



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.

Requirements

Have in place a green cleaning policy for the building and site addressing the following green cleaning credits and other requirements:

- Purchase sustainable cleaning and hard floor and carpet care products meeting the sustainability criteria outlined in IEQ Credit 3.3: Green Cleaning—Purchase of Sustainable Cleaning Products and Materials.
- Purchase cleaning equipment meeting the sustainability criteria outlined in IEQ Credit 3.4: Green Cleaning—Sustainable Cleaning Equipment.
- Establish standard operating procedures addressing how an effective cleaning and hard floor and carpet maintenance system will be consistently utilized, managed and audited. Specifically address cleaning to protect vulnerable building occupants.
- Develop strategies for promoting and improving hand hygiene, including both hand washing and the use of alcohol-based waterless hand sanitizers.
- Develop guidelines addressing the safe handling and storage of cleaning chemicals used in the building, including a plan for managing hazardous spills or mishandling incidents.
- Develop requirements for staffing and training of maintenance personnel appropriate to the needs of the building. Specifically address the training of maintenance personnel in the hazards of use, disposal and recycling of cleaning chemicals, dispensing equipment and packaging.
- Provide for collecting occupant feedback and continuous improvement to evaluate new technologies, procedures and processes.

This policy must adhere to the LEED 2009 for Existing Buildings: Operations & Maintenance policy model (see Introduction). At a minimum, the policy must cover the green cleaning procedures and materials that are within the building and site management's control.

AND

Have in place during the performance period a high-performance cleaning program, supported by a green cleaning policy (IEQ Prerequisite 3: Green Cleaning Policy), that addresses the following:

- Provide an appropriate staffing plan.
- Implement a training of maintenance personnel in the hazards, use, maintenance, disposal and recycling of cleaning chemicals, dispensing equipment and packaging.
- Use chemical concentrates with appropriate dilution systems to minimize chemical use wherever possible.
- Use sustainable cleaning materials, products, equipment, janitorial paper products and trash bags (including microfiber tools and wipes).
- Use sustainable cleaning and hard floor and carpet care products meeting the sustainability criteria outlined in IEQ Credits 3.3: Green Cleaning—Purchase of Sustainable Cleaning Products and Materials.
- Use cleaning equipment meeting the sustainability criteria outlined in IEQ Credit 3.4: Green Cleaning—Sustainable Cleaning Equipment.

Core and Shell Projects:

Please note that since LEED-EB is a whole building rating system, when attempting an Innovation in Design point for following a LEED-EB prerequisite or credit compliance path the strategy must be applied to the entire project building. For LEED-CS projects please provide a copy of a legally binding tenant sales and lease agreement documentation that the tenants meet the requirement of the LEED-EB strategy.

*Please note that since LEED O+M is a whole building rating system, when attempting an Innovation in Design point for following a LEED O+M prerequisite or credit compliance path the strategy must be applied to the entire project building. For **LEED Core and Shell** projects please provide a copy of a legally binding tenant sales and lease agreement documentation that the tenants meet the requirement of the LEED O+M strategy.*