WINDOW CLEANING

1. Purpose: To define policy, procedures and requirements for SUCF Buildings in order to assure easy cleaning and maintenance of windows.

2. Policy: All glass windows in SUCF Buildings shall be capable of being washed by legal, reasonable, and approved means. Special criteria and jurisdiction are as follows:


   b. State of New York, Department of Labor, Division of Safety and Health Advisory Standards No. 101 for "Construction, Operation and Maintenance of Suspended Scaffolds used for Window Cleaning and Light Maintenance". (Applies to the equipment used. Also applies to the total installation if building is over 75 feet in height).


3. Specific Requirements

   a. Structures 35 feet high or more above the nearest street or ground surface shall be so designed that window washing is done from inside the building. In essence, this means operable sash, either throughout or in some combination, to allow the washing to take place in accord with full intent of Industrial Code Rule No. 21 definition for washing "from the inside".

   b. This requirement is not intended to preclude washing from ladders for the lower portions of a building, provided all conditions imposed by Industrial Code Rule No. 21 for this method are fully met. Designers are cautioned, however, to determine that ladder access is not precluded by obstructions, plantings, grading profile, building projections, etc.; and also, that a ladder can, in fact, rest against a suitably strong and stable surface of the building while in use.
c. Exceptional and/or Special Consideration: If for very special reasons the Fund should accept a design deviation permitting windows to be washed from the outside, the following criteria shall apply, in addition to the criteria stated in the Policy:

(1) In a solution without sufficient quantity of operating sash for washing "from the inside" which requires washing from suspended scaffolds, all scaffolding equipment and components required for the washing operation shall be designed by the Consultant.

(2) The furnishing and installation of all equipment necessary to perform the washing, including the scaffold, its supporting means, safety devices, power supply thereto, tie-back means, runway surfaces on roof and/or at ground levels, etc., shall be included in the project scope and estimate, at no increase in the project budget.

(3) Means for continuous engagement (tie-back) of suspended scaffolds to the building facade shall be provided, regardless of the building height.

(4) The Consultant shall be responsible for attainment of approval of the system by the Safety and Health Division, New York State Department of Labor and submit to Fund a copy of the Consultant's application, correspondence, and subsequent approval.

(5) Owner's Statement: For each project a detailed statement in letter form of the proposed means and methods of cleaning all windows shall be drafted by the Consultant and submitted to the Fund at the Pre-Bid Phase. On acceptance by the Fund, such statement will be forwarded by the Fund to the Campus involved. The Campus will then file the statement with the Commissioner of the New York State Department of Labor.

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