

General Maintenance Blue Roof Systems

Sustainable drainage solutions



General maintenance procedures

Blue roof systems

Blue roofs are designed to be part of the drainage strategy for the building therefore, inspections should be carried out once a quarter as part of a regular maintenance regime. Bauder also advises for the roof to be inspected after a significant storm event to ensure no blockage has occurred to the outlet.

Key principles

The blue roof system is designed so that the outlets and overflows are clearly marked and easily accessed for regular maintenance regimes, including inspections of all blue roof components. It is important that the route on to the blue roof is accessible at all times.

Actions required

Outlets and flow restrictors

- Inspect all outlets, checking the flow restrictor has not been tampered with, damaged or removed.
- Carefully clear any debris (leaves, etc) from the inspection chamber.
- Check and replace pebble margin (if required) around the inspection chamber (this helps filter the water entering the outlet).
- Confirm the outlet will drain freely.
- Make sure the inspection chamber is securely fitted and locked closed.

Overflows

- Inspect all overflows to ensure the overflow will discharge freely.
- Carefully clear any debris (leaves, etc) from the overflow.
- Inspect the overflow for any signs of discharge (remember overflows are only designed to function during a 1:100 year event).
- Where parapet overflows are used to discharge to ground level, the discharge point should be inspected to assess whether the overflow has discharged.
- Regular discharge of water via the overflow indicates that the roof is not functioning correctly and a more thorough investigation may be required. Contact Bauder for advice.

Note: An inspection log should be kept of all inspections flagging any issue or concern.

Blue Roof Attenuation Cells

- Check that the surface finishes of the blue roof (green or hard landscaping) are still correctly installed and in good condition. That there has been no movement to the finished surface during investigations or activities by other trades.
- That the filter fleece is still in place on vertical edges around outlets. Ensure there is no openings that might allow leaves and debris into the blue roof system.

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- All leaf litter should be removed from the roof surface. This is mainly a concern during the autumn and winter visits. Cut back tree limbs that overhang the roof to give at least a 1 metre clearance, this will significantly reduce any risk of any blockage to outlets.
- Access ladders and man-safe system should be regularly inspected and date tagged as required so that the blue roof can always be accessed.

Green roof maintenance

Please refer to our green roof maintenance guides for advice on how to maintain the green roof component of your blue roof:

- [Extensive Lightweight Sedum Green Roof Systems >>](#)
- [Extensive Biodiverse Green Roof Systems >>](#)
- [Intensive Hard and Soft Green Roof Systems >>](#)