

Green Roof Operations & Maintenance Plan

Green Roofs are vegetated roof systems that retain and filter stormwater and provide aesthetic and energy conservation benefits. All facility components, including soil substrate or growth medium, vegetation, drains, irrigation systems (if applicable), membranes, and roof structure shall be inspected for proper operations, integrity of the waterproofing, and structural stability throughout the life of the green roof. The facility owner must keep a log, recording all inspection dates, observations, and maintenance activities. The following items shall be inspected and maintained as stated:

What to Look For	What to Do
Structural Components , including waterproof membrane, shall be operated and maintained in accordance with the manufacturer's and design specifications.	
Clogged drains	-Repair any leaks or structural deficiencies. -Remove sediment and debris if necessary.
Tears or perforated membrane	-Contact manufacturer for repair or replacement
Vegetation shall cover 90% of facility.	
Dead or strained vegetation	-Replant per original planting plan, or substitute from Appendix A.
Dry Grass or other Plants Weeds	-Prune tall, dry grasses and remove clippings. -Manually remove weeds. Do not use pesticides. Remove all plant debris.
Growing/Filter Medium including soil and gravels, shall sustain healthy plant cover and infiltrate within 48 hours.	
Exposed soil Eroded soils and gullies	-Cover with plants and mulch as needed. -Fill, hand tamp or lightly compact, and plant vegetation to disperse flow.
Crusting, dry or shrinking medium Ponding or excessive moisture	-Rake or amend to restore filtration or flow. -Amend soils and clear drains.

Maintenance Schedule:

Summer. Make necessary structural repairs. Improve growing medium as needed. Clear drains. Irrigate as needed.

Fall. Replant exposed soil and dead plants. Remove sediment and debris from drains. Provide erosion control for bare soil if necessary.

Winter. Monitor infiltration rates. Clear drains as needed.

Spring. Replant exposed soil and dead plants. Remove sediment and debris from drains.

All Seasons: Weed as necessary.

Maintenance Records: Record date, description, and contractor (if applicable) for all structural repairs, landscape maintenance, and facility cleanout activities. Keep work orders and invoices on file and make available upon request of the inspector.

Access: Maintain ingress/egress to design standards.

Irrigation: Adjust irrigation program or consult professional to set system at correct watering system.

Infiltration/Flow Control: All facilities shall drain within 48 hours. Record time/date, weather, and site conditions when ponding occurs.

Pollution Prevention: All sites shall implement best management practices to prevent hazardous wastes from contaminating stormwater. Record time/date, weather, and site conditions if site activities contaminate stormwater.

Vectors (Mosquitoes & Rodents): Green Roof shall not harbor mosquito larvae or rodents that pose a threat to public health or that undermine the facility structure. Record time/date, weather, and site conditions when vector activity observed. Record when vector abatement started and ended.

Green Roof O & M Plan

DRAWING NUMBER: ST-6095

DRAWN BY: SR

SCALE: N.T.S.

FILE NAME: ST-6095.DWG

APPROVED BY: NK

DATE: 10/8/14

CITY OF
WILSONVILLE



PUBLIC WORKS STANDARDS