SECTION 01710 CLEANING

PART 1 - GENERAL

1.01 SUMMARY

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

B. Related work:

1. Documents affecting work of this Section include, but are not necessarily limited to, General Conditions, Supplementary Conditions, and Sections in Division 1 of these Specifications.
2. In addition to standards described in this Section, comply with requirements for cleaning as described in pertinent other Sections of these Specifications.

1.02 QUALITY ASSURANCE

A. Conduct daily inspection, and more often if necessary, to verify that requirements for cleanliness are being met.

B. In addition to the standards described in this Section, comply with pertinent requirements of governmental agencies having jurisdiction.

PART 2. PRODUCTS

2.01 CLEANING MATERIALS AND EQUIPMENT

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

2.02 COMPATIBILITY

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

PART 3. EXECUTION

3.01. PROGRESS CLEANING

A. General:

1. Retain stored items 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 material, and other items not required for construction of this Work.
3. Completely remove all scrap, debris, and waste material from the job site at least twice each month, or more often if job site conditions become hazardous,
4. Provide adequate storage for all items awaiting removal from the job site, observing requirements for fire protection and protection of the ecology.
5. Do not use Owner's dumpster for construction items.

B. Site:

1. Daily, or more often if job site conditions become hazardous, inspect the site and pick up all scrap, debris, and waste material. Remove such items to the place designated for their storage.
2. Weekly, or more often if job site conditions become hazardous,, inspect all arrangements of materials stored on the site. Re-stack, tidy, or otherwise service arrangements to meet the requirements of subparagraph 3.01-A-1 above.
3. Maintain the site in a neat and orderly condition at all times.

C. Structures:

1. Weekly, or more often if job site conditions become hazardous, inspect the structures and pick up all scrap, debris, and waste material. Remove such items to the place designated for their storage.
2. Sweep interior spaces clean a minimum of once a week, or more often if job site conditions become hazardous.

a. "Clean," for the 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 the structure or pertinent portions thereof to the degree of cleanliness recommended by the manufacturer of the succeeding material, using equipment and materials required to achieve the necessary cleanliness.

4. Following the installation of finish floor materials, clean the finish floor daily (or more often if job site conditions become hazardous) at all times while work is being performed in the space in which finish materials are installed.

a. "Clean," for the purpose of this subparagraph, shall be interpreted as meaning free from foreign material, which, in the opinion of the Architect, may be injurious to the finish floor material.

3.02 FINAL CLEANING

A. "Clean," for the purpose of this Article, and except as may be specifically provided otherwise, shall be interpreted as meaning the level of cleanliness generally provided by skilled cleaners using commercial quality building maintenance equipment and materials.

B. Prior to completion of the Work, remove from the job site all tools, surplus materials, equipment, scrap, debris, and waste. Conduct final progress cleaning as described in Article 3.01 above.

C. Site:

1. Unless otherwise specifically directed by the Architect, broom clean paved areas on the site and public paved areas adjacent to the site.

2. Completely remove resultant debris.

D. Structures:

1. Exterior:

a. Visually inspect exterior surfaces and remove all traces of soil, waste materials, smudges, and other foreign matter.

b. Remove all traces of splashed materials from adjacent surfaces.

c. If necessary to achieve a uniform degree of cleanliness, hose down the exterior of the structure.

d. In the event of stubborn stains not removable with water, the Architect may require light sandblasting or other cleaning at no additional cost to the Owner.

2. Interior:

a. Visually inspect interior surfaces and remove all traces of soil, waste materials, smudges, and other foreign matter.

b. Remove all traces of splashed material from adjacent surfaces.

c. Remove paint droppings, spots, stains, and dirt from finished surfaces.

3. Glass: Clean inside and outside.

4. Polished surfaces: To surfaces requiring routine application of buffed polish, apply the polish recommended by the manufacturer of the material being polished.

E. Schedule final cleaning as approved by the Architect to enable the Owner to accept a completely clean Work.

3.03 CLEANING DURING OWNER'S OCCUPANCY

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

END OF SECTION