Green Cleaning

Overview, benefits & keys to successful implementation

SAN DIEGO GREEN BUILDING COUNCIL
www.usgbc-sd.org

WAXIE SANITARY SUPPLY
www.waxie.com
Agenda

Green Cleaning Overview

Opportunities and Benefits

Successful Implementation

Challenges and Solutions
Microfiber

Ultra-MicroFiber

Lifts and traps dirt and moisture

Cotton Fiber

▲ Surface is cleaner...faster.

▲ Surface is still dirty and wet.
Overview

What is green cleaning...
Green Cleaning?

Dude, I have a green product

It’s really green

It’s groovy
Green Cleaning

“Effective cleaning that protects health without harming the environment”
Green Cleaning

A holistic approach to cleaning which includes:

- products, equipment and tools
- processes and procedures
- commitment to continuous improvement
Opportunities

Improve cleanliness

Clean for health, not just appearance

Define SOP’s

Streamline processes

Utilize mechanization

Increase green spend %

Reduce impacts
Benefits

Environmental Issues

Commercial cleaning industry in U.S. annually uses 8 billion pounds of chemicals

Many cleaning products contain chemicals which can be potentially harmful to building occupants and maintenance staff

Potential negative environmental impacts of improper disposal

Green Cleaning products can help reduce health and environmental hazards

Source: LEED® EBOM Green Building Rating System Reference Guide © 2009 USGBC
Benefits

Economic Issues

Green Cleaning products can be cost neutral when compared with traditional cleaning product.

Cleaning solution concentrates can decrease annual purchasing and disposal costs.

Green Cleaning products can help worker safety and improve indoor air quality.

Source: LEED® EBOM Green Building Rating System Reference Guide © 2009 USGBC
Standards Worth Knowing
Standards Worth Knowing

Effective October 6, 2009
CIMS 1006 : 2009

Cleaning Industry Management Standard

Also:
K-12 Clean Standard
I&C Clean Standard
Leadership in Energy and Environmental Design

A leading-edge system for certifying the greenest performing buildings in the world
LEED address the complete lifecycle of buildings:

- Homes
- Neighborhood Development (in pilot)
- Commercial Interiors
- Core & Shell
- New Construction
- Existing Buildings
  - Operations & Maintenance

I design it           I run it

I design it           I run it
I design it

LEED-NC
An Event

I run it

LEED-EB
An Ongoing Process
KEY DIFFERENCES BETWEEN THE LEED RATING SYSTEMS

**LEED-NC**
- an event
- design & construction
- capital budgets

**LEED-EB**
- an ongoing process
- life of the building
- operating budgets

**NC**

**EB**
Market Transformation

Current Market = 5%
Market Shift = 70%
Green building market leaders = 20%
Green building innovators = 5%

Sub-standard performance
Typical building practices
LEED Project Contributions
Operations and Maintenance

LEED for Existing Buildings: Operations + Maintenance

Indoor Environmental Quality (EQ)
Green Cleaning Prerequisite (Preq) and Credits (Cr)
Indoor Environmental Quality (EQ)

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<td>Environmental Tobacco Smoke (ETS) Control</td>
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Green Cleaning Policy

Intent:
To reduce the exposure of building occupants and maintenance personnel to potentially hazardous chemical, biological and particulate contaminants, which adversely affect air quality, human health, building finishes, building systems and the environment.
Policy
Policy Guidelines

Scope
Goals
Performance Metrics
Procedures and Strategies
Time Period
Responsible Party

Source: Policy, Program & Plan Models for LEED® EBOM © 2008 USGBC
Policy Components

Purchase sustainable cleaning products and equipment

SOP’s and training address vulnerable building occupants

Hand Hygiene

Handling and storage of cleaning chemicals

Occupant feedback
Implementation
Implementation

Assemble green cleaning team

Establish baseline

Make a green cleaning plan – write policy

Evaluate effectiveness of custodial operations

Purchase green cleaning supplies

Commit to training and continuous improvement
Training
Challenges
LEED 2009 FOR EXISTING BUILDINGS OPERATIONS AND MAINTENANCE
Challenging
LEED 2009 for Existing Buildings and Operations

Rewarding

Image: Courtesy of SDGBC and Doug Kot
Challenges

Plan either non-existent or not followed – and/or not aligned with organization’s overall sustainability goals

Vulnerable building occupants not addressed

Hand hygiene not incorporated

Custodial staff not included or trained

Green cleaning supplies “greenwashed”
Green disinfectants ?

Custodial effectiveness assessment ???’s
Survey

Green Cleaning Site Survey Form

Survey Location: ______________________
Address: ______________________________________
WAXIE Consultant: ______________________
Date: ______________________

PARTICIPANTS
Name/Title: ______________________
Organization: ______________________
Name/Title: ______________________
Organization: ______________________

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WAXIE GPS® Green Partner Support™

WAXIE’s comprehensive approach to helping customers implement a successful green cleaning program
THANK YOU!

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