

**ADMINISTRATION REGULATIONS OF
BOARD POLICY No. 703 – SANITARY MANAGEMENT**

LEED Green Cleaning for Upper Perkiomen Middle School

I. Scope

This policy applies to all cleaning procedures, cleaning material purchases, cleaning equipment purchases, and cleaning services that occur inside and on the building site and grounds for Upper Perkiomen Middle School. Specifically, this policy covers the following:

- The purchase of sustainable cleaning products and materials
- The purchase of sustainable cleaning equipment
- Standard operating procedures for effective hard floor and carpet maintenance
- Cleaning to protect vulnerable occupants
- Hand hygiene
- The safe handling and storage of cleaning chemicals and a plan for managing hazardous spills
- The use of chemical concentrates
- Staffing and training requirements
- Provisions for collecting occupant feedback and continuous improvement to evaluate new technologies, procedures, and processes

II. Goals and Performance Metrics

This policy will be fully implemented starting on the effective date.

<u>Category</u>	<u>Goal</u>	<u>Performance measurement unit</u>
Cleaning products and materials purchases	85% meet sustainability criteria	Cost
Cleaning equipment purchases	100% meet sustainability criteria	Number of equipment items

III. Responsible Party

The responsible party for this policy is the Upper Perkiomen School District Director of Facilities & Operations. The Director of Facilities & Operations is responsible for ensuring that this policy is executed and that any contracted cleaning vendors under management’s control are aware of and fully trained on the procedures outlined in this policy. Further, the Director of Facilities & Operations is responsible for sharing this policy with the building custodial staff and encouraging policy adoption accordingly. The Director of Facilities & Operations is responsible

for reviewing this policy for any significant changes on the interval specified in the quality assurance section. If at any time updates are required to this policy, he will ensure that the appropriate individuals are informed of the updates.

IV. Procedures and strategies

Tracking plan for cleaning product and cleaning equipment purchases:

- All cleaning product and cleaning equipment purchases, made by either by the district for use in the building or made by the Facilities Department, will be recorded in the purchasing log.
- On a quarterly basis, the responsible party will review all purchases and compare against the policy goals. If the policy goals are not being met, the responsible party will take corrective action, typically in the form of providing education to the individuals in charge of procurement on the goals and sustainability criteria outlined in this policy.

Hard floor and carpet cleaning and maintenance

- Hard floors, including tile, concrete, and wood surfaces, will be cleaned once a week with only sustainable cleaning products. No stripping or coatings will be applied to hard floor surfaces.
- Carpets will be vacuumed daily with vacuum cleaners that meet the sustainability criteria listed later in this policy.
- One per month, the carpets will be inspected for stains and other damages. If feasible, the necessary areas will be spot cleaned with sustainable carpet cleaning materials. If damaged, the carpet tiles will be replaced.
- When carpet extraction equipment must be used, methods to reduce chemical usage will be implemented.

Protection of vulnerable occupants during cleaning

- Vulnerable occupants include women who are pregnant, children, elderly, and individuals with asthma, allergies, or other sensitivities.
- As much as possible, only sustainable cleaning products will be used. Please refer to the goals and tracking sections of this policy for additional information.
- Any cleaning that involves the use of carpet cleaners, or if at any point the use of a non-sustainable cleaning product is required, this cleaning will be performed after regular business hours.

Hand Hygiene

- Only hand soaps and hand sanitizers that meet the at least one of the sustainability criteria listed under the purchasing guidelines will be considered to meet the requirements of this policy.
- Hand sanitizers will be placed throughout the building for the use of occupants

- All restrooms will be equipped with hands-free soap dispensers, faucets, and towel dispensers.

Safe storage and handlings of cleaning chemicals, including spill management

- Cleaning chemicals will be stored in the custodial closets to prevent access for other occupants.
- Cleaning staff will receive training on the various hazards of different toxic chemicals and how to address spills.
- Spills will be cleaned and handled according to the manufacturer safety data sheets (SDS) provided by the manufacturer and/or the *Upper Perkiomen School District Hazardous Materials Management Plan*.
- All spills will be handled carefully. As soon a spill of a non-sustainable product occurs, the responsible party must be notified. If the spill occurs in an area to which typical building occupants have access, the area will be roped off and building occupants will be informed to stay clear of the area.
- Safety data sheets for all of the cleaning chemicals used in the building will be retained and hazard information will be highlighted. The SDS information and *Upper Perkiomen School District Hazardous Materials Management Plan*, will be available at one central location for all staff and first responders to access.

Using Chemical Concentrates

- As much as possible, concentrated chemicals will be purchased
- When using these concentrated chemicals, the manufacturer instructions for dilution will be followed
- Concentrated chemicals will clearly be labeled as concentrates in the storage area
- Cleaning personnel will use the available dilution storage containers and measuring materials when mixing the diluted chemical solution.
- The diluted solution will be created in the custodial sinks, where any spills will be contained
- Janitorial staff must wear gloves at all times when mixing diluted solutions
- Containers with diluted solutions must be clearly identified and labeled as containing a diluted solution (as opposed to a concentrated solution) and must be clearly labeled with the correct chemical

Staffing and training plans

- To sufficiently clean the building requires at least one hour of cleaning per day for each 5,000 square feet. As this building is 204,000 square feet, it requires a minimum 20 hours of cleaning time per day. Typically 5 to 6 people are maintained on the cleaning staff.
- In the event of staff illness or vacations the district maintains contact with a custodial substitute company who can supply additional staff.
- Requirements for maintenance personnel.

- All cleaning staff, including backup personnel, are required to receive at least 8 hours of training per year. The responsible party will record the training attended by each staff member.
- Trainings are held twice per year four hours long. Topics vary each month, and cover standard operating procedures for cleaning different surfaces, proper toxic chemical usage and spill management, hazards of toxic chemicals, cleaning to protect vulnerable occupants, cleaning equipment maintenance, and conservation of energy and water usage during cleaning.
- The Director of Facilities & Operations coordinates all of the trainings.

Provisions for collecting occupant feedback and continuous improvement to evaluate new technologies, procedures, and processes

- Feedback on overall building cleanliness and cleaning procedures will be received on an on-going basis.
- Occupant feedback will be taken into account in the cleaning procedures described in this policy. The Director of Facilities & Operations will evaluate whether updates to the cleaning procedures are necessary based on the feedback.
- The Director of Facilities & Operations will continuously evaluate new cleaning technologies, as they become available. Appropriate new procedures will be incorporated into the cleaning procedures as necessary.

Tracking plan for staffing and overall performance

- Regular APPA audits will be conducted to evaluate cleanliness. As a part of the audits, the auditors will interview cleaning staff to ensure that the cleaning and hard floor and carpet maintenance system is being consistently used.
- The APPA audits will be conducted at least once every two years and will be managed by the responsible party for this policy. The responsible party is responsible for recording the results of the audits in the management records, following up with any cleaning staff to provide additional training and/or guidance and recording these actions.
- All cleaning staff are required to check in each day when they arrive at work. The building Head Custodian will retain these records to ensure that the building is sufficiently staffed with trained professionals.
- The responsible party will log all training that is provided to the cleaning staff and will ensure that the training plans described above are met.
- When new staff comes on board, the responsible party will record the initial training and orientation provided.

V. Purchasing guidelines

Sustainability Criteria for Cleaning Products and Materials

Cleaning products must meet one or more of the following standards:

- Green Seal GS-37, for general-purpose, bathroom, glass and carpet cleaners used for industrial and institutional purposes
- UL 2792 (formerly CCD 110), for cleaning and degreasing compounds
- UL 2759 (formerly CCD 146), for hard-surface cleaners
- UL 2795 (formerly CCD 148), for carpet and upholstery care

Disinfectants, metal polish, or other products not addressed by the above standards must meet one or more of the following standards:

- Green Seal GS-40, for industrial and institutional floor care products
- UL 2798 (formerly CCD 112), for digestion additives for cleaning and odor control
- UL 2791 (formerly CCD 113), for drain or grease trap additives
- UL 2796 (formerly CCD 115/107), for odor control additives
- UL 2777 (formerly CCD 147) , for hard-floor care
- California Code of Regulations maximum allowable VOC levels for the specific product category

Disposable janitorial paper products and trash bags must meet the minimum requirements of one or more of the following programs:

- EPA comprehensive procurement guidelines, for janitorial paper and plastic trash can liners
- Green Seal GS-09, for paper towels and napkins
- Green Seal GS-01, for tissue paper
- UL 175 (formerly CCD-082 and CCD-086), for toilet tissue and hand towels
- Janitorial paper products derived from rapidly renewable resources or made from tree-free fibers

Hand soaps and hand sanitizers must 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 (e.g., food service and health care requirements)
- Green Seal GS-41, for industrial and institutional hand cleaners
- UL 2784 (formerly CCD-104), for hand cleaners and hand soaps

Sustainability Criteria for Cleaning Equipment

- All powered equipment must have the following features:
 - Ergonomic design to minimize vibration, noise, and user fatigue
 - Safeguards, such as rollers or rubber bumpers, to reduce potential damage to building surfaces

- If the equipment is battery powered, the batteries must be environmentally preferable gel batteries

In addition, the applicable category-specific criteria below must be met.

- Vacuum cleaners must be certified by the Carpet and Rug Institute Seal of Approval/Green Label Vacuum Program and operate with a maximum sound level of less than 70 dBA
- Carpet extraction equipment, for restorative deep cleaning, must be certified by the Carpet and Rug Institute's Seal of Approval testing program for Deep Cleaning Extractors
- Powered floor maintenance equipment must be equipped with such as vacuums, guards, or other devices for capturing fine particulates and must operate with a sound level of less than 70 dBA
- Propane-powered floor equipment must have high-efficiency, low-emissions engines with catalytic converters and mufflers that meet the California Air Resources Board or EPA standards for the specific engine size and operate with a sound level of less than 90 dBA
- Automated scrubbing machines must be equipped with variable-speed feed pumps and must be either (1) equipped with on-board chemical metering to optimize the use of cleaning fluids or (2) use only tap water with no added cleaning products

Vi. Quality Assurance/Quality Control Processes

The Director of Facilities & Operations will evaluate the green cleaning policy on a quarterly basis to evaluate progress towards the implementation goals. If any cleaning product or equipment purchases are not being recorded properly, the responsible party will inform the appropriate individuals to ensure that activities are recorded moving forward. The responsible party will evaluate the results of the cleaning audits to determine whether the building is being sufficiently cleaned and whether the standard cleaning procedures are being properly executed. As necessary, the responsible party will revise the green cleaning policy to include additional cleaning strategies or modify existing cleaning strategies.

In addition, if any implementation goals are not being met, the responsible party will investigate the situation and will work with the individuals purchasing the materials and equipment or using the equipment. The responsible party will evaluate whether updates are necessary to the in order to achieve the implementation goals.

Any revisions that are made to the policy will be incorporated into the next training cycle for the cleaning staff.

Adopted 10/12/17