

Residential Vegetated Roof Maintenance Schedule and Guidelines

This document to be attached to the Stormwater Utility Fee Maintenance Agreement

First Year Maintenance Guidelines

Successful establishment of vegetated roofs require that the following tasks be undertaken during the first year following construction:

- Initial inspections. The roof should be inspected monthly during the vegetation establishment period, and then every six months thereafter to assess the state of vegetative cover and to look for leaks, drainage problems and other functional or structural concerns

Routine Maintenance Guidelines

Vegetated roofs must be inspected to ensure that they operate in good working condition and in accordance with the approved design and specifications. Items in need of repair must be immediately addressed.

The use of herbicides, insecticides, fungicides, and fertilizers should be avoided, since their presence could hasten degradation of the waterproof membrane. Also, power-washing and other exterior maintenance operations should be avoided so that cleaning agents and other chemicals do not harm the vegetated roof plant communities.

Routine Maintenance Tasks	Frequency
Remove trash and debris	Semi-annually
Inspect waterproof membrane for leaks or cracks and repair any damage	Semi-annually
Remove invasive plants	Semi-annually
Inspect and remove overgrowth and debris from roof drains, scuppers and gutters	Semi-annually
Inspect plant composition for consistency with approved plans and correct any deficiencies	Semi-annually
Replace any dead or dying plants	Semi-annually
Remove excess debris, fallen leaves, and overgrowth	Semi-annually
Check and repair areas of erosion	Semi-annually
Water to promote plant growth and survival	As needed