

AWARDS SCHEME:



Building Cleanability Awards
Effective Cleaning Through Good Design

The Building Cleanability Awards scheme was conceived by the cleaning industry Livery Company – The Worshipful Company of Environmental Cleaners in 1994, with a simple objective, namely, to highlight the important relationship between building design and cleaning effectiveness – BUILDING CLEANABILITY.

Seven biennial Awards schemes have been held so far and over three hundred buildings, large and small, have been assessed for building cleanability, from all over the UK and from each of the ten separate Awards entry categories.

The Awards are 'launched' every other July at the Livery Company Court Luncheon and the prestigious Awards Presentation Ceremony, held in the intervening July, is usually held in The Great Hall of London's famous Guildhall, attended by nearly five hundred guests.

AWARDS PATRON:



The British Cleaning Council represents the voice of the UK cleaning industry, promoting and encouraging improvements in workplace health, hygiene and general cleanliness standards. The nineteen separate Council members cover every facet of the industry from window cleaning to waste management, carpet cleaning to housekeeping, cleaning machine manufacturing to health

and safety training, cleaning product certification to skills development.

The Council has been the Patron of the BCA scheme since its inception and firmly believes that sustainable cleaning is an essential ingredient within any building environment.

PROMOTED BY:



The cleaning industry Livery Company has been promoting the biennial Building Cleanability Awards scheme since 1995 and is delighted that the three key promoting partners – RIBA, CIAT and BCC are assisting with the promotion of the 2009/2010 Awards to the widest possible building professional and commercial audiences.

It is our fervent hope that the cleaning needs of all buildings, post occupation, are properly identified at the earliest stages of design and development.

A DESIGNER'S GUIDE TO BUILDING CLEANABILITY – ASSESSMENT CRITERIA

AWARDS INFORMATION:

| AWARDS OBJECTIVE | AWARDS ENTRY CRITERIA | ENTRY CATEGORIES | ENTRIES | ASSESSMENT CRITERIA | AWARDS RECOGNITION |
|---|--|---|--|---|---|
| To promote an increased awareness of the cleaning needs and cleanability issues relevant to all commercial and public buildings at all stages of design, construction and operational management | <ul style="list-style-type: none"> • AREA: Anywhere in England, Scotland, Wales and Ireland – North and South • BUILDING SIZE: Any commercial or public building, with an internal floor area exceeding 5000 square metres | <ul style="list-style-type: none"> • Public • Commercial • Education • Transport • Hospitality • Heritage • Retail • Health • Leisure • Sport | <p>Buildings satisfying the entry criteria may be entered for a Building Cleanability Award by any of the following:</p> <ul style="list-style-type: none"> • Architects • Architectural Technologists • Property management companies • Building occupiers or users • Refurbishment companies • Designers • Facilities management companies • Property development companies • Building owners • Construction companies • Cleaning contractors | <ul style="list-style-type: none"> • Buildings entered will be assessed against a range of external and internal criteria, as detailed on the Awards website www.cleanabilityawards.co.uk • These include: access to all parts; cleaning equipment and material storage; building material usage; washroom and catering areas; waste management procedures and environmental sustainability | <ul style="list-style-type: none"> • A number of short listed entries from each category will be visited by authorised Awards Assessors and featured at the Awards Presentation Ceremony and on the Awards website • There will be National Winners from each of the ten categories – one of which will be declared the Overall Winner • There will also be an Environmental Award for the entry judged to have the most sustainable working environment |

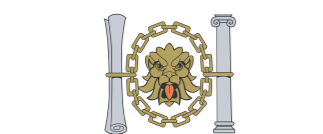
IN ASSOCIATION WITH:



The Royal Institute of British Architects is delighted to be associated with the Building Cleanability Awards. Buildings designed to be cleaned efficiently and safely are good for the users, clients and society in general. It is fundamental that efficient and practical design is recognised and highlighted to the remainder of the industry.

The RIBA continue their support of these awards and look to developing a closer link to the cleaning industry, identifying common ground for good practice in the design and specification of finishes and cleaning methods.

Good practice is needed to ensure health and safety and sustainable use of resources. It is hoped these Awards promote both as exemplars of British design.



Chartered Institute of Architectural Technologists

Chartered architectural technologist and architects succeed in the design of sustainable buildings when they carefully balance social, environmental and financial issues. Cleanability is key to maintaining successful buildings and therefore a critical design consideration. CIAT recognises this and is very pleased to be assisting with the promotion of these Awards.

The Chartered Institute of Architectural Technologists (CIAT) represents over 9,000 professionals working and studying in the field of Architectural Technology. CIAT is internationally recognised as the qualifying body for Chartered Architectural Technologist (MCiAT) and Architectural Technicians (TCiAT).

EXTERNAL FEATURES:

| EXTERNAL WALLS | EXTERNAL WINDOWS AND GLASS | CAR PARKING AREAS |
|---|---|--|
| <ol style="list-style-type: none"> 1. Are all external areas easily accessible with working platforms available at ground level or from fixed roof equipment – certificated for safety? 2. Are all external wall areas accessible from the ground or roof? 3. Are all external walls impervious to water and able to be cleaned periodically? 4. Are all external wall areas protected from graffiti – at least to ground reach height? | <ol style="list-style-type: none"> 5. Are all windows fitted with self cleaning glass – particularly in non-accessible areas? 6. Are all window frames and surrounds cleanable by wiping? Are they non-corrosive? Are there any finger traps? 7. Is any roof, atrium or porch glass safely accessible by certificated fixed or mobile equipment with separate safety anchorage points enabling the use of safe clip-on and clip-off safety lanyards? 8. Are all access paths around the building firm and wide enough to support mobile platforms or allow the placing of ladders at 1 out: 4 up? 9. Are all windows accessible for cleaning from the outside? | <ol style="list-style-type: none"> 10. Are all driving surfaces and any ground markings in easily cleaned materials? 11. Is all external signage and any car park furniture easily reached for cleaning and with easy clean surfaces? 12. Is any car park layout and / or external area landscaping conducive to easy cleaning? |

INTERNAL FEATURES:

| EASE OF CLEANING OPERATION | INTERNAL WINDOWS AND GLASS | FLOORS AND FURNITURE |
|--|--|---|
| <ol style="list-style-type: none"> 13. Is there relatively easy access to all areas requiring cleaning? Are health and safety issues fully recognised? 14. Are any cleaning equipment and materials stores of a convenient size and location with sufficient off-floor storage and drainage as necessary? 15. Is there safe and easy access to services and disposal points needed as part of the job? 16. Do all air handling / extraction systems have access to trunking every three metres, air quality sampling and an established cleaning programme? 17. Is there adequate hanging space in recognised places for manual equipment and machine accessories? 18. Is any foul drainage outlet colour coded from surface water drainage? 19. Is both hot and cold water provided for cleaning operations? 20. Are there adequate numbers of dedicated and clearly marked power points for cleaning operations? 21. Are there adequate charging points provided? Are they shelved and off the floor? 22. Are there facilities for drainage discharge and recharging with clean water adjacent to areas of work and sufficient spaces to clean any equipment? | <ol style="list-style-type: none"> 23. Are methods of cleaning and cleaner access to all glass areas comprehensively thought through? | <ol style="list-style-type: none"> 24. Are all floor surfaces in a good and cleanable condition, without inserts of varying types of a purely decorative nature? 25. Are all floor surfaces selected primarily on a fitness for purpose basis? 26. Are any skirtings and nosings impervious and easy to clean? 27. Is the whole floor surface in any specific area easily accessible for cleaning? 28. Does the layout and spacing of furniture facilitate easy cleaning? 29. Does any furniture design, finish and condition facilitate easy cleaning? 30. Is any cabling to work stations concealed? 31. Are any decorative features easy to maintain in a clean condition? 32. Is there evidence of a 'clear desk' policy in operation? 33. Are any dirt barriers at entrances of an adequate size and design? |

| INTERNAL WALL SURFACES | CEILING | STAIRS AND ESCALATORS |
|---|---|--|
| <p>(includes architectural features, doors and anything fixed to walls)</p> <ol style="list-style-type: none"> 34. Are any decorative wall features designed for easy cleaning? 35. Are all wall surfaces cleanable by wiping without significant deterioration? 36. Are all doors protected by kick and / or finger plates in easy clean materials or fitted with whole surface protection? 37. Is any door furniture cleanable by wiping without surface deterioration? 38. Do any doors in high risk areas have jamb protection? 39. Is any open shelving installed easily accessible for cleaning? 40. Do any designs featuring projecting galleries have access walkways and power sources to facilitate high level cleaning? | <ol style="list-style-type: none"> 41. Are all ceiling areas designed to have fitness for use? 42. Are all ceilings cleanable with modern technology and without the need to dismantle? 43. Is responsibility for any lighting shade or diffuser cleaning clearly defined? 44. Are any decorative ceiling features able to be lowered for cleaning? | <ol style="list-style-type: none"> 45. Do any stair treads and risers provide a continuous surface for cleaning without the risk of drips? 46. Are all open staircase surfaces accessible for cleaning? 47. Are any other staircase and / or escalator areas safely accessible? 48. Do any escalators have dedicated cleaning systems to clean treads and risers? 49. Is any balustrade and handrail design easily cleanable without over-reaching? |

| CATERING AND VENDING AREAS | TOILET AND CHANGING AREAS | WASTE MANAGEMENT EQUIPMENT AND PROCEDURES |
|--|--|--|
| <ol style="list-style-type: none"> 50. Are all areas below and around vending machines accessible and with easy clean surfaces? 51. Is any catering furniture light and easy to handle with easy clean surfaces? 52. Does the design of kitchen equipment and ventilation systems facilitate cleaning? 53. Are any kitchen and catering area floor and wall surfaces easily clearable? | <ol style="list-style-type: none"> 54. Are WC bowls and urinals of a cantilever design – i.e. away from the floor? 55. Are any WC flush tanks at low level and / or concealed? 56. Do any washbasins avoid surround gaps for ease of cleaning? 57. Do toilet cubicle designs facilitate cleaning? 58. Are all toilet flooring surfaces smooth with coved skirtings to facilitate cleaning? 59. Can any electronic eye or automatic flush controls be isolated while cleaning is in progress? 60. Are any washroom mirrors provided reachable and fitted some way above washbasins? 61. Are any waste bins provided accessible and easily cleaned? 62. Are there adequate power and cleaning water supplies within the area? | <ol style="list-style-type: none"> 63. Do all waste clearance arrangements feature bin liners, good removal routes and easy cleaning? 64. Are there adequate waste segregation procedures in place with sufficient storage facilities for each category of waste? 65. Do all waste management procedures and equipment facilitate safe and hygienic cleaning? 66. Can all waste holding areas and equipment be properly cleaned? |