



TCR 36 – Cleaning products and equipment

Effective date:

March 1, 2021

Applicable to the following property types:

Office (06.01.02; 06.01.05, 07.04.01)

Universal (06.01.02; 06.01.05, 07.04.01)

Enclosed Shopping Centre (06.01.02; 06.01.05, 07.04.01)

Resolution Summary:

Following the revisions made to BEST Practice 11 – Green Cleaning Program in TCR 35, amendments have been made to three (3) questions to streamline expectations:

- 06.01.02 – Cleaning devices, products and supplies
 - Question scope has been limited to “products and supplies” since it is likely easier to track the percentage of chemicals and other supplies separately from equipment and devices (as there may only be one or two devices onsite). References to devices have been added to a subsequent question on cleaning equipment.
 - At least 75% of all cleaning products and supplies must be certified by a listed third-party to be considered.
 - GREENGUARD has been added to the list of acceptable third-party certifications.
 - Evidence must be provided to show that 75% of the cleaning products and supplies are third-party certified. This must be done via the **inventory** for all in-use, base building cleaning products. Unlike the BEST Practice, simply showing a procurement policy is not sufficient.
 - Evidence must be provided (e.g. via Standard Operating Procedures) demonstrating that cleaning products and supplies are being used as per manufacturer’s specifications.
 - Contracted custodial services must meet the same requirements. Unlike the BEST Practice, a signed letter of compliance is not sufficient.
- 06.01.05 – Cleaning Equipment
 - Question scope has been extended to include “devices”.
 - At least 50% of devices and equipment must carry a listed third-party certification to earn points
 - GREENGUARD has been added to the list of acceptable third-party certifications.
 - Evidence must be provided to show that 50% of the devices and equipment are third-party certified. This must be done via the inventory for all in-use, base building cleaning products. Unlike the BEST Practice, simply showing a procurement policy is not sufficient.
 - Evidence must be provided (e.g. via Standard Operating Procedures) demonstrating that cleaning products and supplies are being used as per manufacturer’s specifications.
 - Contracted custodial services must meet the same requirements. Unlike the BEST Practice, a signed letter of compliance is not sufficient.
- 07.04.01 – Is high efficiency cleaning equipment used in the building?
 - Chemical-free cleaning systems has been added to the list of acceptable equipment.
 - Evidence must be provided that the equipment meets the requirement, either via visual check or purchase order. An inventory will likely be needed to demonstrate that a majority of vacuums in use are HEPA vacuums.
 - Evidence must be provided (e.g. via Standard Operating Procedures) demonstrating that cleaning products and supplies are being used as per manufacturer’s specifications.
 - Contracted custodial services must meet the same requirements.



New question wording (changes are marked in red):

06.01.02	Cleaning devices , products and supplies	
Explanation & Evaluation	<p>Description: Environmentally friendly cleaning devices, products and supplies avoid using ingredients that are toxic or cannot be responsibly renewed.</p> <p>Requirements: Cleaning products and supplies used inside the building must meet the following requirements:</p> <ul style="list-style-type: none"> • At least 75% of the indoor cleaning products and supplies must be certified by EcoLogo, Green Seal, US EPA Safer Choice, GREENGUARD, Forest Stewardship Council (FSC), Sustainable Forestry Initiative (SFI), or Sustainable Forest Management Standard (SFMI), as demonstrated by providing the inventory of all in-use, base building cleaning products along with their third-party certification status; AND • Cleaning products and supplies must be used per manufacturer’s specifications to achieve their stated environmental objectives, for example as demonstrated via standard operating procedures defining their correct use. <p>Where custodial services are contracted, the contracted company must provide the building/manager with documentation showing that they meet the same requirements listed here.</p> <p>Additional Information: Cleaning devices, products and supplies include: devices that use ionized or electrolyzed water, sanitary paper products, hard surface cleaners, hard floor care products, urinal blocks, hand cleaners, cleaning and degreasing compounds, disinfectants and disinfectant cleaners, carpet and upholstery cleaners, odor control additives, plastic products (e.g. garbage, recycling and compost bags), and reusable microfiber cloths/rags.</p>	
Scoring	Yes	2/2
	No	0/2



06.01.05		Cleaning devices and equipment			
Explanation & Evaluation	<p>Description: Environmentally friendly cleaning devices and equipment reduce the amount of water, energy and consumable cleaning products used and can reduce the spread of indoor air contaminants and infection.</p> <p>Requirements: Cleaning devices and equipment used inside the building must meet the following requirements:</p> <ul style="list-style-type: none"> At least 50% of the cleaning devices and equipment must be certified by the Carpet and Rug Institute or GREENGUARD or meet California Air Resources Board (CARB) or the ISSA Cleaning Industry Management Standard (CIMS) for sound levels of less than 70 dBA for applicable equipment/devices, as demonstrated by providing the inventory of all cleaning devices and equipment used in the building along with their third-party certification status; AND Cleaning devices and equipment must be used per manufacturer's specifications to achieve their stated environmental objectives, for example as demonstrated via standard operating procedures defining their correct use. <p>Where custodial services are contracted, the contracted company must provide the building/manager with documentation showing that they meet the same requirements listed here.</p> <p>Additional Information: Cleaning devices include devices that use ionized or electrolyzed water. Devices and equipment include carpet care equipment, floor machines, vacuum cleaners, water-efficient scrubbers, and equipment designed with reusable or washable components.</p>				
	Scoring	<table border="1"> <tr> <td>Yes</td> <td>1/1</td> </tr> <tr> <td>No</td> <td>0/1</td> </tr> </table>	Yes	1/1	No
Yes	1/1				
No	0/1				

07.04.01		Is high efficiency cleaning equipment used in the building?			
Explanation & Evaluation	<p>Description: Well-maintained, high performing cleaning equipment reduces the required amount of water, disposable cleaning products and frequency of cleaning as well as reducing the spread of indoor air contaminants.</p> <p>Requirements: High efficiency cleaning equipment used inside the building must meet the following requirements:</p> <ol style="list-style-type: none"> Must include at least one (1) of the following types of equipment: chemical free cleaning system or Mobile UV cleaning device or HEPA vacuums (majority of vacuums in use); AND Must be used per manufacturer's specifications to achieve their stated environmental objectives, for example as demonstrated via standard operating procedures defining their correct use. <p>Where custodial services are contracted, the contracted company must provide the building/manager with documentation showing that they meet the same requirements listed here.</p> <p>Additional Information: Chemical free cleaning equipment includes, but is not limited to, devices that use ionized, ozonated, or electrolyzed water as a substitute for cleaning chemicals.</p>				
	Scoring	<table border="1"> <tr> <td>Yes</td> <td>12/12</td> </tr> <tr> <td>No</td> <td>0/12</td> </tr> </table>	Yes	12/12	No
Yes	12/12				
No	0/12				