SPEC NOTE: Always use this section, editing to reflect specific Project

# General

## SECTION INCLUDES

### Progressive cleaning.

### [Cleaning at end of Demolition.]

### Cleaning prior to acceptance.

## RELATED SECTIONS

This article identifies significant associated specification sections that inter-rely with this section.

### Section 01 74 19 – Construction Waste Management and Disposal.

Air Quality controls may require filter change to the HVAC equipment. Specify accordingly.

### Section [\_\_\_\_\_\_\_\_] – [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_].

# Products

## CLEANING MATERIALS

### Use products which minimize environmental impact, including indoor air quality.

### Avoid VOC’s (Volatile Organic Compounds) or give preference to Low VOC’s whenever possible

### Obtain recommendations for cleaning

#### New materials affected: from manufacturers of product installed.

#### Existing materials affected: from UBC Custodial Services, through the Owner’s Representative.

# Execution

## PROGRESSIVE CLEANING

### Maintain Work in tidy condition, free from accumulation of waste products, debris and dust, including that incidentally caused by Owner or other Contractors, and similarly notify Owner’s forces or other Contractors carrying out work. Control dust migrating to occupied areas and isolate ventilation systems during renovations.

### Remove waste materials from site at regularly scheduled times, or dispose of as directed by Owner’s Representative. Do not burn waste materials on site.

### Clear snow and ice from access to building, bank or pile snow in designated areas only.

### Provide on-site dump containers for collection of waste materials and debris. UBC waste containers are not to be used by Contractors.

### Provide and use clearly marked separate bins for recycling. Refer also to Section 01 74 19.

### Remove waste material and debris from site and deposit in waste container at end of each working day.

### Dispose of waste materials and debris off site.

### Clean interior areas prior to start of finish work and maintain areas free of dust and other contaminants during finishing operations.

### Store volatile waste in covered metal containers and remove from premises at end of each working day.

### Provide adequate ventilation during use of volatile or noxious substances. Use of building ventilation systems is not permitted for this purpose.

### Use only cleaning materials recommended by manufacturer of surface to be cleaned, and as recommended by cleaning material manufacturer.

### Schedule cleaning operations so that resulting dust, debris and other contaminants will not fall on wet, newly painted surfaces nor contaminate building systems.

## [CLEANING AT END OF DEMOLITION]

### [At end of selective demolition, remove surplus products, tools, construction machinery and equipment not required for performance of remaining Work.]

### [Remove waste products, debris, surplus products, tools, construction machinery and equipment and leave Work clean and suitable for construction and to enable a clean space at end of Project.]

## CLEANING PRIOR TO ACCEPTANCE

### Prior to applying for Substantial Completion of the Work, remove surplus products, tools, construction machinery and equipment not required for performance of remaining Work.

### Remove waste products and debris other than that caused by others, and leave Work clean and suitable for occupancy.

### Prior to final review, remove surplus products, tools, construction machinery and equipment.

### Remove waste products and debris other than that caused by Owner or other Contractors.

### Remove waste materials from site at regularly scheduled times or dispose of as directed by Consultant. Do not burn waste materials on site, unless approved by Consultant.

### Make arrangements with and obtain permits from authorities having jurisdiction for disposal of waste and debris.

### Remove grease, paint spots, dirt, dust, stains, labels, fingerprints and other foreign matter from interior and exterior surfaces; vacuum and dust behind grilles, louvres and screens; wash floor surfaces not otherwise finished; clean metal doors and frames; clean metal work; clean equipment; clean hardware; clean and polish glass on both sides.

### Clean and polish glass, mirrors, hardware, wall tile, stainless steel, chrome, porcelain enamel, baked enamel, plastic laminate, and mechanical and electrical fixtures. Replace broken, scratched or disfigured glass.

### Remove stains, spots, marks and dirt from decorative work, electrical and mechanical fixtures, furniture fitments, walls, floors.

### Clean lighting reflectors, lenses, and other lighting surfaces.

### Vacuum clean and dust building interiors, behind grilles, louvres and screens.

### Clean and polish surface finishes, as recommended by manufacturer.

### Inspect finishes, fitments and equipment and ensure specified workmanship and operation.

### Broom clean and wash exterior walks, steps and surfaces; rake clean other surfaces of grounds.

### Remove dirt and other disfiguration from exterior surfaces.

### Clean and sweep roofs, gutters, areaways, and sunken wells.

### Sweep and wash clean paved areas.

### Clean equipment and fixtures to a sanitary condition; [clean] [replace] filters of mechanical equipment.

### Clean roof surfaces, down-spouts, and drainage components.

### Remove debris and surplus materials from crawl areas and other accessible concealed spaces.

### Broom clean or remove snow and ice from all exterior paved areas designed for pedestrian or vehicular traffic, including parking areas

## FINAL PRODUCT CLEANING

### Execute final cleaning prior to final project assessment.

SPEC NOTE: For projects requiring more stringent requirements use the following paragraph.

### Use cleaning materials with low or no contaminants, as per Table-1 “Maximum Concentration Criteria of IAQ Pollutants”, of Credit EQ 3.2.

### Use cleaning materials only on surfaces recommended by cleaning material manufacturer.

### Ensure that cleaning agents and methods do not remove finishes and permanent protective coatings on surfaces being cleaned. Follow manufacturer’s printed maintenance requirements for cleaning.

### Remove grease, paint spots, dirt, dust, stains, labels, fingerprints and other foreign matter from interior and exterior surfaces; vacuum and dust behind grilles, louvres and screens; wash floor surfaces not otherwise finished; clean metal doors and frames; clean metal work; clean equipment; clean hardware; clean and polish glass on both sides.

### Clean interior and exterior glass, surfaces exposed to view; remove temporary labels, stains and foreign substances, polish transparent and glossy surfaces, [vacuum carpeted and soft surfaces].

### Clean equipment and fixtures to a sanitary condition with cleaning materials appropriate to the surface and material being cleaned.

### [Clean] [Replace] filters of operating equipment. Refer also to Section [\_\_\_\_\_\_\_\_\_].

### Clean site; sweep paved areas, rake clean landscaped surfaces.

### Broom clean or remove snow and ice from all exterior paved areas or gravel surfaces designed for pedestrian or vehicular traffic, including parking areas.

### Remove waste and surplus materials, rubbish, and construction facilities from the site.

## FINAL CLEANING

### At completion of the Work, just prior to final inspection and takeover by the Owner, a general cleaning of the areas affected shall be carried out by the Contractor's forces as follows:

#### Execute final cleaning employing only skilled workers,

#### Examine and adjust all doors, sash and hardware; leave all in perfect working order, cleaned and polished,

#### Examine and clean all fixtures to produce intended appearance and use,

#### Remove all paint spots, stains, rubbish, debris, tools and equipment from all areas and broom clean.

#### Brush off, dust and polish all ledges, stairs, glazed walls, etc.

#### Wash down and dry all floors. Sealing and waxing resilient flooring will be carried out by UBC Custodial Services, unless otherwise noted.

#### Prior to final completion or Owner occupancy, the Contractor shall conduct an inspection of sight-exposed surfaces, and all work areas, to verify that the entire work is clean,

#### The Contractor shall clear roof, grounds and exterior paved areas and walks of all construction debris, dirt and dust and shall replace any damaged grass or landscaping, leave in condition to the satisfaction of the Consultant and the Owner.

#### For UBC Custodial Floor Cleaning Standards, refer to Division 09, Section 09 00 10 Finishes – General Requirements.

\*\*\*END OF SECTION\*\*\*