



# Environmental Certifications for Janitorial Services

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As building janitorial staff can be responsible for getting trash and recycling into the right bins for pick-up, turning off building lights, setting temperature control systems, and numerous other tasks that determine a building's sustainability success, their understanding and training in a building's zero waste policies, energy efficiency programs and water conservation measures can be key.

The U.S. Green Building Council requires existing buildings to have a Green Cleaning Policy in order to achieve LEED-EBOM certification. The policy can dictate in-house cleaning practices or be made in conjunction with a qualified janitorial services provider.<sup>1</sup>The Boston area is served by numerous janitorial companies that meet existing standards for green cleaning.

This resource, developed at the request of the Sustainable Building Initiative's Zero Waste 2018 subcommittee, is not intended to be a comprehensive research paper; it offers a preliminary review of the existing standards and certifications for green cleaning, and lists a number of certified Boston-area janitorial companies. It also provides some examples of janitorial training programs.

## EXISTING STANDARDS

### Green Seal's Environmental Standard for Commercial Cleaning Services (GS-42)

Green Seal was among the first nonprofit environmental certification programs in the U.S., and is now a provider of independent environmental certifications accredited by the U.S. Green Building Council. Learn more about the GS-42 [here](#).

- Boston-GS-42 certified cleaners
  - [American Cleaning Co. Inc.](#)
    - Based in Boston since 1936
    - Significant experience helping clients achieve LEED-EBOM
    - Contact:
      - 617-562-4000
      - 94 Lincoln St., Brighton, MA 02135
  - [Harvard Maintenance](#)
    - Also ISSA CIMS certified
    - Contact:
      - 781-933-7020
      - 800 West Cummings Park, Suite 1850, Woburn, MA 01801

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<sup>1</sup> The full checklist for LEED-EBOM Green Cleaning Plan requirements is available on pages 75-76 and 89-92 in the [LEED Version 4 for Buildings Operation and Maintenance](#). Buildings can earn additional LEED credits for implementing green cleaning custodial assessments and purchasing approved cleaning supplies and equipment.

## International Sanitary Supply Association (ISSA) Cleaning Industry Management Standards (CIMS) and CIMS for Green Buildings (CIMS-GB)

CIMS ensures an organization can deliver a comprehensive green cleaning program through the use of best practices in: service delivery; human resources; health, safety and environmental stewardship; and management, based on LEED: EBOM. Using CIMS-GB certified cleaners demonstrates an organization's commitment to delivering a comprehensive green cleaning program. Learn more about CIMS and CIMS-GB [here](#).

- Boston-ISSA-CIMS and ISSA-CIMS-GB certified cleaners
  - [Able](#)
    - Significant experience nationally helping clients to achieve LEED EBOM, Energy Star, Earth Awards and TOBY Awards
    - Significant experience collaborating with building managers to benchmark, audit, educate, and properly dispose of waste to achieve Zero Waste
    - ISSA CIMS
    - Contact:
      - 617-351-7060
      - 800 Boylston St., Subbasement, Boston, MA 02199
  - [Ameri-Green Clean](#)
    - Women-owned
    - Specializes in high-end properties in Back Bay
    - ISSA CIMS-GB certified
    - ISSA Certification Experts (ICE) certified, meaning they can “provide training and consulting services to cleaning organizations interested in complying with and preparing to be certified to the Cleaning Industry Management Standard (CIMS)” – [ISSA website](#)
    - Contact:
      - 617-266-8700
      - 160 Commonwealth Ave., Suite L-1B, Boston, MA 02116
  - [C&W Services](#)
    - ISSA CIMS-GB
    - Contact
      - 888-751-9100
      - 275 Grove St., Suite 3-200, Auburndale, MA 02466

## Green Clean Institute

Unlike Green Seal and the ISSA, GCI's Green Clean certification is not recognized by the U.S. Green Building Council. However, the Green Clean Institute offers online classes for janitorial staff and a checklist for janitorial staff to demonstrate implementation of green cleaning.

- Boston-area GCI-certified cleaners
  - [All Time Service, Inc.](#)
    - Contact
      - 800-530-0635
      - P.O. Box 301571, Boston, MA 02130

## TRAINING PROGRAMS - EXAMPLES

Janitorial service companies must train staff in green cleaning requirements in order for the companies to be GS-42- and ISSA –certified. Commercial buildings with in-house janitorial staff must similarly train their building staff to achieve USGBC LEED-EBOM. High turnover rates in the janitorial industry mean that many companies must hold trainings relatively frequently. However, standardized, accessible and cost-effective online and in-person trainings for green cleaning have only recently begun to emerge through innovative partnerships. The below programs offer trainings that may help janitorial staff to support a green cleaning plan or company certification.

### International Janitorial Cleaning Services Association [Green Cleaning Certification](#)

- An online program requiring 5-6 hours of training annually
- The program adheres to ISO 9001, ISO 14001, and ISO 31000 standards

### New York State Office of General Service's [Green Cleaning Program](#)

- An 8-part online course covering various aspects of green cleaning, created to facilitate compliance with state laws mandating environmental cleaning standards in schools
- Participants receive a Certificate of Completion

### Building Skills Partnership (BSP) [Green Janitor Education Program](#) (Los Angeles, CA)

- Made possible through a partnership between the U.S. Green Building Council – Los Angeles, Building Owner and Managers Association of Greater Los Angeles, and the Service Employees International Union
- Graduates are USGBC-LEED cleaning accredited
- Incorporated into the Mayor's Sustainability Plan
- Report on program impacts by SeedLA: <http://www.buildingskills.org/wp-content/uploads/2017/06/NewSeedLAHighlightPg.pdf>