

A Multi-Clean White Paper

Written by:

Michael Tarvin

Vice President, Multi-Clean



Multi-Clean[®]
Your Guide To Clean

600 Cardigan Road
Shoreview, MN 55126
651-481-1900
www.multi-clean.com

LEED the Way to Green

Learn about the Green Cleaning Part of LEED

"The LEED® (Leadership in Energy and Environmental Design) Green Building Rating System is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings."

Leading the Way to Better Cleaning Solutions

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Introduction

The term LEED is an acronym for **L**eadership in **E**nergy and **E**nvironmental **D**esign, a certification program for sustainable buildings developed by the U.S. Green Building Council. There are different LEED programs, LEED for New Construction (NC), LEED for Existing Buildings (EB) and LEED for SCHOOLS.

The LEED-EB program is the one that specifically contains pre-requisites and certification points for facilities that have adopted green cleaning programs. This white paper specifically discusses and attempts to foster understanding of the green cleaning requirements under the LEED-EB program.

Problem Statement

There is a significant amount of confusion about how green cleaning fits into the LEED-EB certification process. Some of the most common misunderstandings include the perception that a cleaning contractor must be LEED certified, or products used must be LEED certified. The LEED program does not certify products or contractors, it simply requires certain procedures be followed or may require the use of certified products.

As we begin to examine the specifics of what LEED-EB requires in a green cleaning program, you will begin to see that the program embodies what green cleaning is truly about. That is, green cleaning and LEED go well beyond simply using certain products and equipment. Green Cleaning and LEED-EB are about reducing waste, increasing efficiencies, and making the indoor environment healthier for building occupants. The intersection of the

LEED-EB goals with the drive toward lower costs and increased productivity in businesses is providing fresh momentum to sustainability initiatives to many American businesses.

company and helps deliver more value. Even if a facility is not considering certification, they may still want to follow the LEED template to full fill their own sustainability goals.

LEED-EB in a Nutshell

LEED-EB is becoming the standard for facilities that want to adopt sustainable practices. Table I provides a summary of the 6 parts of LEED-EB that each facility seeking certification must address. A facility can earn points toward certification by addressing items in each of the 6 categories.

The category that specifically relates to green cleaning is Indoor Environmental Quality (EQ). Up to 9 points can be earned for adoption of various green cleaning (EQ) practices as indicated in Table II. Take note that achieving the 9 points can get a facility 25% of the points needed for certification.

LEED-EB Certification Levels

- Certified 34-42 pts
- Silver 43-50 pts
- Gold 51-67 pts
- Platinum 68-92 pts

The LEED-EB program also requires as a prerequisite, that a green cleaning program should be in place before certification is considered.

Solution

Making it easier to comply with the green cleaning part of LEED-EB is a goal that some companies are trying to fully embrace. Providing objective advice and know how about achieving LEED-EB lends credibility to the

Table I: LEED-EB Certification Categories

Category	Max Points
Sustainable Sites (SS)	10
Water Efficiency (WE)	10
Energy & Atmosphere (EA)	30
Materials & Resources (MR)	14
Indoor Environmental Quality (EQ)	19
Innovation in Operations (IO)	7
Total	92

Green Cleaning Earns Certification

Adopting sustainable cleaning practices earn a significant number of points toward LEED-EB certification.

A Healthier Building

Green cleaning not only reduces environmental impacts, it can reduce indoor air pollution resulting in reduced illness and absenteeism, better test scores and improved morale.

Save Money

A truly sustainable program reduces waste, improves efficiency and productivity, consequently offering bottom line savings.

Implementation

What follows is a brief explanation of each Green Cleaning credit identified in TABLE II. Resource information to help comply with each credit can be found on page 5.

Green Cleaning Policy

Prerequisite EQ 3

A written green cleaning policy is now a pre-requisite for all LEED-EB certifications. This policy must incorporate the credits (EQ 3.1-3.9) and must also address the following:

- Develop written standard operating procedures (SOP's) for all cleaning processes.
- Develop strategies for promoting and improving hand hygiene.
- Develop safe handling and storage procedures for chemicals.
- Develop staffing and training programs to insure processes are conducted correctly.
- Develop a method for collecting feedback and improvement in processes.

Cleaning Program

EQ 3.1 1 Point

A high performance cleaning program that is supported by the Green Cleaning Policy (above), staffing plans, SOP's, storage, recycling, and disposal procedures, that address sustainable and effective cleaning and hard floor maintenance.

Custodial Effectiveness Audit EQ 3.2 and EQ 3.3 2 Points

A custodial effectiveness assessment conducted in accordance with APPA* (formerly the Association of Physical Plant Administrators) procedures outlined in the APPA's Staffing Guidelines. The value for contractors is that LEED-EB provides two potential points based on achieving various levels of performance. A single point is awarded for achieving a score of 3 or lower (the lower the better) and a second point for a score of 2 or lower.

Purchase of Products & Materials

EQ 3.4, 3.5, 3.6 3 Points

To be LEEB-EB certified, you do not have to purchase exclusively green products. LEED-EB gives points for a percentage of purchased products that are green. For instance 1 point for 30%, 2 points for 60 % and 3 points for 90% of qualified purchases of green products.

Sustainable Cleaning Equipment

EQ 3.7 1 Point

For equipment, first it should be understood that all existing equipment does not have to be scrapped. An equipment replacement policy must be in place that documents the process of replacing equipment when needed with appropriate green equipment. Equipment logs for each piece of equipment that include repair and maintenance schedules is also required.

Entryway Systems

EQ 3.8 1 Point

The developers of the LEED-EB rating system had a clear understanding that prevention is an essential component of a green cleaning program. Addressing entryways, where most dirt and contaminants enter a building is critical. If these contaminants are spread throughout the building, floor appearance deteriorates faster (surfaces must be cleaned, stripped and recoated more often). In addition, the contaminants compromise the overall health of the building.

To receive credit for entries, two areas need to be addressed, first appropriate entrance matting needs to be in place. Normally, this would include a minimum of 10 feet of high quality matting. Second, a procedure needs to be in place for maintaining areas in and

around entries. This includes the area just outside main entry doors.

Integrated Pest Management

EQ 3.9 1 Point

The traditional method of managing rodents, insects, or weeds is to utilize pesticides or herbicides. These are toxic compounds that can be used safely. However, reducing their use through prevention management techniques is what Integrated Pest Management (IPM) is all about. See the Resource section on page 5 for more info.

Summary:

Whether or not your organization is applying for LEED-EB certification, the guidelines developed can be an excellent road map for anyone that is serious about green cleaning. Adopting the green cleaning practices outlined in LEED-EB go beyond environmental impacts.

Fostering proactive maintenance methods results in cleaner and healthier facilities that produce less waste, require less chemical usage, without the need to add staff or increases budgets. In fact, a true sustainable cleaning program can actually result in long run cost savings.

Resources:

LEED-EB Overview Document

This document reviews all aspects of the LEED-EB rating system.

[LEED-EB Information from the U.S. Green Building Council](#)

APPA www.appa.org

Integrated Pest Management

The EPA's resource cite for IPM

[U.S. EPA Info on Integrated Pest Management](#)

Multi-Clean www.multi-clean.com

The company offers a variety of resources including a Green Cleaning website and a CD called the Environmental Solutions CD.

www.yourguidetoclean.com

Table II: LEED-EB EQ Credits for Green Cleaning

Reference	Description	Pts	Comment
EQ PreReq 3	Green Cleaning Policy	Req	Written Policy
EQ 3.1	High Performance Cleaning Program	1	Complete Plan
EQ 3.2	Custodial Effectiveness Assessment	1	Score 3 or less
EQ 3.3	Custodial Effectiveness Assessment	1	Score 2 or less
EQ 3.4	Purchase of Products and Materials	1	30% of purchases
EQ 3.5	Purchase of Products and Materials	1	60% of purchases
EQ 3.6	Purchase of Products and Materials	1	90% of purchases
EQ 3.7	Sustainable Cleaning Equipment	1	Transition Plan
EQ 3.8	Entryway Systems	1	Prevent Tracking
EQ 3.9	Indoor Integrated Pest Management	1	Less pesticides
Total	Indoor Environmental Quality	9	25% of Points