

Green Cleaning & LEED Points for Existing Buildings

MR Credit 4.1-4.3: Sustainable Cleaning Products and Materials; 1-3 points

Implement sustainable purchasing for cleaning materials and products, disposable janitorial paper products and trash bags. Cleaning product and material purchases include building purchases for use by in-house staff or used by outsourced service providers. Calculate the percentage of the total sustainable material and product purchases that meet at least one of the specified sustainability criteria. The percentage of the total sustainable cleaning product and material purchases determine the number of points earned up to a total of 3 points. One point will be awarded for each 30% of the total annual purchases of these products (on a cost basis) that meet the following sustainability criteria:

- ☑ Cleaning products that meet the Green Seal GS-37 standard if applicable, OR if GS-37 is not applicable (e.g., for products such as carpet cleaners, floor finishes or strippers), use products that comply with the California Code of Regulations maximum allowable VOC levels.
- ☐ Disposable janitorial paper products and trash bags that meet the minimum requirements of U.S. EPA's Comprehensive Procurement Guidelines.

Tandus Contribution: Tandus recommends green cleaning products that meet Green Seal GS-37 and include HOST® Dry Carpet Cleaner, HOST® SJ Dry Carpet Cleaner, JohnsonDiversey Heavy Duty Prespray Plus.

IEQ Credit 10.1: Green Cleaning – Entryway Systems; 1 point

Utilize entryway systems (grills, grates, mats etc.) over the performance period at exterior entrances to catch and hold dirt and prevent contamination of the building interior. Provide a written procedure for cleaning and maintaining these entryway systems. Provide quarterly reports over the performance period documenting that these entryway systems have been effectively used, cleaned and maintained on a regular basis.

Tandus Contribution: Tandus can provide loose lay mats or permanent entryway carpet systems (C&A Triad® matting Systems/Abrasive Action) and written maintenance procedures that meet these criteria.

IEQ Credit 10.3: Green Cleaning – Low Environmental Impact Cleaning Policy; 1 point

Have in place a low-impact environmental cleaning policy over the performance period addressing:

- ☐ Sustainable cleaning systems.
- ☐ Use of sustainable cleaning products.
- ☐ Use of chemical concentrates and appropriate dilution systems.
- ☐ Proper training of maintenance personnel in the hazards, use, maintenance, and disposal of cleaning chemicals, dispensing equipment and packaging.
- ☐ Use of hand soaps that do not contain antimicrobial agents (other than as a preservative system), except where required by health codes and other regulations (i.e., food service and health care requirements).
- ☐ Use of cleaning equipment that reduces impacts on IAQ.

Tandus Contribution: Tandus can recommend sustainable cleaning products (as listed above), equipment and documented maintenance procedures.

IEQ Credit 10.6: Green Cleaning – Low Environmental Impact Cleaning Equipment Policy; 1 point

Implement a policy for the use of janitorial equipment that maximizes effective reduction of building contaminants with minimum environmental impact.

Tandus Contribution: Tandus recommends equipment that meets CRI Seal of Approval for vacuums and deep cleaning extractors (see www.carpet-rug.org for list).