Sedum Supply
EXPERTS IN GREEN ROOF SYSTEMS

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GENERAL SEDUM ROOF MAINTENANCE PROCEDURES

These practises should be carried out annually as part of a structured maintenance regime.

GENERAL MAINTENANCE INFORMATION

Appearance –
Vegetation on a green roof will change over the year. The growth and flowering of the individual species within the vegetation mix will be dependent upon fluctuations in the seasonal weather and sedum plants will not always be green. In the winter, sedum will become smaller and turn red/brown in colour as they prepare themselves to withstand the coming winter frosts. Sedum Supply Sedum Blanket contains approximately 14-17 different plant species. Not every species incorporated will survive and the more dominant will prevail over time dependant on location. General maintenance is best carried out annually during springtime. However, increasing the number of visits will improve the aesthetics of the roof.

Watering -
It's important that all green roofs have a way of watering during prolonged periods without rain. All green roofs will benefit from water during droughts. Generally, sedums are much more drought tolerant than native wildflowers, but both will benefit from a prolonged soaking (not little and often) to prevent them from fully drying out – refer doc SIDHW for further advice.

Feeding -
All green roofs will require feeding from time to time. Sedum Supply (SSSRN) Slow-Release Nutrient Feed will last 12 months and applied annually will ensure that the plants become resistant to extremes of weather and temperature

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PRELIMINARY MAINTENANCE PROCEDURES –

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

IMPORTANT!

Ensure that relevant health and safety procedures are followed when working at height, this includes making sure that safe access can be gained to the roof. It is advised that the contractor should always seek proof of current maintenance for any man-safe roof access systems prior to proceeding with any work at height.

PROCEDURES

Remove all dead vegetation and debris from the roof surface, taking particular care to ensure that all chute outlets, gutters, and downpipes are clear. Please note: Roofs in the vicinity of taller trees will need more frequent maintenance. We recommend removing dead leaves during the spring and again in the autumn, to ensure that they do not damage the roof vegetation.

Remove the lids of all inspection chambers, ensure that all rainwater outlets and downpipes are free from blockages and that water can flow freely away. Check all retention edge trims, metal flashings and termination bars remain securely fixed in place. Renew or repair as necessary.

When carrying out maintenance to adjoining areas, extreme care must be taken not to damage either the landscaping or the waterproofing system avoiding the use of sharp tools and doing as much work by hand as possible.

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VEGETATION MAINTENANCE TASKS

Application of Fertiliser to the vegetation: As a rule all sedum based green roofs require feeding annually to promote strong growth in the sedum and make them more drought tolerant.

PLANT ENCROACHMENT

Any vegetation which has invaded into drainage outlets, inspection chambers, walkways, and the vegetation barriers (pebbles) should be removed. Additional washed stoned pebbles, similar to existing can be added if movement or settlement of the pebble vegetation barrier has occurred.

■ If an irrigation system is fitted, (Not required with sedum roofs, fitted in accordance with manufactures instructions) it is best to run it only during prolonged dry weather and for limited periods.
■ Only a relatively few species of sedum and other plants suitable for an extensive green roof installation will persist in partial and full shade, and they will generally be greener in colour and grow in these locations.
■ If major problems with the vegetation are suspected, contact Sedum Supply as early as possible sending images and all necessary information

Weeding

■ With the exception of saplings, which should always be removed, weeds in an extensive green roof should be considered as a problem only of aesthetics. If considered excessive, they can be removed either manually or by using a 'spot weed wipe'.

Repairing Bare Patches

■ Bare patches can be easily repaired, and this is best done during the main growing seasons of March/April or from late August until the end of September.
■ Using vegetation cuttings from surrounding areas of abundant growth mix with part MC1 growing medium and good quality composite 70% Mc1 and 30% compost.

Feeding

■ Sedum Blankets are grown in a shallow growing medium which contains very little nutrient, so the annual application of nutrient feed is crucial to ensure the plants remain healthy. Slow-release nutrient feed should ideally be applied during March/April, as it helps the plants to prepare for extreme weather conditions.
■ Always apply the fertiliser at the given rate on the instructions. It is recommended that the fertiliser is lightly watered in immediately after application, to avoid "burning" of the foliage. .

Irrigation

There should always be a way to water any green roof during times of dry weather. This might be a water supply point adjacent to the green roof, sprinkler or a fully automatic irrigation system. Sedum supply recommends when sedum systems are installed, that there is provision of either a sprinkler or drip line irrigation system if the following conditions apply: The roof is in full sun. All roof with a slopes exceeding a 2° pitch. Windy or exposed site locations. Sites up to 50 miles inland of the east coast of the UK mainland. Irrigation should only be activated during periods of dry weather, or if the sedum plants are showing signs of distress. The irrigation system is best run at night or at dawn or dusk to minimize unnecessary evaporation. Then once every 4-6 days for the duration of the hot weather. This can be easily managed by using an inexpensive battery-powered, programmable timer.

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GENERAL MAINTENANCE PROCEDURES

We have joined forces with an independent green roof maintenance company if you require the service, please see details below.

These experienced green roof maintenance companies have worked closely with Sedum Supply Ltd carrying out maintenance services throughout mainland Britain for several years.

WHO TO CONTACT?

This work can be undertaken by the companies detailed below, who directly manage the maintenance of green roofs and will cover all aspects of the service from quotations through to invoicing. Sedum Supply Ltd and our preferred suppliers are committed to the arrangement and will ensure a high standard of expert care and advice for our customers.

Green roof maintenance contractors currently recommended to maintain

Eco Green Gardens
E – ecogreengardens@outlook.com
M – Peter 07837 698532

A typical maintenance programme includes:

Roof evaluation - a comprehensive review of the green roof to determine what remedial work, if any, needs to be completed.

Removal of weeds and unwanted items
Over time a green roof can become congested with leaves, debris, and other unwanted vegetation, which can be removed.

Inspection
Examination of roof outlets and removal of any encroaching vegetation to enable water to flow freely to rainwater pipes.

Application of fertiliser
To help restore a green roof to its best, an organic slow-release granular fertiliser will encourage growth.

Testing
After all work has been performed, the irrigation system will be examined to ensure it works as expected.