

Maldron Hotel

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**Management and maintenance of drainage system**

The management and maintenance of the blue roof will be undertaken by the hotel operator or a private maintenance company employed by the hotel operator. The regime will be as detailed below:

Maintenance Schedule	Required Action	Frequency
Regular maintenance	Remove debris and litter to prevent clogging of inlet drains	Six monthly or annually as required
	Remove fallen leaves and other debris	Six monthly or annually as required (especially after leaf fall during Autumn)
	Remove nuisance and invasive vegetation, including weeds	Six monthly or as required
Remedial actions	If drain inlet has settled, cracked or moved, investigate and repair as appropriate	As required
Monitoring	Hotel operator to keep a record of all inspections and maintenance carried out on the roof. Any signs of damage or degradation to be reported to system provider so that remedial work can be arranged	As required
	Inspect drain inlets to ensure unrestricted runoff from the drainage layer to the roof drain system	Quarterly/ after severe storms/ following any remedial works that take place on or around the roof
	Inspect underside of roof for evidence of leakage	Annually or after severe weather/ following any remedial works that take place on or around the roof
	Inspect all components including drains, membranes, and roof structure for proper operation, integrity of waterproofing (especially at upstands to ensure it is fully adhered to the component it is waterproofing) and structural stability	Annually or after severe weather/ following any remedial works that take place on or around the roof