

Project Name: CRMF Janitorial Services

GREEN CLEANING POLICY AND PROGRAM PLAN REQUIREMENT**GOALS**

The goal of this Green Cleaning Policy and Plan is to reduce the exposure of building occupants and maintenance personnel to potentially hazardous chemical, biological and particle contaminants, which adversely impact air quality, health, building finishes, building systems and the environment.

CLEANING PRODUCTS**PERFORMANCE METRICS AND MEASUREMENT**

The practices listed below shall be implemented, to the extent practicable, with a minimum goal of 30% of products complying, based on cost. The Responsible Party shall assign staff to track purchase rates of both compliant and noncompliant products.

PRACTICES TO OPTIMIZE USE OF SUSTAINABLE CLEANING PRODUCTS

Cleaning products and materials, including hard-floor and carpet-care products, used at the CRMF shall, when possible, meet the requirements of IEQc3.3: Green Cleaning, Purchase of Sustainable Cleaning Products and Materials.

Product types subject to these requirements include, but are not limited to, bio-enzymatic cleaners, hard-floor cleaners, carpet cleaners, general-purpose cleaners, specialty cleaners, odor control, disinfectants, disposable janitorial paper products, can liners (trash bags), and hand soaps.

IEQc3.3: Green Cleaning, Purchase of Sustainable Cleaning Products and Materials Criteria:

- The cleaning products **meet one** or more of the following standards for the appropriate category:
 - Green Seal GS-37, for general-purpose, bathroom, glass and carpet cleaner use for industrial and institutional purposes. For a link to compliant products, go to: <http://www.greenseal.org/GreenBusiness/Standards.aspx?vid=ViewStandardDetail&cid=0&sid=23>
 - UL 2792 (formerly Environmental Choice CCD-110), for cleaning and degreasing compounds <http://productguide.ulenvironment.com/SearchResults.aspx?CategoryID=30&SubCategoryID=233&TypeID=398&StandardID=39>
 - UL 2759 (formerly Environmental Choice CCD-146), for hard-surface cleaners <http://productguide.ulenvironment.com/SearchResults.aspx?CategoryID=30&SubCategoryID=233&TypeID=398&StandardID=52>
 - UL 2795 (formerly Environmental Choice CCD-148), for carpet and upholstery care <http://productguide.ulenvironment.com/SearchResults.aspx?CategoryID=30&SubCategoryID=233&StandardID=54>

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- Disinfectants, metal polish, floor finishes, strippers or other products not addressed by GS-37 or Environmental Choice CCD-110, 146, or 148 shall **meet one** or more of the following standards for the appropriate category:
 - Green Seal GS-40, for industrial and institutional floor-care products
<http://www.greenseal.org/FindGreenSealProductsandServices.aspx?vid=ViewProductDetail&cid=0&sid=28>
 - UL 2798 (formerly Environmental Choice CCD-112), for digestion additives for cleaning and odor control
<http://productguide.ulenvironment.com/SearchResults.aspx?StandardID=103>
 - UL 2791 (formerly Environmental Choice CCD-113), for drain or grease-trap additives
<http://productguide.ulenvironment.com/SearchResults.aspx?StandardID=40>
 - UL 2796 (formerly Environmental Choice CCD-115), for odor-control additives
<http://productguide.ulenvironment.com/SearchResults.aspx?StandardID=102>
 - UL 2777 (formerly Environmental Choice CCD-147), for hard-floor care
<http://productguide.ulenvironment.com/SearchResults.aspx?StandardID=53>
 - California Code of Regulations maximum allowable VOC levels for the specific product category

- Disposable janitorial paper products and trash bags meet the minimum requirements of one or more of the following programs for the applicable product category:
 - U.S. EPA Comprehensive Procurement Guidelines for Janitorial Paper and Plastic Trash Can Liners
<http://www.epa.gov/epawaste/conserve/tools/cpg/products/index.htm>
 - Green Seal GS-09, for paper towels and napkins
 - Green Seal GS- 01, for tissue paper
<http://www.greenseal.org/FindGreenSealProductsandServices.aspx?vid=ViewProductDetail&cid=0&sid=25>
 - UL 175, or Environmental Choice CCD-082, for toilet tissue
<http://productguide.ulenvironment.com/SearchResults.aspx?CategoryID=89&SubCategoryID=482>
 - UL 175, or Environmental Choice CCD-086, for hand towels
<http://productguide.ulenvironment.com/SearchResults.aspx?CategoryID=89&SubCategoryID=482>
 - Janitorial paper products derived from rapidly renewable resources or made from tree-free fibers

- Hand soaps **meet one** or more of the following standards:
 - No antimicrobial agents (other than as a preservative) except where required by health codes and other regulations (i.e., food service and health care requirements)

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- Green Seal GS-41, for industrial and institutional hand cleaners
<http://www.greenseal.org/FindGreenSealProductsandServices/Products.aspx?vid=ViewProductDetail&cid=17>
- UL 2845 or UL 2784 (Environmental Choice CCD-104), for hand cleaners and hand soaps
<http://productguide.ulenvironment.com/SearchResults.aspx?CategoryID=100&SubCategoryID=494>

CLEANING EQUIPMENT

PERFORMANCE METRICS AND MEASUREMENT

All newly acquired cleaning equipment shall comply with the criteria listed below. The Responsible Party shall assign staff to track the purchases of all equipment.

PRACTICES TO OPTIMIZE USE OF SUSTAINABLE CLEANING EQUIPMENT

Purchase Criteria

All purchased equipment shall comply with the requirements of IEQc3.4: Green Cleaning, Sustainable Cleaning Equipment:

- Vacuum cleaners meet the requirements of the Carpet and Rug Institute “Green Label” Testing Program— Vacuum Cleaner Criteria and are capable of capturing 96% of particulates 0.3 microns in size and shall operate with a sound level less than 70dBA.
- Carpet extraction equipment for restorative, deep cleaning is certified by the Carpet and Rug Institute’s “Seal of Approval” Testing Program for deep-cleaning extractors.
- Powered floor equipment—e.g., electric and battery-powered floor buffers and burnishes—is equipped with vacuums, guards and/or other devices for capturing fine particulates, and operates with a sound level less than 70dBA.
- Propane-powered floor equipment has high-efficiency, low-emission engines with catalytic converters and mufflers that meet California Air Resources Board (CARB) or Environmental Protection Agency (EPA) standards for the specific engine size, and operate with a sound level of less than 90dBA.
- Automated scrubbing machines are equipped with variable-speed feed pumps and onboard chemical metering to optimize the use of cleaning fluids. Alternatively, the scrubbing machines use only tap water with no added cleaning products.
- Battery-powered equipment is equipped with environmentally preferable gel batteries.
- Powered equipment is ergonomically designed to minimize vibration, noise and user fatigue.
- Equipment is designed with safeguards, such as rollers or rubber bumpers, to reduce potential damage to building surfaces.