



Barrett / EcoCline

High Performance
Living Roofs



EcoCline

EcoCline Stewardship Protocol

GENERAL

Initial installation of an EcoCline living roof includes a two- to five-year vegetative warranty, issued as part of the Barrett total system warranty. The vegetative warranty includes stewardship [maintenance] of the living roof. This document describes general protocols to be performed during the vegetative warranty, and generally protocols that should be followed thereafter.

Furbish is the service provider for the Stewardship Program. Furbish will develop a customized plan for each rooftop based on site-specific conditions.

Most newly installed living roofs require approximately 8 visits annually during the first year, and approximately 5 visits in subsequent years. The Stewardship Program is offered as a vegetative warranty that is measured in terms of performance, versus frequency of visits. More or fewer visits may be required to obtain optimal results.

VEGETATIVE PERFORMANCE

The heart of the Stewardship Program is ensuring optimal coverage of desirable species on the roof. Ensuring good coverage includes careful inspection of problems, and potential problems, in order to cultivate hardy, healthy plants. Each item below contributes toward optimal vegetative performance.

WEEDING

We check for infestation of weeds that could be introduced by wind, birds, foot traffic, or other factors. We work to prevent growth of species that were not planted intentionally or are not compatible with the living roof system. We pull weeds by hand before they go to seed or develop large root masses. Complete coverage of desirable species will discourage weed growth, so we facilitate coverage as soon as possible.

IRRIGATION

The need for irrigation is a function of soil type, soil depth, and plant selection. For the typical extensive roof cover, we encourage deep root growth during the grow-in phase. This promotes resilience in the plants; they become more drought tolerant. In most cases, irrigation of extensive roof covers is unnecessary and sometimes undesirable. If extreme conditions arise, we may identify a need for irrigation, which would fall outside of routine maintenance. For intensive plantings, manual or automated irrigation is recommended.

PRUNING

On an annual basis, pruning may be desired to cut down expired flower stalks and excess biomass. This will be performed as needed. A side benefit of this process is the distribution of more cuttings onto the roof.

REPLANTING

From time to time, some plant mortality will occur. We will supplement bare spots with additional cuttings, plugs, or seed as necessary. If plant mortality is caused by an underlying problem (such as ponding water), we will identify the cause and develop a strategy for remediation with the owner., though execution of such a strategy may fall outside of warranty.

NUTRIENT MANAGEMENT

Extensive roof covers (predominantly Sedums) do not require frequent fertilization. Additionally, over-fertilization invites weed growth and contributes to nutrient-laden storm water discharges. We monitor soil conditions and plant health to determine if/when additional nutrient is needed. When appropriate we adjust for pH and nutrients using pelletized organic amendments.

EROSION

The best guard against erosion is healthy plant coverage. We monitor for erosion and prevent and correct wind and water erosion as part of our Stewardship Plan.

RISK MITIGATION

Many rooftops are "out of sight, out of mind". We try to serve as the owner's eyes and ears on the roof during each visit. If anything appears askew, out of compliance with roofing warranties, or if we see signs of damage or degradation of any building components, we will point that out in our report, even if unrelated to the living roof.

COMPLIANCE

We work to understand the evolving regulatory framework for living roof maintenance in each jurisdiction we serve, and to ensure that our projects are considered exemplary for how living roofs should perform.

REPORTING

We maintain records of the ongoing health of your roof. After each maintenance visit, we will forward a written and photographic report that summarizes conditions on the roof. It is our intention to keep you informed of your living roof conditions. We welcome feedback and suggestions for ways that we can better serve you.

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