



**BAUDER**



# GREEN ROOFS

## GENERAL MAINTENANCE INFORMATION

### BAUDER INTENSIVE SYSTEMS

Hard landscaped roofs with paving or  
decked surfaces

## HARD LANDSCAPING ON BAUDER ROOF SYSTEMS

### Paving and decked surfaces

#### Landscape Maintenance

Given the vast range of alternative landscapes and the specific requirements of the various structural, mechanical and horticultural components involved, it is necessary that a maintenance schedule for the soft and/or hard landscaping elements are prepared specific to each project and appropriate to each. This should be done by the landscape contractor responsible for the installation working in conjunction with the system component suppliers.

Where Bauder has supplied a guaranteed waterproofing system, it will have been installed by a Bauder approved contractor. The following guidelines are provided to ensure that the building owner can make arrangements for the ongoing maintenance of the roof, to maintain the integrity of the guarantee that we offer on the waterproofing system.

#### Preliminary Maintenance Procedures

The following procedures should be carried out at twice yearly intervals, in the spring and autumn, in order to ensure that the roof waterproofing is maintained in first class condition and that any potential problems are identified at an early stage.

- Remove any dead vegetation, leaf litter or debris from the roof surface, ensuring that any gutters, outlets, chutes and downpipes are free from blockages and that water can flow away freely.
- Where installed, remove the lids of all Inspection chambers or access grilles and ensure that all rainwater outlets and downpipes are free from blockages and that water can flow freely.
- Ensure that all protective metal flashings and termination bars to abutment upstands remain securely fixed in place. Advise the client of the need to repair or renew as necessary.
- Examine all lead counter-flashings, mastic sealant and/or mortar pointing for signs of degradation. Advise the client of the need to repair or renew as necessary.
- Check that all proprietary surfacing i.e. rubber playtop finishes, resin bound gravels, promenade tiles or paving slabs are securely fixed/ adhered to the roof surface and in good condition.
- Ensure that any new items of plant/equipment on the roof are mounted on suitable isolated slabs and that any fixings used to secure the plant/equipment in place do not penetrate the waterproofing. If in doubt, please contact Bauder for further advice.
- The building owner should keep a record of all inspections and maintenance carried out on the roof. Any signs of damage or degradation to visible elements of the waterproofing installation should be report to Bauder immediately, in order that arrangements can be made for remedial work to be carried out if necessary.

- Works to adjoining areas - When carrying out any maintenance to adjoining roof areas, care must be taken not to damage either the landscaping or the waterproofing system. If it is considered that
- either element has been affected, then Bauder should be contacted for advice. Any waterproofing damage caused after completion of the original installation may invalidate the guarantee.
- Alterations - Any unauthorised alterations to the waterproofing system will invalidate the guarantee. If such a situation should arise, then Bauder should be contacted so that they may advise on the alteration and how it should be incorporated without affecting the guarantee.

**Please note:** In the event of any query arising which it is thought may affect the condition of the system, then Bauder should be contacted. We cannot accept responsibility for any problem or failure due to use outside those parameters for which the system was designed or 'acts of god' beyond our control e.g. extreme weather conditions or damage through pests.