



DRAFT
Restroom Task Force
Maintenance Standards
3/18/09

Overview: The Restroom Task Force's role in helping to guide the implementation of the Clean and Safe Neighborhood Parks Bond Restroom Program includes the development of basic maintenance strategies for ensuring new facilities can be maintained with available resources to a passing score based on Prop C standards set by the city office of Controller. These standards measure facility cleanliness, appearance, presence and functionality of fixtures, odor, signage and waste management. Each of these areas is detailed below to understand the items needed for successful compliance.

	Key design elements	Key maintenance resources
Cleanliness	Smooth, non-slip surfaces that are durable, easily sanitized, replaceable, and graffiti resistant. Water source for power washing and mop sink, preferably with hot water. Adequate storage for cleaning supplies, chemicals, mops, brooms, waste collection.	M&S budget sufficient for supplies, chemicals, tools, power-washer, waste management collection, electricity, labor for clearing floor drains. Custodial service schedule will vary upon site usage, demand and abuse, but minimum twice daily cleaning.
Appearance	Smooth, non-slip surfaces that are durable, easily sanitized, replaceable, and graffiti resistant. Painted exterior surfaces recommended. Entry areas without nooks that collect debris, dirt and garbage. Positive drainage away from buildings to facilitate cleaning. Areas to collect waste. External water source for power washing. Storage adequate for tools, equipment, hoses, chemicals.	Hoses, sufficient budget for repainting, as needed, to meet city mandated 48 hour graffiti removal policy, labor for clearing catch basins. Custodial service schedule will vary upon site usage, demand and abuse, but minimum twice daily cleaning
Functionality of equipment	Water conserving toilets, urinals, sinks that are easily replaceable; vandal resistant soap dispenser, hand dryer, toilet seat cover dispenser, grab bar, toilet paper dispenser (dual jumbo junior roll preferred); lighting; signage indicating gender on both sides of doors/gates and/or on wall at entry; storage for replacement supplies.	M&S budget sufficient for toilet paper, soap, toilet seat covers. Staff time for transport of supplies and vehicle for transport. Custodial service schedule will vary upon site usage, demand and abuse, but minimum twice daily re-stocking.
Odor	Ventilation. Non-porous surfaces treated with impregnating sealer.	With adequate air circulation, custodial service will manage odor.
Waste Management	Waste collection areas large enough to meet need assuming twice daily service.	Custodial service schedule will vary upon site usage, demand and abuse, but minimum twice daily waste collection. Storage for compostable waste.

