

## Cleaning Industry Management Standard - Green Building

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- 6. Green Buildings and Service:** This section lists the Cleaning Industry Management Standard's Green Building (CIMS-GB) requirements. It sets forth a framework to ensure that the organization uses sustainable cleaning practices in addition to the management best practices identified in the five core sections of the CIMS.

To obtain certification to CIMS-GB, an organization must meet the requirements of this Section as well as those in CIMS Sections one through five.

### 6.1. Green Cleaning Policy

- 6.1.1. The organization shall have in place a green cleaning policy that is distinct and separate from the Environmental Policy required in Section 4.2 (Organization Policy/Environmental Management System). The Green Cleaning Policy shall set forth standard operating procedures addressing how green cleaning practices will be utilized, managed, and evaluated.
- 6.1.2. The organization shall indicate the specific buildings, group of buildings, or contracted facilities to which the green cleaning policy applies.
- 6.1.3. The organization shall incorporate the measurement tools, feedback cycle, and continuous improvement plan requirements set forth in Section 1.2.3.4 to evaluate the effectiveness of green cleaning technologies, procedures, and processes.

### 6.2. Green/High-Performance Cleaning Program

- 6.2.1. Staffing: Determination of staffing levels shall be compliant with Section 2.1.1 (Workloading) and 2.1.3.4 (Staffing Plan).
- 6.2.2. Training
  - 6.2.2.1. Supervisor Training: The organization shall comply with the training requirements set forth in Section 3.5 (Management Training).
  - 6.2.2.2. Worker Training: The organization shall comply with the training requirements set forth in Section 3.6 (Cleaning Personnel Training).
  - 6.2.2.3. Safety Training: The organization shall comply with the safety training requirements of Section 4.1 (Regulatory Compliance), including the requirement to provide employees with training on the use and hazards of chemical products.
  - 6.2.2.4. Green Cleaning Training: There shall be a written curriculum for green cleaning training of cleaning personnel and documentation that personnel have been trained.
- 6.2.3. Chemical Handling, Storage and Disposal: The organization shall meet the chemical handling, storage and disposal requirements set forth in Sections 4.1.1 & 4.1.2.

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### 6.3. Custodial Effectiveness Assessment (Quality System)

- 6.3.1. The organization shall evaluate the effectiveness of its green/high performance cleaning program by meeting the requirements set forth in Section 1 (Quality System).

### 6.4. Purchase of Cleaning Products and Materials

The requirements of this section apply only to products that are purchased by the organization for use in buildings listed in Section 6.1.2.

- 6.4.1. Dilution Control: The organization shall use chemical concentrates with appropriate dilution control systems to minimize chemical use to the maximum extent possible.

#### 6.4.2. Chemical Products

##### 6.4.2.1. Cleaning Products: Products in this group include:

- General-purpose, bathroom, glass, and carpet cleaners used for industrial and institutional purposes
- Cleaning and degreasing compounds
- Hard surface cleaners
- Carpet and upholstery care products

##### 6.4.2.1.1. Criteria: At least 75%, by cost, of the annual purchases of these products shall meet at least one of the following standards:

- Be certified by Green Seal or UL EcoLogo (formerly Environmental Choice), or
- Be recognized by the U.S. Environmental Protection Agency's (EPA) Safer Choice (formerly EPA's Design for the Environment), or
- Be cleaning devices that use only ionized water or electrolyzed water and have third-party-verified performance data equivalent to the other standards mentioned above (if the device is marketed for antimicrobial cleaning, performance data must demonstrate antimicrobial performance comparable to EPA Office of Pollution Prevention and Toxics and Design for the Environment requirements, as appropriate for use patterns and marketing claims).

##### 6.4.2.2. Disinfectants, metal polish, floor finish, strippers, and other products not included in Section 6.4.3.1. Products in this group include

- Disinfectants
- Digestion additives for cleaning and odor control
- Drain or grease trap additives
- Odor control additives
- Hard floor care

##### 6.4.2.2.1. Criteria: At least 75%, by cost, of the annual purchases of these products shall meet at least one of the following standards:

- Be certified by Green Seal or UL EcoLogo (formerly Environmental Choice), or

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- Be recognized by the U.S. Environmental Protection Agency's (EPA) Safer Choice (formerly EPA's Design for the Environment), or
  - Comply with the California Code of Regulations maximum allowable VOC content for the specific product category.
- 6.4.3. Disposable janitorial paper products and trash bags: This provision only applies to those purchases that are in the control of the organization. Products in this group include:
  - Paper towels and napkins
  - Facial tissue
  - Toilet tissue
  - Hand towels
  - Kitchen towels
  - Plastic trash bags
- 6.4.3.1. Criteria: At least 75%, by cost, of the annual purchases that are provided by the organization and used in buildings to which this section applies (listed in Section 6.1.2) shall meet at least one of the following standards:
  - Be certified by Green Seal or UL EcoLogo (formerly Environmental Choice), or
  - California integrated waste management requirements, for plastic trash can liners (California Code of Regulations Title 14, Chapter 4, Article 5, or SABRC 42290-42297 Recycled Content Plastic Trash Bag Program), or
  - Comply with the U.S. Environmental Protection Agency's Comprehensive Procurement Guidelines for Janitorial Paper and Plastic Trash Can Liners, or
  - Be derived from rapidly renewable resources or made from tree-free fibers.
- 6.4.4. Hand soaps and hand sanitizers: This provision only applies to those purchases that are in the control of the organization. Products in this group include:
  - Industrial and institutional hand cleaners
  - Hand cleaners, hand sanitizers, and hand soaps
- 6.4.4.1. Criteria: At least 75%, by cost, of the annual purchases that are provided by the organization and used in buildings to which this section applies (listed in Section 6.1.2) shall meet at least one of the following standards:
  - Be free of antimicrobial agents (except as a preservative and unless required by health codes and other regulations), or
  - Be certified by Green Seal or UL EcoLogo (formerly Environmental Choice), or
  - Be recognized by the U.S. Environmental Protection Agency's (EPA) Safer Choice (formerly EPA's Design for the Environment).

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### 6.5. Cleaning Equipment

The requirements of this section apply only to powered equipment that is used by the organization for use in buildings listed in Section 6.1.2.

- 6.5.1. Criteria: The organization shall use one of the following percentages of powered equipment that meets one of the Cleaning Equipment Environmental Preferability Criteria in Section 6.5.2.:
  - 6.5.1.1. At least forty (40) percent, by either purchase cost or number of units, or
  - 6.5.1.2. For existing equipment that does not meet the criteria, develop a phase-out plan for its replacement with environmentally preferable products at the end of its useful life.
- 6.5.2. The following Cleaning Equipment Environmental Preferability Criteria apply to powered janitorial equipment.
  - 6.5.2.1. Vacuum cleaners shall be:
    - 6.5.2.1.1. Certified by the Carpet and Rug Institute's (CRI's) Seal of Approval/Green Label Vacuum Cleaner program, and
    - 6.5.2.1.2. Operate with a sound level of 70dBA or less.
  - 6.5.2.2. Carpet extraction equipment shall be certified by the Carpet and Rug Institute's (CRI's) Seal of Approval for Green Label Deep-Cleaning Extractors and/or the Carpet and Rug Institute's (CRI's) Seal of Approval Deep Cleaning Systems program.
  - 6.5.2.3. High-speed powered floor maintenance equipment (including electric and battery-powered floor buffers and burnishers) shall be:
    - 6.5.2.3.1. Equipped with vacuums, guards and/or other devices for capturing fine particulates, and
    - 6.5.2.3.2. Operate with a sound level of 70dBA or less.
  - 6.5.2.4. Propane-powered floor equipment shall:
    - 6.5.2.4.1. Operate with a sound level of 90dBA or less, and
    - 6.5.2.4.2. Have high-efficiency, low-emissions engines with catalytic converters and mufflers that meet the standards for the specific engine size as set forth by the U.S. Environmental Protection Agency (EPA) or the California Air Resources Board (CARB).
  - 6.5.2.5. Automated scrubbing machines shall:
    - 6.5.2.5.1. Be equipped with variable-speed feed pumps and on-board chemical metering, or
    - 6.5.2.5.2. Be equipped with variable-speed feed pumps and use dilution control systems for refilling, or
    - 6.5.2.5.3. Use only ionized water or electrolyzed water and no added chemical cleaning products.
- 6.5.3. All powered cleaning equipment shall be designed with safeguards, such as rollers or rubber bumpers, to reduce potential damage to building surfaces.
- 6.5.4. Battery-powered equipment shall be equipped with environmentally preferable batteries such as Lithium-Ion, absorbed glass mat or gel cell batteries except in applications requiring deep discharge and heavy loads where performance or battery life is reduced by using sealed batteries.

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- 6.5.5. Equipment Inventory List: The organization shall maintain a list of all powered equipment that, at a minimum, includes:
  - 6.5.5.1. Identification of each type of equipment by make and model
  - 6.5.5.2. Number of pieces in use
  - 6.5.5.3. Date of purchase
  - 6.5.5.4. Purchase cost
  - 6.5.5.5. Applicability of relevant sustainability criteria (Section 6.5.2)
- 6.5.6. Equipment Maintenance Log/ Plan: Maintenance of equipment shall occur as part of a planned process as required in Section 2.2.4 (Equipment Maintenance & Repair).

### 6.6. Entryway Systems (Matting)

- 6.6.1. To the extent the organization provides entryway matting systems at a building listed in Section 6.1.2, the entryway matting systems (except of emergency exits) shall be:
  - 6.6.1.1. Ten (10) feet long in the primary direction of travel where space allows, and
  - 6.6.1.2. The organization shall have an appropriate cleaning, maintenance and replacement plan for matting systems in place.

### 6.7. Solid Waste Management (Recycling)

The organization shall have a waste reduction and recycling plan consistent with Section 4.1.2.3 (Waste Disposal and Recycling Plan). Such plan may include waste stream audit procedures and a commitment to the diversion of waste through an active waste reduction and recycling program. This section only applies to the extent that the organization manages the waste stream.