



*Roofing and Building Maintenance*

## *Maintenance Manual - VR ULTRALITE PLUS*

*Tremco Vegetated Roofing Systems*

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## **A. GENERAL MAINTENANCE PROCEDURES**

- Maintain work area in an orderly fashion and ensure proper clean up of maintenance tools after each site visit; repair or replace any broken or damaged materials.
- Be mindful of plant material when inspecting green roof area; do not cause excessive disturbance to the system.
- Do not displace or uproot plant materials when maintaining system.

## **B. VR ULTRALITE PLUS SYSTEMS**

### **1. Maintenance - Timing**

- Maintenance should begin immediately after plant installation and continue indefinitely for the life of the green roof.
- In the first season, monthly visits are required to ensure the establishment of the vegetation is assured.
- After the first year, provide one visit per every two months during the growing season annually in order to fulfill maintenance procedures as outlined in this manual.
- An inspection is required to maintain the basic warranty and should be conducted annually thereafter according to the term dictated by the warranty.

### **2. Maintenance - Establishment**

- Within two hours of installation it is critical to thoroughly soak the green roof system with water.
- In the first two weeks, ensure the VR ULTRALITE PLUS system is not allowed to dry out to the wilting point of the succulents nor overwatered to the point of constant saturation (many sedum species will turn red as a sign of these stresses). Overwatering can be more harmful than under-watering.
- During the first site visit, ensure that plantings had received proper care during the installation of the plant material. Make sure individual plants are not crushed, broken, or bruised and that mats, plugs or cuttings were installed properly.
- In the first season, monthly visits are required to ensure the establishment of the vegetation is assured.

### **3. Maintenance - Regular Inspection**

- Initiate the Tremco Maintenance Report as inspection begins.
- Visually inspect the entire green roof area - look for proper vegetation installation and that all visible assembly components remain correctly installed and are performing optimally.
- Record general weather conditions related to possible effects on green roof functionality.
- Note any damage that has occurred to the system and potential causes of said damage.
- Visually assess the health and appearance of the vegetation. Note species that may be struggling to establish/perform functionality (typical signs are discolouration, withering, and/ or chlorosis).
- Inspect vegetation-free zones for any debris or obstructions.
- Inspect drain chambers by removing the lid and checking for a clear, functioning drainage path. Note any presence of rogue plant material.
- Take dated pictures of green roof area prior to operations.

#### **4. Maintenance - Operations**

- Clean up and dispose of any garbage and debris.
- Clean up displaced plant matter due to wind erosion.
- Ensure an adequate supply of water is being applied to the vegetation as required to sustain it in an optimal condition. Check for adequate moisture in the system. If there is irrigation, make sure it is properly functioning and adjust program if necessary. If no irrigation is included, ensure temporary watering measures are implemented as required.
- Ensure all plantings have remained fully installed and any displaced material has been discarded or replaced. Repair thin areas with cuttings derived from site.
- Apply cutting, plugs or seed to any bare areas as per the original planting palette.
- Remove any unintended species from the green roof area and dispose.
- Remove lid from drainage chambers and dispose of any debris, collecting displaced plant materials as necessary. Ensure a clear drainage path.

#### **5. Maintenance - Reports**

- Upon completing the operations listed above, take photographs of the green roof area as evidence of proper maintenance procedures and/or any damage that could not be corrected by maintenance visit.
- Keep dated photographic record on file for each project.
- Complete Maintenance Report and submit copies to the proper persons.

#### **6. Maintenance - Annual**

- Submit a sample of the green roof once annually, preferably during the peak growing season, to a Tremco-approved testing facility for analysis (submittal must occur within 24 hours of sampling).
- Apply nutrient amendments to system if recommended or required.
- In areas where freezing temperatures occur for a season, conduct opening and closing procedures for irrigation systems as recommended by irrigation manufacturers.