



Between the World
and The Weather
Since 1928

MAINTAINING RAM-TOUGH 250DM GREENROOF-ROOFSCAPES® SYSTEMS

Notice: If the roof being maintained is covered by a Barrett Greenroof-Roofscapes® Warranty, consult Barrett for specific maintenance and or any repair requirements prior to starting work.

When a greenroof is complete, most of the waterproofing membrane is covered with engineered soil and vegetation, limiting a roof inspection to the elements that are visible or easily accessible. All greenroofs must be inspected at least twice a year, generally in early spring and late fall. Ram-Tough waterproofing requires less maintenance than other types of membranes, however, they do require semi-annual inspections. Scheduled inspections are not only prudent, they are cost-effective and can save considerable expense in preserving the warranty protection and extending the life of the system beyond the warranty period.

Greenroof horticulture inspections will vary greatly from project to project depending upon the specific vegetation, depth of soil, weather conditions, irrigation, environmental conditions and various other factors. Each project must be evaluated independently for the proper vegetation maintenance schedule. Generally speaking, during the establishment period a monthly inspection is sufficient, except during drought periods, for simple, basic, low-profile greenroofs planted with sedum. Drip irrigation systems will require less attention.

The following evaluation sequence is suggested for your maintenance personnel, professional maintenance services or professional consultants for the membrane portion of the greenroof.

1. PERIMETERS:

Walk the perimeter of each deck and, to the extent possible, examine membrane base flashings, metal counter flashings, caulking sealants, termination bar and metal edging for mechanical damage. Even minor scrapes or punctures need to be properly repaired as soon as possible to prevent any progressive damage. Any loose metal must be re-attached properly and all caulking must be maintained to prevent water entry around the flashing. If base flashings are bulging, check for water behind the flashing. Check masonry weeps. If water or masonry efflorescence (a whitish, chalky discoloration) is present, the source of the water entry must be determined and corrected as soon as possible.

2. DRAINS:

Examine each drain and remove any debris that has collected around the drain. Insure that drains are operative. On stone ballasted installations, keep larger stones around the drain bonnet to act as a sieve to prevent clogging. Do not use any devices that will restrict water flow. Insure drain clamping ring is intact and tight.

3. ROOF SURFACES:

Roof surfaces should be kept clean of debris at all times. On stone ballasted surfaces, where the stone ballast has been displaced exposing the membrane, insulation or filter fabric, the stone must be put back into position. If stone ballast is consistently misplaced due to heavy traffic, such as near door openings or mechanical equipment, replace the stone ballast at that location with concrete pavers. This should also be done if building geometry and exposure results in localized stone "scrubbing" displacement from wind. Exposed filter fabric or insulation will deteriorate with direct exposure to ultraviolet rays. Inspect all concrete pavers and concrete wear slabs for signs of deterioration, cracking, disintegration or other types of breakage. If deterioration is occurring, determine the cause and institute corrective action as recommended by the manufacturer.

4. PENETRATIONS:

Inspect all roof top penetrations such as vent pipes, exhaust fans, skylights, AC units, etc., checking for flashing tightness to substrate, metal flashings, seams, caulking sealants, termination bars, clamping rings and other visible elements.

5. NEW PENETRATIONS:

If a new penetration must be installed through the deck, or if there is an addition to the existing building, contact the Barrett Company for recommendations. Barrett requires that any modifications to the membrane be performed by a Barrett Approved Contractor. This is a requirement if the membrane is covered by a Barrett warranty.

6. REPAIR MATERIALS AND CHEMICALS:

All petroleum-based products and harsh chemicals should be kept off the membrane. Any cleaning material, solvent, grease, oil or material containing any petroleum by-product, may degrade the membrane or other components. Any time a petroleum product comes into contact with the membrane, a careful check should be made to make sure the membrane is not damaged.

If the membrane comes in contact with any type of chemical, contact Barrett Company for advice, since some chemicals can degrade the membrane, insulation or fabric. Ram Mastic or Ram Cold Tar® is recommended for emergency repairs. Do not use random petroleum based roof products to make repairs to the membrane. Contact Barrett for repair recommendations.

7. PLANT MAINTENANCE

The maintenance of the vegetation is highly variable and unique to each installation. All greenroof installations require very close attention during the establishment period. Once established, routine maintenance is still required. Depending on the type of vegetation, climate and roof location, a maintenance schedule must be established for each individual project. Watering, fertilization, insect and weed control are all factors which need to be addressed on a regular basis. Annual soil testing is highly recommended. A qualified landscape professional should be engaged to develop and carry out the required maintenance procedures.

BARRETT TECHNICAL SERVICES:

Barrett Technical Service is always ready to help assist in developing maintenance programs and resolving technical issues.

Technical Services can be reached at 800-647- 0100 or by e-mail at technicalservice@barrettroofs.com.

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