

## **SECTION 01740 - CLEANING - CONSTRUCTION MANAGER EDITION**

### **PART 1 - GENERAL**

#### 1.1 Summary:

- A. Throughout construction period, maintain buildings and site in a standard of cleanliness as described in this Section.

#### 1.2 Related Sections:

- A. Documents affecting work of this Section include Article 3.15 and 6.3 of General Conditions and Sections in Division 1 of these Specifications.
- B. In addition to standards described in this Section, comply with requirements for cleaning as described in pertinent other Sections of these Specifications.

#### 1.3 Quality Assurance:

- A. Conduct daily inspection, and more often if necessary, to verify that requirements for cleanliness are being met.
- B. In addition to standards described in this Section, comply with pertinent requirements of governmental agencies having jurisdiction.

### **PART 2 - PRODUCTS**

#### 2.1 Cleaning Material and Equipment:

- A. Provide required personnel, equipment, and materials needed to maintain specified standard of cleanliness.

#### 2.2 Compatibility:

- A. Use only cleaning materials and equipment which are compatible with surface being cleaned, as recommended by manufacturer of material.

### **PART 3 - EXECUTION**

#### 3.1 Progress Cleaning:

- A. General:
  - 1. Retain stored materials in an orderly arrangement allowing maximum access, not impeding traffic or drainage, and providing required protection of materials.
  - 2. Do not allow accumulation of scrap, debris, waste materials, and other items not required for construction.
  - 3. At least twice each month, and more often if necessary, completely remove scrap, debris, and waste materials from job site.
  - 4. Provide adequate storage for items awaiting removal from job site, observing requirements for fire protection and protection of ecology.

B. Site:

1. Daily, and more often if necessary, inspect site and pick up scrap, debris, and waste materials. Remove such items for their storage.
2. Weekly, and more often if necessary, inspect arrangements of materials stored on site. Restack, tidy or otherwise service arrangements to meet requirements.
3. Maintain site in neat and orderly condition.
4. Keep grass and other herbage cut to a maximum height of six inches (6") over entire project site.

C. Structures:

1. Weekly, and more often if necessary, inspect structures and pick up scrap, debris, and waste materials. Remove such items to place designated for their storage.
2. Weekly, and more often if necessary, sweep interior spaces clean.
  - a. "Clean," for purpose of this subparagraph, shall be interpreted as meaning free from dust and other material capable of being removed by use of reasonable effort and a hand-held broom.
3. As required preparatory to installation of succeeding materials, clean structures or pertinent portions thereof to degree of cleanliness recommended by manufacturer of succeeding material, using equipment and materials required to achieve necessary cleanliness.
4. Following installation of finish floor materials, clean finish floor daily (and more often if necessary) at times while work is being performed in space in which finish materials are installed.
  - a. "Clean," for purpose of this subparagraph, shall be interpreted as meaning free from foreign material which, in the opinion of Architect, may be injurious to finish floor material.

D. Waste Disposal:

1. Dispose of waste at legal disposal area away from site.
2. Burning or burying of rubbish and waste materials on site is not permitted.
3. Store volatile waste in accordance with applicable codes and regulations and remove from site daily. Disposal of volatile fluid wastes (such as mineral spirits, oil or paint thinner) in storm or sanitary sewer systems or into streams or waterways will not be permitted.

3.2 Final Cleaning

- A. "Clean," for purpose of this Section, and except as may be specifically provided otherwise, shall be interpreted as meaning level of cleanliness generally provided by skilled cleaners using commercial quality building maintenance equipment and materials.
- B. Prior to completion of Work, remove from job site tools, surplus materials, equipment, scrap, debris, and waste. Conduct final progress cleaning as specified above.

- C. Site:
  - 1. Unless otherwise specifically directed by Construction Manager and Architect, broom clean paved areas on site and public paved areas adjacent to site.
  - 2. Completely remove resultant debris.
- D. Structures:
  - 1. Exterior:
    - a. Visually inspect exterior surfaces and remove traces of soil, waste materials, smudges, and other foreign matter.
    - b. Remove traces of splashed materials from adjacent surfaces.
    - c. If necessary to achieve a uniform degree of cleanliness, hose down exterior of structure.
    - d. In event of stubborn stains not removable with water, Construction Manager and Architect may require light sandblasting or other cleaning at no additional cost to Owner.
  - 2. Interior:
    - a. Visually inspect interior surfaces and remove traces of soil, waste materials, smudges, and other foreign matter.
    - b. Remove traces of splashed material from adjacent surfaces.
    - c. Remove paint drippings, spots, stains, and dirt from finished surfaces; then, wash.
    - d. Glass: Remove excess glazing compound and paint. Wash, polish, or squeegee dry to remove visible streaks. Exterior windows should be cleaned after completion of sodding or seeding.
    - e. Ceramic Tile:
      - (1) Wall Tile: Remove spots, dirt, and paint; then, wash.
      - (2) Floor Tile: Remove spots, dirt and paint; then, machine strip and rinse with neutral cleaner.
    - f. Floors: Refer to specific flooring sections for finishes and procedures.
    - g. Cabinetwork: Vacuum/dust interior and exterior surfaces.
    - h. Aluminum: Remove temporary protective covering and clean and polish.
- E. Schedule final cleaning as approved by Construction Manager and Architect to enable Owner to accept completely clean Work.

### 3.3 Cleaning During Owner's Occupancy

- A. Should Owner occupy Work or any portion thereof prior to its completion by Contractor and acceptance by Owner, responsibilities for interim and final cleaning shall be as determined by Construction Manager and Architect in accordance with General Conditions of Contract.

**END OF SECTION**