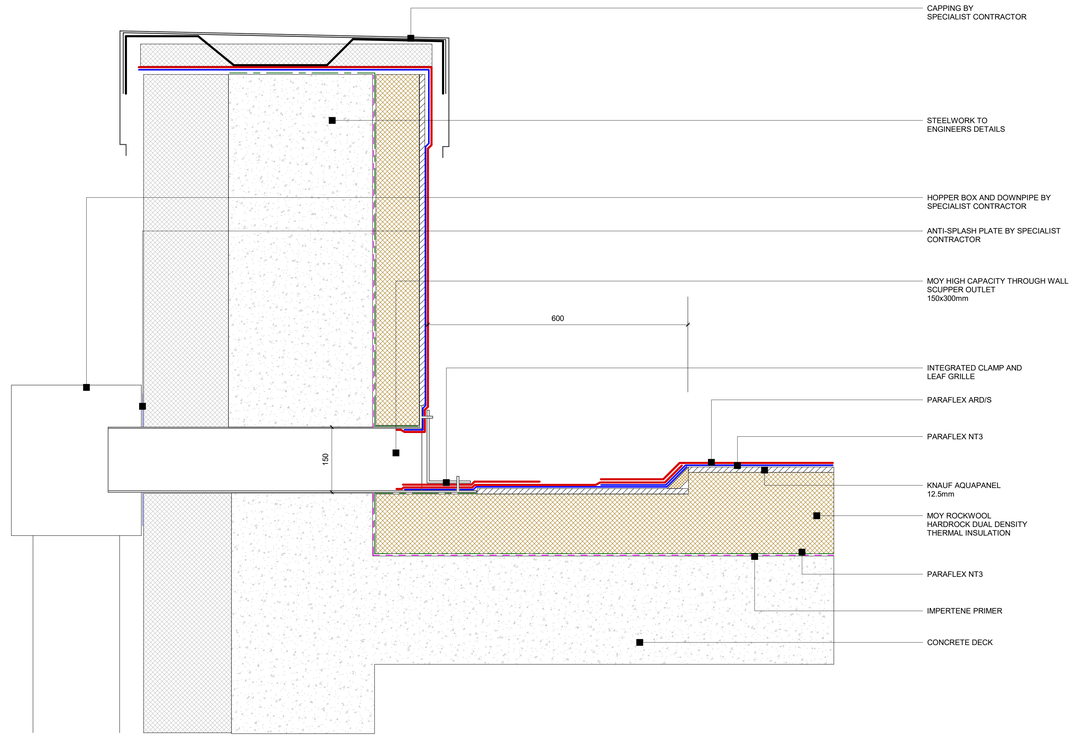
3 Paraflex - Level change detail
1 : 5



4 Paraflex - Raised expansion joint membrane callout detail
1 : 2



5 Paraflex - Raised expansion joint detail
1 : 5



6 Paraflex - Parapet outlet detail
1 : 5

Detail: Paraflex - Typical details

System Ref: PARAFLEX | DWG. NO: PX - 02

Scale: As indicated | Date: MAY 2021

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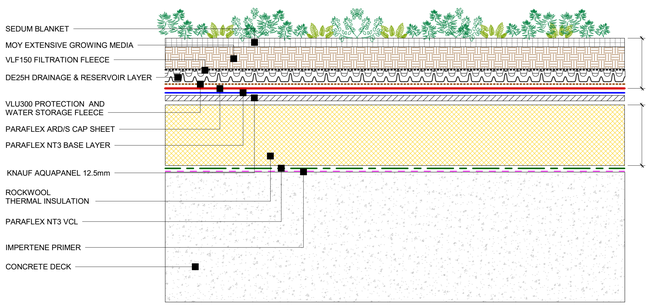
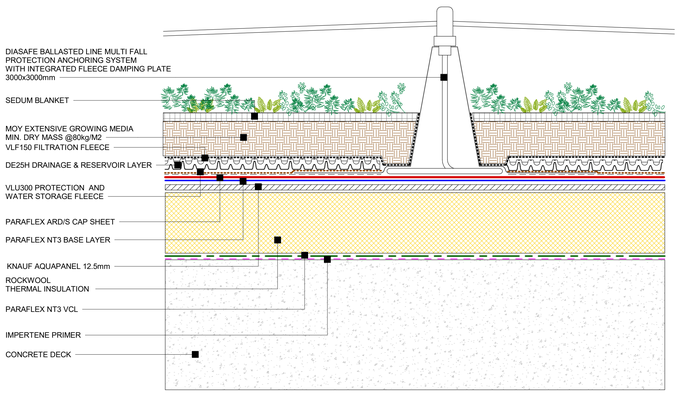


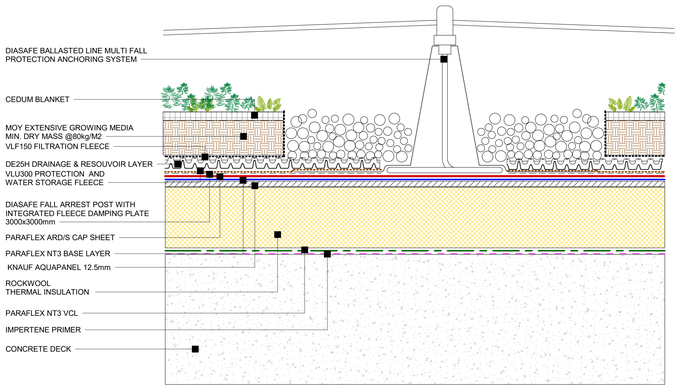
1 MOY EXTENSIVE GREEN ROOF SYSTEM (CONCRETE DECK)

1 : 5



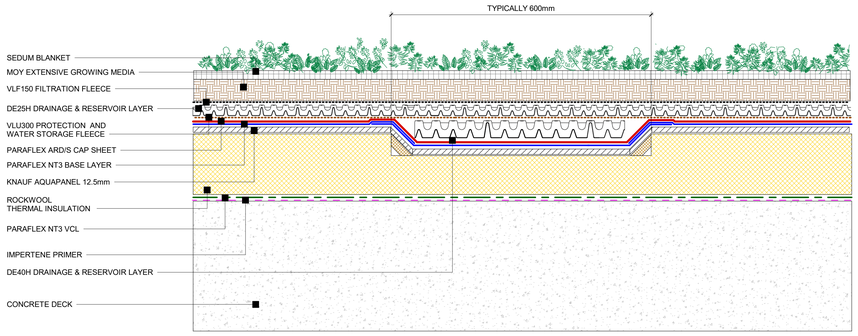
2 MOY EXTENSIVE GREEN ROOF SYSTEM - PROTECTION ANCHORING SYSTEM DETAIL

1 : 5



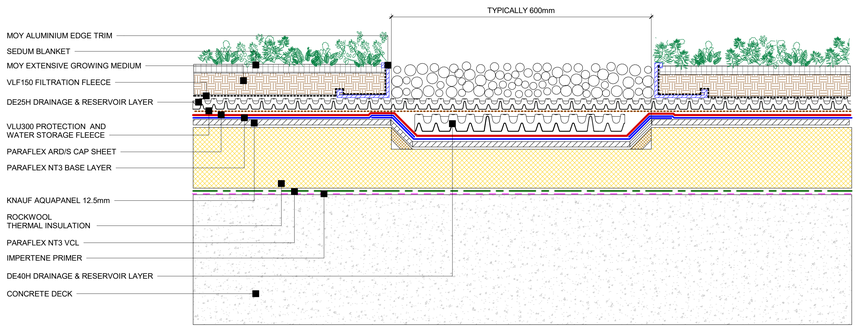
3 MOY EXTENSIVE GREEN ROOF SYSTEM - PROTECTION ANCHORING SYSTEM WITH LOOSE GRAVEL INFILL DETAIL

1 : 5



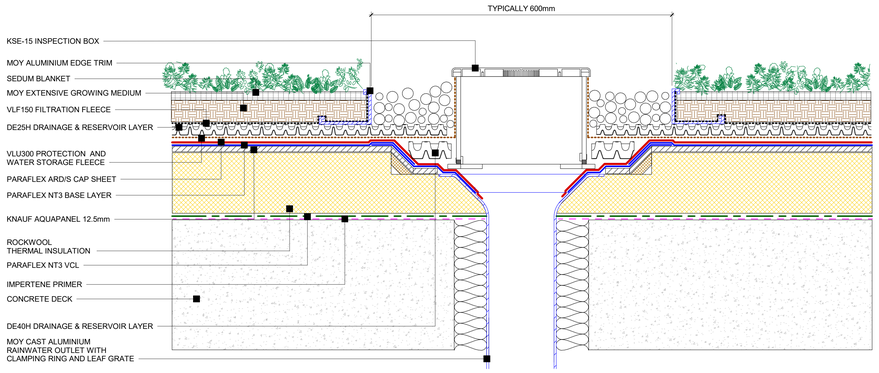
4 MOY EXTENSIVE GREEN ROOF SYSTEM - GUTTER CHANNEL WITH SEDUM COVERING DETAIL

1 : 5



5 MOY EXTENSIVE GREEN ROOF SYSTEM - GUTTER CHANNEL WITH PEBBLES DETAIL

1 : 5



6 MOY EXTENSIVE GREEN ROOF SYSTEM - RAINWATER OUTLET INSPECTION BOX DETAIL

1 : 5

Detail:
EXTENSIVE GREEN ROOF TYPICAL DETAILS

System Ref:
MOY EXTENSIVE GREEN ROOF SYSTEM

DWG. NO:
GR-E-01

Scale:
1 : 5

Date:
JUNE 2022

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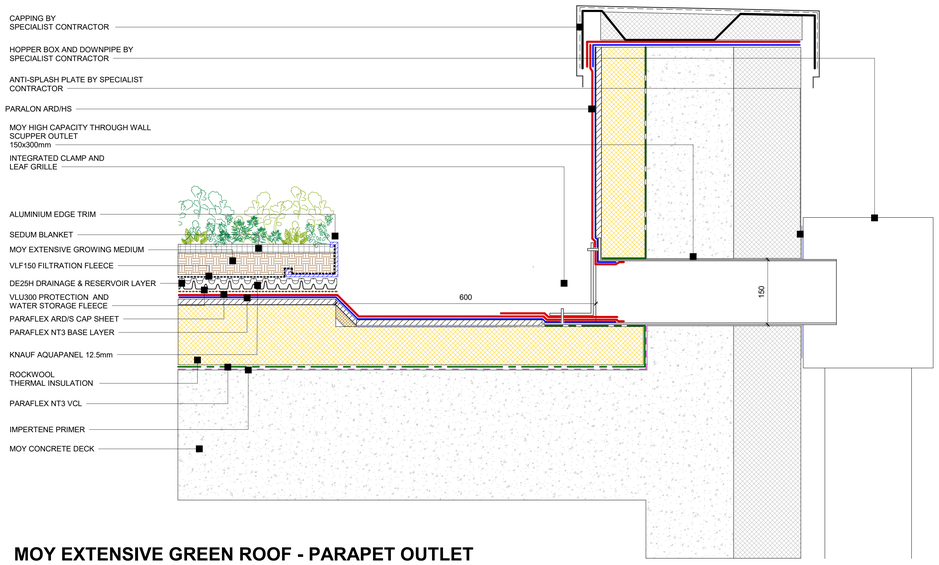
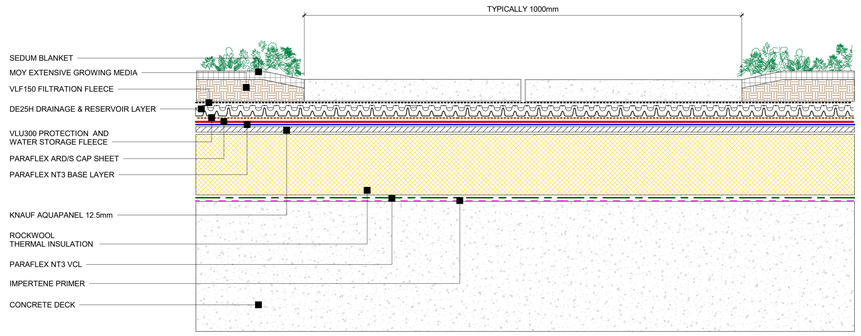


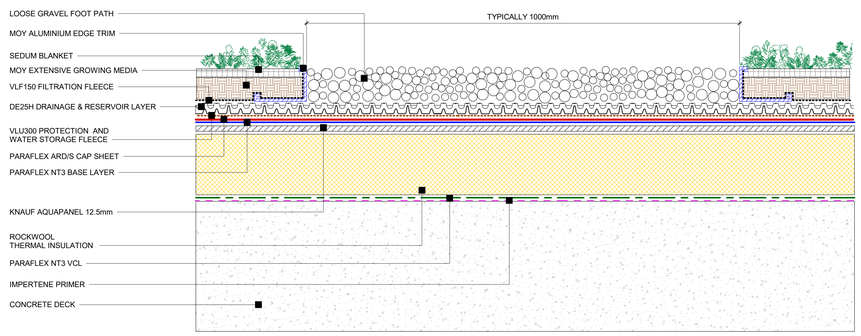
7 MOY EXTENSIVE GREEN ROOF - PARAPET OUTLET DETAIL

1 : 5



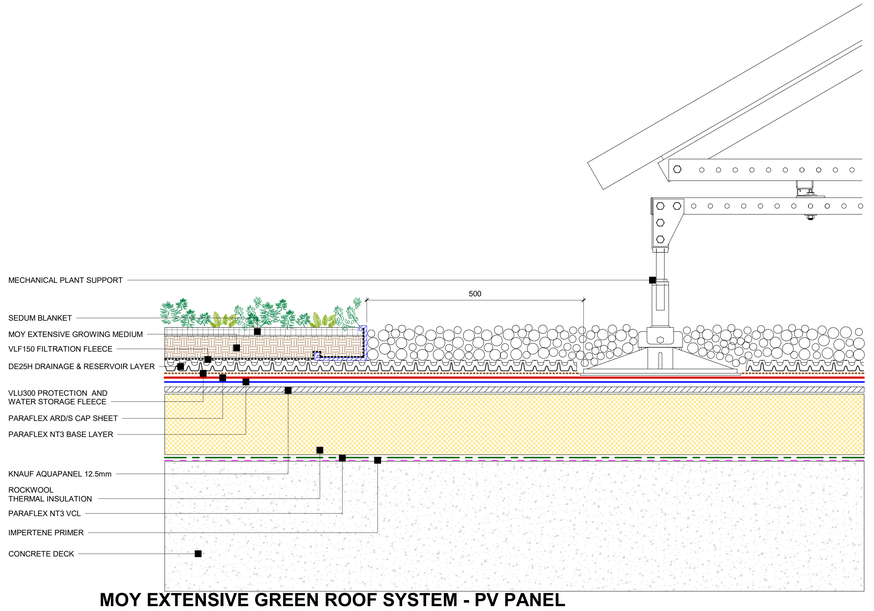
8 MOY EXTENSIVE GREEN ROOF SYSTEM - FOOT PATH CONCRETE SLAB DETAIL/ FIRE BREAK DETAIL

1 : 5



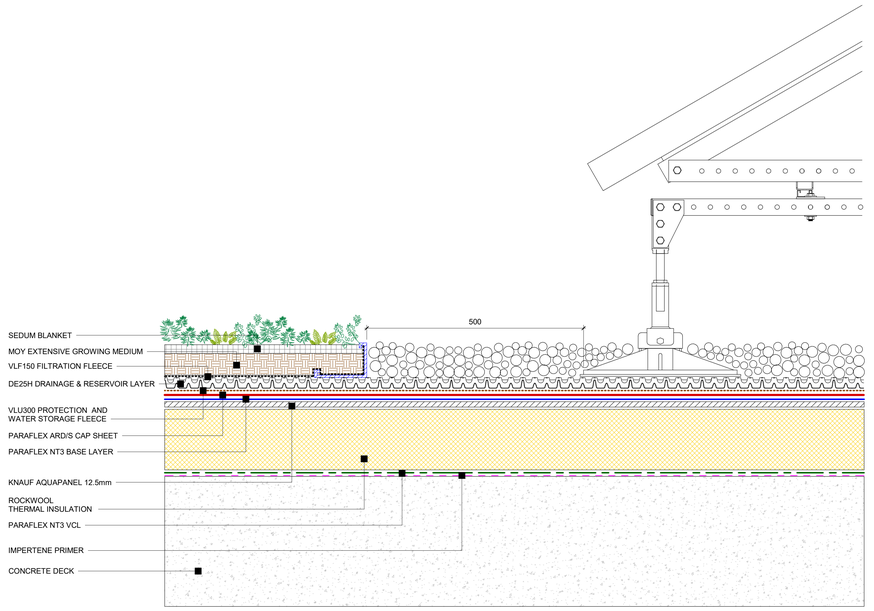
9 MOY EXTENSIVE GREEN ROOF SYSTEM - LOOSE GRAVEL FOOT PATH DETAIL/ FIRE BREAK DETAIL

1 : 5



10 MOY EXTENSIVE GREEN ROOF SYSTEM - PV PANEL DETAIL VERSION 1

1 : 5



11 MOY EXTENSIVE GREEN ROOF SYSTEM - PV PANEL DETAIL VERSION 2

1 : 5

Detail:
EXTENSIVE GREEN ROOF TYPICAL DETAILS

System Ref:
MOY EXTENSIVE GREEN ROOF SYSTEM

DWG. NO.
GR-E-02

Scale:
1 : 5

Date:
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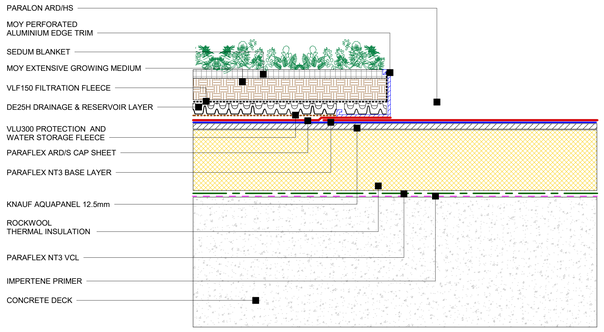
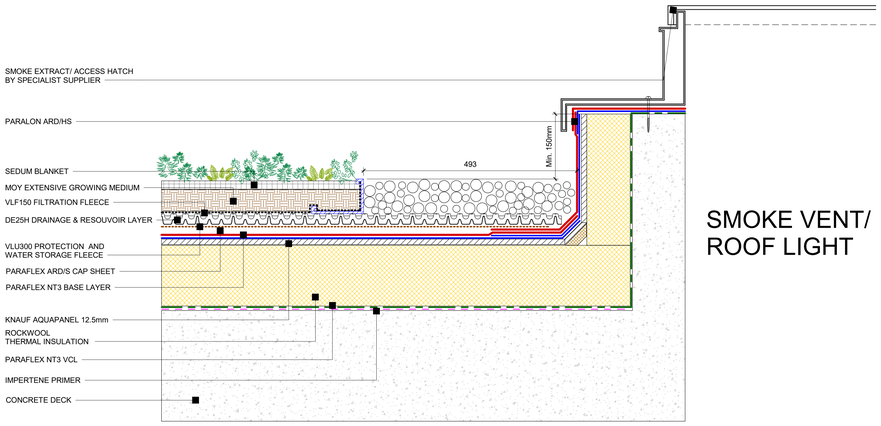


MOY EXTENSIVE GREEN ROOF SYSTEM - SEDUM ROOF STOP EDGE DETAIL

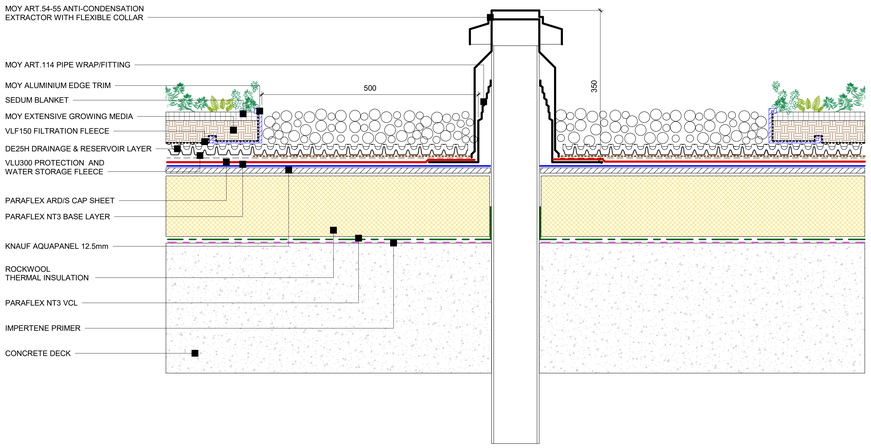
12 1 : 5



SMOKE VENT/ ROOF LIGHT

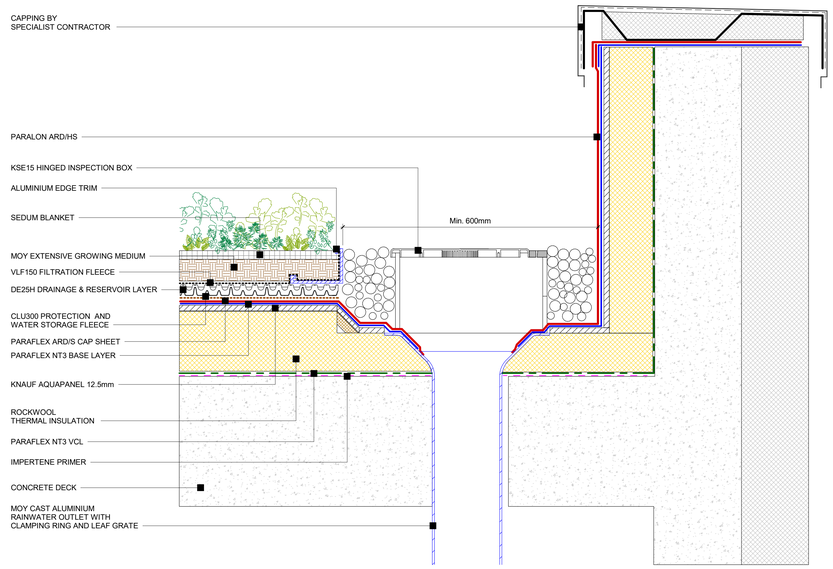
MOY EXTENSIVE GREEN ROOF SYSTEM - SMOKE VENT DETAIL

13 1 : 5



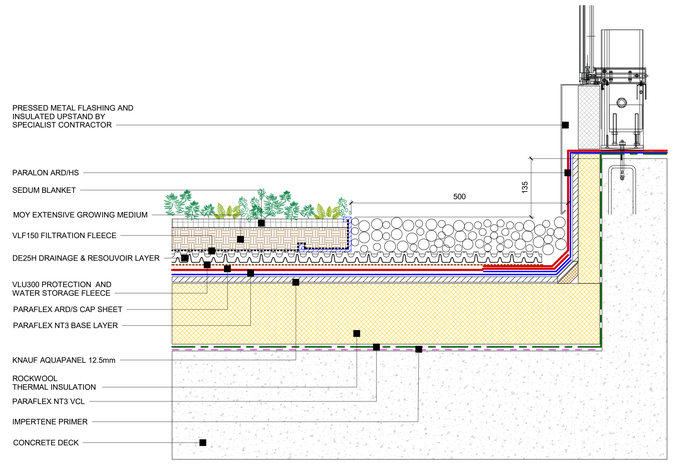
MOY EXTENSIVE GREEN ROOF SYSTEMS - SOIL VENT PIPE DETAIL

14 1 : 5



MOY EXTENSIVE GREEN ROOF - PARAPET OUTLET INSPECTION BOX DETAIL

15 1 : 5



MOY EXTENSIVE GREEN ROOF SYSTEM - UPSTAND TO GLAZING DETAIL

16 1 : 5

Detail: EXTENSIVE GREEN ROOF TYPICAL DETAILS

System Ref: MOY EXTENSIVE GREEN ROOF SYSTEM

DWG. NO: GR-E-03

Scale: 1 : 5

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