

STANDARD O&M PLAN FOR THE SIMPLIFIED APPROACH

3.1.1.1. Ecoroofs

Note: If the installed ecoroof is a proprietary system, then the O&M requirements for the system supersede this plan.

Structural components, including the waterproof membrane, must be operated and maintained in accordance with the manufacturer's specifications and design specifications.	
MAINTENANCE INDICATOR	CORRECTIVE ACTION
Clogged drains	Remove sediment and debris if necessary.
Tears or perforation of membrane	Repair any leaks or structural deficiencies; contact manufacturer for repair or replacement.
Vegetation must cover at least 90% of the facility at maturity.	
MAINTENANCE INDICATOR	CORRECTIVE ACTION
Dead or stressed vegetation	Replant per original planting plan, or substitute from the plant list in Section 2.4.1 .
Dry grass or other plants	Trim dry grasses and remove clippings.
Weeds	Manually remove weeds before they go to seed.
Growing medium must sustain healthy plant cover and drain within 48 hours.	
MAINTENANCE INDICATOR	CORRECTIVE ACTION
Exposed soil	Cover with plants and mulch as needed.
Eroded soils and gullies	Fill, hand tamp, or lightly compact and plant to disperse flow.
Crusting, dry, or shrinking medium	Rake or amend to restore infiltration or flow.
Ponding or excessive moisture	Amend soils and clear drains. Check irrigation system for leaks.

Annual Maintenance Schedule

Summer	Make necessary repairs. Improve growing medium as needed. Irrigate as needed.
Fall	Replant areas of exposed soil, replace dead plants. Provide erosion control for bare soil.
Winter	Monitor infiltration/flow-through rates.
Spring	Replant areas of exposed soil and replace dead plants
All seasons	Weed as necessary. Clean drains as necessary.

Maintenance Records: All facility operators are required to keep an inspection and maintenance log. Record date, description, and contractor (if applicable) for all repairs, landscape maintenance, and facility cleanout activities. Keep work orders and invoices on file and make available upon request of the City inspector.

Fertilizers/Pesticides/Herbicides: Their use is strongly discouraged because of the potential for negative impacts to downstream systems. If pesticides or herbicides are required, use the services of a licensed applicator and products approved for aquatic use.

Irrigation: During the establishment period (up to 3 years), irrigation must not exceed ½ inch of water every 10 days, regardless of water source. Post-establishment irrigation must not exceed ¼ inch of water every 14 days (May through October), regardless of water source. Consider installing an irrigation flow meter for ecoroofs greater than 5,000 square feet. Test the irrigation system for leaks annually. Make sure irrigation piping is covered by at least 2" of soil at all times.

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

Pollution Prevention: All sites must implement Best Management Practices to prevent the introduction of pollutants into stormwater. Record the time/date, weather, and site conditions when site activities contaminate stormwater. Record the time/date and description of corrective action taken.

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