

NATURE IMPACT[®] ROOF

OPERATION & MAINTENANCE PLAN



KEEP YOUR SEDUM ROOF HEALTHY

To prevent damage to the sedum roof and ensure that the roof remains healthy and lush, you should read this operation and maintenance plan.

ATTENTION! The plan must be followed in order to maintain the 5-year warranty.

A sedum roof varies greatly over the seasons, but as a rule of thumb the following must be met:

The sedum planting must be dense and coherent. Within a 1 x 1 meter section, sedum plants must cover at least 80% of the growth layer.

Occasional weeds are accepted. However, larger contiguous areas of weeds do not meet the condition requirement. The roof must be free of debris and large areas of leaves from surrounding trees.

ROOF INSPECTION

GENERAL:

In order to prevent damage to the sedum roof and ensure that the roof remains healthy, you should read this operation and maintenance plan. The plan must be followed and carried out in order to maintain the 5-year warranty.

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The roof inspection should be carried out during spring

SEDUM PLANTS:

In the event of damage, immediate remedial action may be necessary. In the interim, a long-term assessment of the damage and its remedy should always be carried out.

On the roof, each inspection should include a review where the roof is inspected for weeds. Weeds and the like should be removed including roots. Larger quantities of leaves are removed together with any foreign objects such as stones, bottles, nails, New Year's rockets and the like.

Wells and hoods are inspected and missing leaf catches are replaced. Gutters and internal drains are inspected/cleaned.

The roof inspection should be carried out during spring

SEDUM PLANTS

The growth layer is checked for physical damage, dead spots, unusual plant growth and wear and tear. It is assessed whether the deterioration is due to foot traffic, chemical waste products from ventilation ducts, pests or something else.

Holes in the growing medium are inspected during the annual inspections. Birds/animals or foot traffic can move material and create holes in the growth layer. These must be leveled/refilled.

Snow on the roof is not a problem for the sedum plants. Snow should only be removed if there is a risk to the underlying structure.

Do NOT use salt/urea or similar products.

The sedum plants adjust in number over time.

Depending on location, wind, salt and shade, the number of sedum species will decrease during the first years, then stabilize there.

ROOF DRAINAGE: General maintenance: Roof wells must be inspected

The inspection must be carried out at least once a year.

MAINTENANCE

**REPAIR
- GROWTH LAYER:** Smaller areas with missing plant growth are repaired by cutting cuttings from the sedum plants from elsewhere on the roof and spreading them on the exposed areas.

In case of major repairs, it may be necessary to replace the module. For major repairs, it is recommended to consult with Nature Impact.

**REPAIR
- GROWTH LAYER:** If holes are found in the growth medium during the annual inspections, these must be leveled/refilled with growth medium from Nature Impact.

ROOF DRAINAGE: General maintenance: Annual inspection of roof drains.

Cleaning as follows: When cleaning roof drains, the leaf catcher is dismantled and the roof drains are carefully cleaned of various foreign objects such as leaves, twigs, pebbles and possibly other things, so that the outlet is completely clean of dirt.

It is important that the leaf catch is refitted.
The leaf catch is carefully pressed into place in the drain bowl so that it cannot be removed.

The inspection must be carried out at least once a year.

FERTILIZATION

The roof must be fertilized with slow-acting fertiliser, such as Multicote with 6 months effect. Incorrect fertilizing can lead to leaching of fertilizers and damage to the vegetation.

In order to maintain the best living conditions for the sedum plants, it is recommended to fertilize twice a year on roofs in coastal areas and south-facing roofs with a slope of more than 14 degrees.

When fertilizer is used for the first time:

Multigro NPK 18-3-15, 2,4 mg, langtidsv. 40g/m²

Application is best done with a hand-held spreader that ensures a uniform application.

The second time fertilizer is used:

Multigro NPK 18-3-15, 2,4 mg, langtidsv. 40g/m²

When applying fertiliser, avoid hitting adjacent building parts

ATTENTION! The operation and maintenance plan must be documented by submitting it on our website every year. Otherwise the guarantee will be void.

You can report operation and maintenance on:
natureimpact.com/vedligeholdelses-skema/

Fertilize twice a year:

- first coming spring
- second time in the beginning of autumn

WIND

In order to ensure a healthy and well-functioning root network on the plants, it is essential that the above fertilization is carried out according to the instructions, so that the growth is not compromised.

Likewise, it must be ensured that the modules have full earth-to-earth contact and that the sedum roof lies securely and tightly up against the edges of the roof and stern boards.

TRAFFIC ON THE ROOF

All movement on the roof should be done in soft footwear and with caution.

Avoid stepping on edge coverings when driving on the roof.

Avoid traffic on the roof in freezing weather, as the plants can be permanently damaged by traffic in freezing weather.

In general, there may only be traffic on the roof in connection with operation and maintenance.

CRAFTSMEN ON THE ROOF

If there have been craftsmen on the roof to carry out work on other parts of the building, the roof surface should be inspected for possible damage, material residues etc.

WATERING

Sedum are drought tolerant plants. During periods of high heat, and no rain for several weeks, the plants go into a dormant state, where they can look wilted and lifeless. As soon as water/rain comes again, they will revive and turn green.

If you have the opportunity to water your roof during long periods of drought, the plants will stay lush and beautiful. It is especially in the period immediately after assembly and on steep south- and west-facing roof surfaces that watering will be beneficial.

During periods of high heat.

ROO