



GREEN ROOF MAINTENANCE GUIDE

project information

Name: Brighton Park Elementary School
Address: 3456 W. 38th Street
Chicago, IL
Date of Completion: est. June 2010

Introduction

Routine green roof maintenance will ensure the success of the intended appearance, purpose, and function of the green roof system. Green Roof Solutions has supplied all components to McCannon Roofing for the install of the Bio Tray Modular green roof system. This proposal assumes McCannon Roofing has installed the Bio Tray System per instruction and has undertaken to ensure that the plantings establish with sufficient watering and care until turned over to the maintenance contractor.

Periodic maintenance and monitoring specific to the green roof environment is essential to support long term health and viability of plants and optimum storm water detention. During the maintenance period of 3 years, approved maintenance personnel will maintain the vegetated cover, growing media, green roof drainage, edge components, drain inspection chambers, and adjacent plaza areas, where applicable.

scope of approved maintenance work

Green Roof Inspection

The roof shall be visually inspected for any performance issues, technical concerns, or damage. Common problems include poor drainage, nuisance geese or wind erosion. Roof drains, gutters, and vegetation-free zones shall be inspected and cleaned of any unwanted debris. Photos and written documentation of issues shall be provided to the owner as needed. Any claim to Green Roof Solutions, Inc of material malfunction must be provided in a written document with photo evidence of the claim.

Weed Removal

It is very important to control invasive, non-specified plants on a green roof, especially during the establishment phase. Green roof plants will be identified before potential weeds are removed. Hand weeding must be conducted while avoiding use of digging tools, weed cutters, trimmers or any gasoline operated machinery that could damage the green roof system or waterproof membrane.



This roof was planted with the following trays in a pattern of waves. Each wave contains the same plant varieties that will bloom in their own colors at a specific time. Do not transplant varieties of another tray or any non-specified plants into the specified green roof pattern. Please consult the installer, MCannon Roofing for a roof plan.

TRAY A

- Sedum Album 'Coral Carpet'
- Sedum Seiboldii
- Sedum Spurium 'Fulduglut'
- Spurium 'John Creech'
- Spurium 'Voodoo'

TRAY B

- Sedum floriferum 'Weihenstephaner's Gold'
- S. kametschaticum
- S. sexangulare
- Sedum Middenflorum
- Sedum Acre 'Aureum'

TRAY C

- Sedum Album
- Album Chlorotictum
- Spurium 'Leningrad White'
- Sedum Ternatum
- Sedum Thundercloud

On-site Plant Replacement

During the three year period after installation, there may be remaining voids between the installed plants as the green roof becomes established and reaches full maturity. To accelerate this period of establishment, stem cuttings and plugs may be ordered from Green Roof Solutions, Inc. to fill in areas where plant density is waning.

Watering

Extensive green roof plants are drought-tolerant species that are chosen to perform with limited water and extreme temperatures. Under normal conditions, green roofs do not require regular irrigation and can independently survive on the annual rainfall of this climate zone. Only during periods of extended drought of over two months during the two year establishment will water need to be applied.

In instances where an irrigation system is used for establishment, Green Roof Solutions recommends watering immediately after install for 6 hours. Three times a week for the first four weeks if the install completion falls between June 20th and September 20th. Additional watering will assist establishment in the absence of rainfall.



Fertilization

Green roofs will only reach their peak environmental potential when completely filled with healthy plants. Green Roof Solutions, Inc. recommends an organic 'Greenroofer' fertilizer that was specifically developed for green roofs. It will not damage or react with roofing systems. 'Greenroofer' fertilizer will be applied in early spring and fall at the specified application rate.

DO NOT USE GRADE LANDSCAPE TYPE FERTILIZER ON ANY GREEN ROOF!

Debris and Trash Removal

Foreign objects, debris, or garbage will be removed and properly disposed.

Notes and Exclusions:

Maintenance personnel will need access to the green roof, based on a predetermined schedule. The client must provide a roof top water source with sufficient water pressure to provide coverage for the entire planted portion of the roof.

SMOKING IS FORBIDDEN IN ANY AREA OF THE BIO TRAY GREEN ROOF SYSTEM.

Installers, maintenance contractors and facility personnel must be warned that smoking near a green roof system is a fire hazard. Green Roof Solutions, Inc. accepts no responsibility of fire if the Bio Tray system is ignited by building contractors, building personnel, teachers, students, acts of god or arson.