

**American Lake Medical Center  
Eco Roof Landscape and Irrigation  
Maintenance Plan**

**Scheduled Maintenance Start: March 15, 2010**

**Scheduled Maintenance End: March 15, 2012**

# Green Roof Maintenance Plan

## Planting Maintenance

Area	Activity	Unscheduled Trigger	Schedule
			First 2 Years
Vegetation Management	Check for dead plants and replace	Complaints	Once per month during growing season
	Remove fallen leaves / debris	Debris interferes with roof drains	Once every 2 months
	Survey for nuisance and / or prohibited vegetation	Complaints	Once per month during growing season
	Manually remove weeds in planted areas	Complaints	Once per month during growing season
	Fertilize planting areas with application of organic fertilizer	N/A	Every Spring
	Contain plantings that are colonizing areas not specified such as ballasted areas and flashings along parapet	N/A	Twice per growing season
Insect Control	Survey for presence of detrimental insects	Noted presence of insects	Twice per growing season
	Eliminate standing water that could harbor insect larvae	Noted presence of standing water	As needed
Soil Substrate / Growing Medium	Identify potential erosion (by wind or water) areas and take measures to stabilize	Rainfall event greater than 1" in 24 hour period.	Once every two months
	Measure for potential settling & stability issues of material; maintain 4" of profile	N/A	Once every two months
Aesthetics	Examine and note general aesthetic conditions of rooftop, including plant health, litter, and necessary maintenance.	N/A	Every visit
Structural Components	Examine rooftop drains for proper functioning	Ponding is noted	Once per month during rainy season
	Examine Eco Roof System for damage, necessary repairs, or other structural issues	N/A	Once every 2 months
Debris / Litter	Pick up litter on roof area and check drains for clogging	Complaints or noticeable accumulation	Once every 2 months
Access / Safety	Take adequate safety precautions while working in low parapet zone	Always	Always

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Spill Prevention	Exercise safe spill prevention measures if using chemicals that could damage roof, vegetation or contaminate groundwater	Work scheduled on rooftop equipment	As needed when activity is triggered
Training	Provide input on safety program and O&M manual. Contractor to train Resident Engineer on ongoing maintenance as described in the far right column	If problem is noted	As needed (review yearly for compliance)

Area	Activity	Unscheduled Trigger	Schedule First 2 Years	Schedule Long Term
Irrigation	Inspect system for correct operation, water coverage and / or broken lines	Noticeable dry or brown patches / die - back of vegetation	Every three months during irrigation season	Twice yearly (once at system start up in spring)
	Evaluate irrigation timing with plant water needs. Record Schedule	Noticeable dry or brown patches / die - back of vegetation	Every month during irrigation season	3 times yearly during irrigation season
	Replace damaged connections, pipe accessories and emitters	As Needed	As Needed	As Needed
	Flush irrigation system and winterize	N/A	End of irrigation season (Nov 1)	End of irrigation season (Nov 1)