

BLUE ROOF MAINTENANCE GUIDANCE

Maintenance of blue roof systems focuses on the periodic removal of sediment and debris from outlet and storage areas in order to prevent clogging and limit deterioration of the roof membrane. Maintenance activities can generally be performed by individual building owners or site maintenance staff as needed. The contractor responsible for the installation of the rooftop system should be contacted immediately if it is not performing as designed.

Maintenance of roof assembly and waterproofing membrane will be dependent on the assembly type, age, and quality of roof components. As with any roof system, periodic inspections should be performed to assure that repair or replacement is not necessary.

Blue roof components are relatively easy to maintain due to their simplicity and ease of access. In the both roof check dam and roof drain restrictor systems, maintenance activities are readily conducted at the roof surface. All restrictors and ponded areas must be accessible for periodic inspection and cleaning.

Problems with a blue roof system generally fall into two categories: (1) the system drains too slowly, resulting in buildup of excess water on the roof for extended periods of time, bypasses of the controlled flow roof drains, or bypasses/ overflows during small rainfall events; or (2) the system drains too quickly, due to leaking or other

issues, exceeding the design drain down rate. If problems persist, a licensed professional should be consulted.

General recommended maintenance activities for blue roof systems are summarized in Table 4.6-1.

**TABLE 4.6-1:
Blue Roof Maintenance Guidelines**

| | ACTIVITY | FREQUENCY |
|----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| EARLY | Inspect outlet structures, and storage areas for trash and sediment accumulation. | <i>Monthly for the first year after installation to determine ongoing maintenance frequency</i> |
| | Remove debris from drainage outlets and outlet screens to prevent clogging. | <i>During inspections or as needed to ensure performance</i> |
| Remove debris from secondary drainage/ overflows. | | |
| Remove excessive buildup of sediment around the outlet controls or within the storage cells. | | |
| Inspect for leaks. | | |
| ONGOING | Break up ice formation around outlets and overflows. | <i>As needed during winter months</i> |
| | Maintain records of all inspections and maintenance activity. | <i>Ongoing</i> |

The designer is referred to Section 4.12, Outlet Controls, for information on maintenance guidance for outlet controls.