

LEP 1601 – Sustainable Cleaning Equipment Program (IEQ c 3.4)

1250 Broadway – LEED Environmental Program (LEP)

Purpose

1250 Broadway adopts this Sustainable Cleaning Equipment Program to reduce the exposure of building occupants and maintenance personnel to potentially hazardous noise, chemical, biological and particulate contaminants that adversely affect air quality, human health, building finishes, building systems and the environment, from powered cleaning equipment.

1.0 Program Scope

All janitorial equipment, including the following types of equipment, must be included in the program:

- Vacuum cleaners
- Carpet extracting equipment
- Powered floor maintenance equipment
- Automated scrubbing machines

2.0 Performance Metrics

- 2.1** Vacuum cleaners which are certified by the Carpet and Rug Institute “Green Label” Testing Program for vacuum cleaners and operate with a sound level of less than 70dBA.
- 2.2** Carpet extracting equipment used for restorative deep cleaning certified by the Carpet and Rug Institute’s “Seal of Approval” Testing Program for deep-cleaning extractors.
- 2.3** Powered floor maintenance equipment, including electric and battery-powered floor buffers and burnishers, is equipped with vacuums, guards and/or other devices for capturing fine particulates and operates with a sound level of less than 70dBA.
- 2.4** Propane-powered floor equipment items have high-efficiency, low emissions engines with catalytic converters and mufflers that meet the California Air Resource Board (CARB) or Environmental Protection Agency (EPA) standards for the specific engine size and operate with a sound level of less than 90dBA (not applicable to 1250 Broadway situation).
- 2.5** Automated scrubbing machines are equipped with variable-speed feed pumps and on-board chemical metering to optimize the use of cleaning fluids. Alternatively, the scrubbing machines use only tap water with no added cleaning products.
- 2.6** Battery-powered equipment is equipped with environmentally preferable gel batteries.
- 2.7** Powered equipment is ergonomically designed to minimize vibration, noise and user fatigue.
- 2.8** Equipment is designed with safeguards, such as rollers or rubber bumpers, to reduce potential damage to building surfaces.

3.0 Performance Goals

All equipment purchased during the Performance Period and 20% of all janitorial equipment on hand at the start of the Performance Period must meet one of the sustainability criteria listed in Section 2.0 above.

4.0 Procedure and Strategies

- 4.1** In accordance with the Janitorial Equipment Inventory (see Program Addendum), 1250 Broadway will purchase three new Tennant 3110-12 with HEPA filtration system (units operate below 70 dBA) prior to the

1601 - Green Cleaning - Sustainable Cleaning Equipment 1_20_10.doc01_22_2010

LEP 1601 – Sustainable Cleaning Equipment Program (IEQ c 3.4)

1250 Broadway – LEED Environmental Program (LEP)

start of the Compliance Period. In addition, one Taski Canister Vacuum will replace an older model. This initial purchase activity will ensure that over 20% of all janitorial equipment at the start of the Performance Period will meet one of the sustainability criteria listed in Section 2.0 above.

- 4.2** A custodial staff training program will be launched by First Quality Maintenance (FQM) prior to the beginning of the Compliance Period and will cover equipment and cleaning products to be placed in service during the Compliance Period. At least one additional training session will be conducted as needed during the Performance Period.
- 4.3** Records of equipment purchased, maintenance performed, and training completed will be kept by FQM leading up to and during the Compliance Period, including:
- 4.3.1** Create an inventory of all current equipment (type and model number), purchase date, and relevant specifications.
 - 4.3.2** Maintain purchase records for all equipment purchased during the Performance Period that covers information in 4.1 above.
 - 4.3.3** Keep a maintenance log for all janitorial equipment during the Performance Period, indicating maintenance task procedures, timeframes, and completion dates.
 - 4.3.4** Keep records of each training event performed for the benefit of custodial staff and indicate staff, date of training, and type of equipment for which training was given.