



2005 Official ISSA 447 Cleaning Times

How to use this information:

- (1) **Budgeting:** Correctly calculate your labor budget by each specific task;
- (2) **Bidding:** Accurately prepare bids and estimates be each specific cleaning task;
- (3) **Benchmarking:** Benchmark performance of your staff -- rewards for results;
- (4) **Quality Assurance:** Increase quality of work; and
- (5) **Protect Assets:** Protect and lengthen the life of your largest asset -- buildings.

Cleaning Times represent U.S. cleaning industry standards based upon best cleaning practices. Information provided courtesy of International Sanitary Supply Association, www.issa.com.

Additional specialized budget management tools available by calling 800-647-2737 or visit www.NPAPER.com

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Cleaning Applications & Tasks

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Empty and Fill Times				
Solution Filling Times		Sq. Ft.	Minutes	Sq. Ft. Hr.
1	1 gallon		0.25	
2	2 gallon		0.50	
3	4 gallon		1.00	
4	5 gallon		1.25	
5	10 gallon		2.50	
6	20 gallon		5.00	
7	25 gallon		6.25	
8	100 gallon		25.00	
9	250 gallon		52.25	
Empty and Rinse Times		Sq. Ft.	Minutes	Sq. Ft. Hr.
10	1 gallon		0.25	
11	2 gallon		0.50	
12	4 gallon		1.00	
13	5 gallon		1.25	
14	10 gallon		2.50	
15	20 gallon		5.00	
16	25 gallon		6.25	
17	100 gallon		25.00	
18	250 gallon		52.25	

Cleaning Worker Travel Speeds				
Crawl Speed		Ft. Min.	Mph	
19	Spray, scrub, wipe build-up removal by hand along mop boards	10	0.13	
Walking		Ft. Min.	Mph	
20	Walking very slowly or backward	88	1.00	
21	Walking slowly	132	1.50	
22	Walk-behind non-propelled unit	150	1.70	
23	Reference point speed #1	176	2.00	
24	Walk-behind wheel-propelled unit	200	2.30	
25	Reference point speed #2	220	2.50	
26	Reference point speed #3	264	3.00	
Riding a Cleaning Machine		Ft. Min.	Mph	
27	Riding auto-scrubber cleaning speed	275	3.10	
28	Riding sweeper maximum speed	378	4.30	
29	Reference point speed #4	440	5.00	
Riding a Transportation Machine		Ft. Min.	Mph	
30	Golf Cart	880	10.00	
31	Vehicle	1760	20.00	

General Cleaning				
Classroom Service		Sq. Ft.	Minutes	Sq. Ft. Hr.
32	Trash/Dust with Duster/Clean Chalkboard/Dust mop Floor	1,000	9.40	6,383
33	Trash/Dust with Duster/Clean Chalkboard/Damp Mop Floor	1,000	16.00	3,750
34	Trash/Dust with Duster/Clean Chalkboard/Tank Vacuum Floor	1,000	12.20	4,918
35	Trash/Dust with Duster/Clean Chalkboard/Upright vacuum Floor	1,000	14.00	4,286
36	Trash/Dust with Treated Cloth/Clean Chalkboard/Dustmop floor	1,000	10.40	5,769
37	Trash/Dust with Treated Cloth/Clean Chalkboard/Damp Mop floor	1,000	17.00	3,529

38	Trash/Dust with Treated Cloth/Clean Chalkboard/Tank Vacuum Floor	1,000	14.60	4,110
39	Trash/Dust with Treated Cloth/Clean Chalkboard Upright Vacuum Floor	1,000	15.40	3,896
General Cleaning (cont'd)				
Classroom Service		Sq. Ft.	Minutes	Sq. Ft. Hr.
40	Trash/Dust with Scrap-Trap Type Vacuum/Clean Chalkboard/Portable Vacuum Floor	1,000	10.50	5,714
41	Trash/Dust with Back-Pack Vacuum/Clean Chalkboard/Back-Pack Vacuum Floor	1,000	11.00	5,455
Corners / Crevices		Sq. Ft.	Minutes	Sq. Ft. Hr.
42	Detail Clean with Trigger Sprayer & Cloth	150	4.50	2,000
43	Detail Clean with Hand Held Duster Vacuum	150	3.80	2,368
44	Detail Clean with Tank/Canister Vacuum	150	4.05	2,222
45	Detail Clean with Back-Pack Vacuum	150	3.15	2,857
Disinfecting Surfaces		Sq. Ft.	Minutes	Sq. Ft. Hr.
46	Damp Wipe Surface With Disinfectant	150	2.88	3,125
Dusting Surfaces		Sq. Ft.	Minutes	Sq. Ft. Hr.
47	Dust with Duster	150	0.90	10,000
48	Dust with Treated Cloth	150	1.80	5,000
49	Damp Wipe with Trigger Sprayer & Cloth	150	2.88	3,125
50	Dust with hand-Held duster Vacuum	150	1.95	4,615
51	Dust with Tank/Canister Vacuum	150	2.25	4,000
52	Dust with Back Pack Vacuum	150	1.62	5,556
Furniture Upholstered		Sq. Ft.	Minutes	Sq. Ft. Hr.
53	Vacuum with Hand-Held Duster Vacuum	25	2.10	714
54	Vacuum with Tank/Canister Vacuum	25	2.55	588
55	Vacuum with Back-Pack Vacuum	25	2.10	714
Glass Door & Hardware		Sq. Ft.	Minutes	Sq. Ft. Hr.
56	Clean using Trigger Sprayer & Cloth (2 Sides)		3.00	
Glass Panel/Partition		Sq. Ft.	Minutes	Sq. Ft. Hr.
57	Clean using Trigger Sprayer & Cloth	30	3.42	526
Glass Display Case		Sq. Ft.	Minutes	Sq. Ft. Hr.
58	Clean using Trigger Sprayer & Cloth	10	1.14	526
Guest Room Service		Sq. Ft.	Minutes	Sq. Ft. Hr.
59	Trash/Dust Make Bed/Sanitize Bathroom/Replace Linen & Supplies/Vacuum	200	16.8	714

Hand Rails/Banister		Sq. Ft.	Minutes	Sq. Ft. Hr.
60	Dust with Duster	48	0.29	9,931
61	Dust with Treat Cloth	48	0.58	4,966
62	Damp Wipe with Trigger Sprayer & Cloth	48	0.86	3,349
Mats, Walk-Off		Sq. Ft.	Minutes	Sq. Ft. Hr.
63	Vacuum with Upright Vacuum	36	1.08	2,000
64	Vacuum with Tank/Canister Vacuum	36	1.08	2,000
65	Vacuum with Back-Pack Vacuum	36	0.95	2,274

Healthcare Cleaning				
Healthcare Cleaning		Minutes		
66	Autoclave, Interior		1.00	
67	Autoclave, Exterior		6.45	
68	Bassinets, Nursery: Damp Wipe		2.00	
69	Bathroom, Shower Fixtures: Damp Wipe		0.67	
70	Bathroom, Shower Stall: Damp Wipe		1.50	
71	Bathroom, Soap Dispenser: Damp Wipe		0.17	

72	Bathroom, Call Switch: Damp Wipe		0.05	
73	Bathtub, Fixtures: Damp Wipe		0.58	
74	Bathtub: Damp Wipe		2.00	
75	Bed Frame: Damp Wipe		2.80	
Healthcare Cleaning (cont'd)				
	Healthcare Cleaning		Minutes	
76	Bed Footboard: Damp Wipe Sprayer		0.25	
77	Bed Pan: Clean		0.75	
78	Bed: Remove Linen		5.00	
79	Bedside Commode: Empty		2.00	
80	Bedside Commode: Clean		0.50	
81	Bedside Stand: Damp Wipe		0.92	
82	Bedside Call Switch: Damp Wipe		0.050	
83	Blood Pressure Cuff: Damp Wipe		0.08	
84	Cardiac Monitor: Damp Wipe		0.17	
85	Cart, Dressing: Damp Wipe		0.50	
86	Cupboard: Damp Wipe, Interior & Exterior		1.50	
87	Curtains, Bed Cubical: Pull Down		2.00	
88	Dispenser, Drinking Cups: Refill & Damp Wipe		1.00	
89	Dumb Waiter: Damp Wipe, Interior & Exterior		1.00	
90	Examination Light: Damp Wipe		0.17	
91	Examination Table: Damp Wipe		0.50	
92	Footstool: Damp Wipe		0.25	
93	Grab Rail: Damp Wipe		0.10	
94	Gurney: Damp Wipe		1.50	
95	Hamper Stand: Damp Wipe		0.58	
96	Hamper: Damp Wipe		0.75	
97	Hamper Liner: Remove & Replace		0.92	
98	Intercom Panel: Damp Wipe		0.67	
99	IV Unit: Damp Wipe		1.50	
100	IVAC Dispenser: Damp Wipe		0.17	
101	Light, Wall Mounted: Damp Wipe		0.08	
102	Light, Over bed: Damp Wipe		0.13	
103	Light, Over sink: Damp Wipe		0.13	
104	Refrigerator, Medical: Damp Wipe, Exterior		0.45	
105	Scale, Weight: Damp Wipe		0.58	
106	Shelf, Over sink: Damp Woe		0.08	
107	Sink, Fixtures: Damp Wipe		0.67	
108	Sink: Damp Wipe		0.25	
109	Sinks, Scrub: Damp Wipe		4.00	
110	Sphygmomanometer: Damp Wipe		0.25	
111	Table, Over bed: Damp Woe		0.75	
112	Tables Operating Room: Damp Wipe		4.00	
113	Wheelchair: Damp Wipe		0.58	
114	Whirlpool: Damp Wipe, Interior & Exterior		7.40	
115	X-Ray Illuminator, Wall Mount: Damp Wipe		0.33	
	Patient Room Service	Sq. Ft.	Minutes	Sq. Ft. Hr.
116	Trash/Clean Disinfect Surfaces & Bath/Replace Supplies/Dust Mop Floor	150	12.60	714
117	Trash/Clean Disinfect Surfaces & Bath/Replace Supplies/Wet Mop Floor	150	16.20	556
118	Trash/Clean Disinfect Surfaces & Bath/Replace Supplies Vacuum Floor	150	14.04	641
119	Trash/Clean Disinfect Surfaces & Bath/Replace Supplies/Flat Mop Floor	150	14.40	625

Seating, Audience Type, Hard Surface		Sq. Ft.	Minutes	Sq. Ft. Hr.
120	Dust with Duster	1,000	6.00	10,000
121	Dust with Treated Cloth	1,000	12.00	5,000
122	Damp Wipe with Trigger Sprayer & Cloth	1,000	18.00	3,333

Healthcare Cleaning (cont'd)

Seating, Upholstered		Sq. Ft.	Minutes	Sq. Ft. Hr.
123	Vacuum with Hand-Held Duster Vacuum	1,000	96.00	625
124	Vacuum with Tank/Canister Vacuum	1,000	102.00	588
125	Vacuum with Back Pack Vacuum	1,000	87.00	690
Telephone, Desk		Sq. Ft.	Minutes	Sq. Ft. Hr.
126	Sanitize using Trigger Sprayer & Cloth/Cleaner-Disinfectant		0.67	
Telephone, Wall		Sq. Ft.	Minutes	Sq. Ft. Hr.
127	Wall: Sanitize using Trigger Sprayer & Cloth/Cleaner-Disinfectant		1.00	

Trash Removal

Trash Removal		Minutes		
128	Empty Trash/Ash Trays/Pencil Sharpener & Wipe Clean	2 Each	1.00	
129	Empty Trash/Ash Trays/Pencil Sharpener, Wipe Clean & Reline Basket	2 Each	1.50	
Trash Pick Up		Sq. Ft.	Minutes	Sq. Ft. Hr.
130	Pick Up Loose Debris with Lobby Pan & Porter Broom/Scraper Up Gum	1,000	18.00	3,333

Clean & Polish Surfaces

Aluminum		Sq. Ft.	Minutes	Sq. Ft. Hr.
131	Clean/Polish with Trigger Sprayer/Chemical & Cloth	25	3.00	500
Brass		Sq. Ft.	Minutes	Sq. Ft. Hr.
132	Clean/Polish with Trigger Sprayer/Chemical & Cloth	25	3.00	500
Copper		Sq. Ft.	Minutes	Sq. Ft. Hr.
133	Clean/Polish with Trigger Sprayer/Chemical & Cloth	25	3.00	500
Furniture		Sq. Ft.	Minutes	Sq. Ft. Hr.
134	Clean/Polish with Trigger Sprayer/Chemical & Cloth	100	8.40	714
Hand Rails/Banister		Lin. Ft.	Minutes	
135	Clean/Polish with Trigger Sprayer/Chemical & Cloth	100	4.46	
Stainless Steel		Sq. Ft.	Minutes	Sq. Ft. Hr.
136	Clean/Polish with Trigger Sprayer/Chemical & Cloth	10	1.20	500
Wood Paneling		Sq. Ft.	Minutes	Sq. Ft. Hr.
137	Clean/Polish with Trigger Sprayer/Chemical & Cloth	100	12.00	500
Window Blinds, Mini Venetian		Sq. Ft.	Minutes	Sq. Ft. Hr.
138	Wipe with Trigger Sprayer & Cloth	32	0.96	2,000
139	Dust with Duster	32	0.58	3,310
140	Dust with Mini-Blind Brush	32	1.54	1,247
141	Dust with Treated Cloth	32	0.77	2,494
142	Vacuum with Tank/Canister Vacuum	32	0.86	2,233
143	Vacuum with Backpack Vacuum	32	0.81	2,370
144	Vacuum with Hand_Held Duster Vacuum	32	0.96	2,000
145	Remove & Clean in Ultrasonic Dip & Return	4 Blinds	12.00	

Restroom Service

Restroom Pick-up Service		Minutes		
146	Trash/Replace Supplies Touch Up, as Needed	9 Fxtrs	3.00	
Restroom Pick-up Service				

147	Trash/Clean/Disinfect/Fixtures/Wipe Mirrors/Replace Supplies/Sweep Floor	9 Fxtrs	14.75	
148	Trash/Clean Disinfect Fixtures/Wipe Mirrors/Replace Supplies/Dust Mop Floor	9 Fxtrs	15.60	
149	Trash/Clean Disinfect Fixtures/Wipe Mirrors/Replace Supplies/Wet Mop Floor	9 Fxtrs	27.00	
150	Toilet cleaning with 25 gallon spray and blow-dry machine		1 min.	60 ea.
151	Urinal cleaning with 25 gallon spray and blow-dry machine		1 min.	60 ea.
152	Sink cleaning with 25 gallon spray and blow-dry machine		1 min.	60 ea.
Carpet Care				
	Carpet	Sq. Ft.	Minutes	Sq. Ft. Hr.
153	Protect From Soiling using Pump Sprayer & Soil Protection Chemical	1,000	10.20	5,882
154	Soil Protection Chemical and Electric Sprayer	1,000	4.54	13,216
155	Spot Remove by testing, Applying Spot Remover & Blotting 1 Spot		4.00	
156	Bonnet Clean with Immersion Method using 17" Rotary Floor Machine	1,000	69.60	862
157	Bonnet Clean with Immersion Method using 20" Rotary Floor Machine	1,000	62.86	955
158	Bonnet Clean with Immersion Method using 21" Rotary Floor Machine	1,000	60.00	1,000
159	Bonnet Clean with Spray-On Method using 17" Rotary Floor Machine	1,000	54.00	1,111
160	Bonnet Clean with Spray-On Method using 20" Rotary Floor Machine	1,000	47.25	1,270
161	Bonnet Clean with Spray-On Method using 21" Rotary Floor Machine	1,000	44.40	1,351
162	Apply Carpet Pre-Treatment using Pump Tank Sprayer	1,000	10.20	5,882
163	Apply Carpet Pre-Treatment using Electric Sprayer	1,000	4.54	13,216
164	Dry Clean, Spread Dry Cleaning Compound	1,000	13.20	4,545
165	Dry Clean, Agitate Dry Compound with 12" Revolving Brushes Machine	1,000	34.80	1,724
166	Dry Clean, Agitate Dry Compound with 24" Revolving Brushes Machine	1,000	25.20	2,381
167	Dry Clean Vacuum Up Dry Compound with 12" Upright Vacuum	1,000	34.80	1,724
168	Dry Clean Vacuum Up Dry Compound with 14" Twin Motor Upright Vacuum	1,000	31.00	1,935
169	Dry Clean Vacuum Up Dry Compound with 16" Upright Vacuum	1,000	30.00	2,000
170	Dry Clean Vacuum Up Dry Compound with 18" Twin Motor Upright Vacuum	1,000	25.00	2,400
171	Dry Foam Clean using 12" Machine that Requires Separate Foam Pick-Up	1,000	34.80	1,724
172	Dry Foam Clean using 14" Machine that Requires Separate Foam Pick-Up	1,000	30.00	2,000
173	Dry Foam Clean using 18" Machine that Requires Separate Foam Pick-Up	1,000	25.20	2,381
174	Dry Foam Clean using 28" Machine that Requires Separate Foam Pick-Up	1,000	19.80	3,030
175	Dry Foam Clean using One-Pass 13" Machine with Simultaneous Foam Pick-Up	1,000	33.00	1,818
176	Dry Foam Clean using One-Pass 24" Machine with Simultaneous Foam Pick-Up	1,000	22.80	2,632
177	Extraction Clean using Portable Machine with Hose & 12" Suction Head	1,000	120.00	500
178	Extraction Clean using Portable Machine with Hose & 16" Suction Head	1,000	110.00	545
179	Extraction Clean using Portable Machine with Hose & 12" Agitator Power head	1,000	64.80	926
180	Extraction Clean using Portable Machine with Hose & 14" Agitator Power head	1,000	60.00	1,000
181	Extraction Clean using Portable Machine with Hose & 17" Turbo Rotating Power Head	1,000	15.00	4,000
182	Extraction Clean with 11" direct hook-up high-flow machine	1,000	18.33	3,273
183	Extraction Clean using 11" Self-Contained, Self-Propelled Machine	1,000	55.00	1,091
184	Extraction Clean using 16" Self-Contained, Non-Propelled Machine	1,000	35.00	1,714
185	Extraction Clean using 16" Self-Contained, Self-Propelled Machine	1,000	29.00	2,069
186	Extraction Clean using 21" Self-Contained, Self-Propelled Machine: Electric	1,000	15.00	4,000
187	Extraction Clean using 22" Self-Contained, Self-Propelled Machine: Electric	1,000	14.31	4,193
188	Extraction Clean using 28" Self-Contained, Self-Propelled Machine: Battery	1,000	11.60	5,172
189	Rotary Shampoo with 175 rpm 17" Rotary Floor Machine	1,000	60.00	1,000
190	Shampoo with 20' Rotary 175 rpm Floor Machine	1,000	58.06	1,033
191	Rotary Shampoo with 175 rpm 21" Rotary Floor Machine	1,000	55.20	1,087
192	Rotary Shampoo with 350 rpm 17" Rotary Floor Machine	1,000	49.80	1,205
193	Shampoo with 20' 350 rpm Rotary Floor Machine	1,000	47.86	1,254
194	Rotary Shampoo with 350 rpm 21" Rotary Floor Machine	1,000	45.00	1,333
195	Rinse & Extract Shampoo using Portable Extractor with Hose & 12" Suction Head	1,000	60.00	1,000

196	Rinse & Extract Shampoo using Portable Extractor with Hose & 16" Suction Head	1,000	55.20	1,087
197	Scrub using One-Pass Machine with 12" Twin Cylindrical Brushes & Wet Pick-Up	1,000	27.00	2,222
198	Scrub using One-Pass Machine with 24" Twin Cylindrical Brushes & Wet Pick-Up	1,000	15.00	4,000
199	Scrub with 7" dual counter rotating brush machine and chemical application	1,000	45.94	1,306
200	Scrub with 11" dual counter rotating brush machine and chemical application	1,000	29.23	2,053
201	Scrub with 15" dual counter rotating brush machine and chemical application	1,000	21.44	2,799
202	Scrub with 30" dual counter rotating brush machine and chemical application	1,000	10.72	5,597

Carpet Care (cont'd)

Carpet		Sq. Ft.	Minutes	Sq. Ft. Hr.
203	Sweep with 10" Pickup sweeper	1,000	5.00	12,000
204	Vacuum with 12" Upright Vacuum	1,000	26.80	2,239
205	Vacuum with 12" Upright Vacuum with automatic brush adjustment & bag fill control	1,000	24.60	2,439
206	Vacuum with 14" Upright Vacuum	1,000	21.00	2,857
207	Vacuum with 14" Twin Motor Upright	1,000	18.50	3,243
208	Vacuum with 16" Upright Vacuum	1,000	14.20	4,225
209	Vacuum with 18" Upright Vacuum	1,000	17.40	3,448
210	Vacuum with 18" Twin Motor Upright with automatic brush adjustment & bag fill control	1,000	16.40	3,659
211	Vacuum with 18" Twin Motor Upright	1,000	15.00	4,000
212	Vacuum with 20" Upright Vacuum	1,000	15.60	3,846
213	Vacuum with 22" Upright Vacuum	1,000	13.80	4,348
214	Vacuum with 24" Upright Vacuum	1,000	12.00	5,000
215	Vacuum with 26" Large Area Push-Type Vacuum	1,000	10.80	5,556
216	Vacuum with 28" Large Area Push-Type Vacuum	1,000	7.50	8,000
217	Vacuum with 30" Large Area Push-Type Vacuum	1,000	6.00	10,000
218	Vacuum with 32" Large Area Push-Type Vacuum	1,000	4.00	15,000
219	Vacuum with 34" Battery Powered Vacuum	1,000	6.50	9,231
220	Vacuum with Back-Pack Vacuum & 12" Orifice Carpet Tool	1,000	8.25	7,273
221	Vacuum with Back-Pack Vacuum & 14" Orifice Carpet Tool	1,000	8.10	7,407
222	Vacuum with Back-Pack Vacuum & 16" Orifice Carpet Tool	1,000	8.00	7,500
223	Vacuum with Back-Pack Vacuum & 18" Orifice Carpet Tool	1,000	7.75	7,742
224	Vacuum with Back-Pack Vacuum & 20" Orifice Carpet Tool	1,000	7.50	8,000
225	Vacuum with Back-Pack Vacuum & 22" Orifice Carpet Tool	1,000	6.65	9,023
226	Vacuum with Back-Pack Vacuum & 24" Orifice Carpet Tool	1,000	6.00	10,000
227	Vacuum with Scrap-Trap type Vacuum with 12" Orifice Carpet Tool	1,000	9.10	6,593
228	Vacuum with Scrap-Trap type Vacuum with 16" Orifice Carpet Tool	1,000	8.50	7,059
229	Vacuum with Tank Type/Canister Vacuum & 12" Orifice Carpet Tool	1,000	24.00	2,500
230	Vacuum with Tank Type/Canister Vacuum & 16" Orifice Carpet Tool	1,000	22.20	2,703
231	Vacuum with Tank Type/Canister Vacuum & 14" Orifice Carpet Tool	1,000	20.40	2,941
232	Vacuum with Tank Type/Canister Vacuum & 18" Orifice Carpet Tool	1,000	18.60	3,226
233	Vacuum with Tank Type/Canister Vacuum & 20" Orifice Carpet Tool	1,000	16.80	3,571
234	Vacuum with Tank Type/Canister Vacuum & 22" Orifice Carpet Tool	1,000	15.00	4,000
235	Vacuum with Tank Type/Canister Vacuum & 24" Orifice Carpet Tool	1,000	13.20	4,545
236	Wet Pick-Up with Tank Type Wet Vacuum & 12" Orifice Pick-Up Tool	1,000	30.00	2,000
237	Wet Pick-Up with Tank Type Wet Vacuum & 14" Orifice Pick-Up Tool	1,000	28.20	2,128
238	Wet Pick-Up with Tank Type Wet Vacuum & 16" Orifice Pick-Up Tool	1,000	26.40	2,273
239	Wet Pick-Up with Tank Type Wet Vacuum & 18" Orifice Pick-Up Tool	1,000	24.60	2,439
240	Wet Pick-Up with Tank Type Wet Vacuum & 20" Orifice Pick-Up Tool	1,000	22.80	2,632
241	Wet Pick-Up with Tank Type Wet Vacuum & 22" Orifice Pick-Up Tool	1,000	21.00	2,857
242	Wet Pick-Up with Tank Type Wet Vacuum & 24" Orifice Pick-Up Tool	1,000	19.20	3,125

Hard Floor Care				
Floor	Sq. Ft.	Minutes	Sq. Ft. Hr.	
243	Apply Floor Finish using Mop	1,000	36.00	1,667
244	Apply Floor Finish using Lambswool Applicator	1,000	30.00	2,000
245	Apply Floor finish using Gravity-Feed Applicator	1,000	24.00	2,500
246	Refinish using 10 gallon rolling bucket ergonomic handle flat microfiber mop	1,000	5.00	12,000
247	Apply Floor Finish using back pack applicator and 24" microfiber mop	1,000	9.50	6,316
248	Apply Floor Seal using Mop	1,000	36.00	1,667
249	Apply Floor Seal using Lambswool Applicator	1,000	30.00	2,000
Hard Floor Care (cont'd)				
Floor	Sq. Ft.	Minutes	Sq. Ft. Hr.	
250	Apply Floor Seal using Gravity-Feed Applicator	1,000	24.00	2,500
251	Apply Floor Seal using back pack applicator and 24" microfiber mop	1,000	9.50	6,316
252	Apply Floor Seal using 10 gallon rolling bucket, ergonomic handle, flat microfiber mop	1,000	6.50	9,231
253	Clean Baseboards with Manual Swivel Cleaning Tool & Handle	1,000	6.60	9,091
254	Clean Baseboards with Automatic Rotary Vertical Brush Machine	1,000	3.00	20,000
255	Damp Mop with 12 oz. Mop Head using Single Bucket & Wringer	1,000	16.80	3,571
256	Damp Mop with 12 oz. Mop Head using Double Bucket & Wringer	1,000	15.60	3,846
257	Damp Mop with 16 oz. Mop Head using Single Bucket & Wringer	1,000	14.40	4,167
258	Damp Mop with 16 oz. Mop Head using Double Bucket & Wringer	1,000	13.20	4,545
259	Damp Mop with 24 oz. Mop Head using Single Bucket & Wringer	1,000	12.00	5,000
260	Damp Mop with 24 oz. Mop Head using Double Bucket & Wringer	1,000	10.80	5,556
261	Damp Mop with 32 oz. Mop Head using Single Bucket & Wringer	1,000	9.60	6,250
262	Damp Mop with 32 oz. Mop Head using Double Bucket & Wringer	1,000	8.40	7,143
263	Damp Mop with 18" Flat Mop Head using Single Bucket & Wringer	1,000	2.52	23,810
264	Damp Mop using 10 gallon rolling bucket, ergonomic handle, flat microfiber mop	1,000	6.50	9,231
265	Dry Buff/Polish with 175 rpm 12" Rotary Floor Machine	1,000	40.20	1,493
266	Dry Buff/Polish with 175 rpm 14" Rotary Floor Machine	1,000	34.80	1,724
267	Dry Buff/Polish with 175 rpm 17" Rotary Floor Machine	1,000	30.00	2,000
268	Dry Buff/Polish with 175 rpm 20" Rotary Floor Machine	1,000	25.20	2,381
269	Dry Buff/Polish with 350 rpm 17" Rotary Floor Machine	1,000	19.80	3,030
270	Dry Buff/Polish with 350 rpm 20" Rotary Floor Machine	1,000	15.00	4,000
271	Dry Buff/Polish with 1000 + rpm 17" Rotary Floor Machine	1,000	7.20	8,333
272	Dry Buff/Polish with 1000 + rpm 20" Rotary Floor Machine	1,000	6.60	9,091
273	Dry Buff/Polish with 1000 + rpm 27" Rotary Floor Machine	1,000	4.80	12,500
274	Dry Buff/Polish with 2000 + rpm 17" Rotary Floor Machine	1,000	6.60	9,091
275	Dry Buff/Polish with 2000 + rpm 20" Rotary Floor Machine	1,000	6.00	10,000
276	Dry Buff/Polish with 2000 + rpm 24" Rotary Floor Machine	1,000	3.33	18,018
277	Dry Buff/Polish with 2000 + rpm 24" Rotary Floor Machine	1,000	4.80	12,500
278	Dry Buff/Polish with 2000 + rpm 27" Rotary Floor Machine	1,000	4.20	14,286
279	Dry Buff/Polish with 2000 + rpm 22" Rotary Floor Machine - Battery	1,000	3.35	17,910
280	Dry Buff/Polish with 2000 + rpm 17" Rotary Floor Machine - Propane	1,000	4.30	13,953
281	Dry Buff/Polish with 2000 + rpm 20" Rotary Floor Machine - Propane	1,000	3.65	16,438
282	Dry Burnish with 2000 + rpm 24" Burnisher - Electric	1,000	4.75	12,632
283	Dry Buff/Polish with 2000 + rpm 24" Rotary Floor Machine - Propane	1,000	3.05	19,672
284	Dry Burnish with 2000 + rpm 20" Burnisher - Electric	1,000	4.80	12,500
285	Dry Burnish with 2000 + rpm 20" Burnisher - Battery	1,000	3.69	16,260
286	Dry Burnish with 2000 + rpm 20" Burnisher - Battery - Self Propelled	1,000	2.50	24,000
287	Dry Burnish with 1600 + rpm 27" Burnisher - Battery	1,000	2.72	22,059
288	Dry Burnish with 1600 + rpm 27" Burnisher - Battery - Self Propelled	1,000	1.85	32,432

289	Dry Buff/Polish with 2000 + rpm 27" Rotary Floor Machine - Propane	1,000	2.70	22,222
290	Dust Mop with 12" Mop using Dust Treatment Chemical	1,000	13.20	4,545
291	Dust Mop with 18" Mop using Dust Treatment Chemical	1,000	9.00	6,667
292	Dust Mop with 24" Mop using Dust Treatment Chemical	1,000	7.20	8,333
293	Dust Mop with 30" Mop using Dust Treatment Chemical	1,000	6.00	10,000
294	Dust Mop with 36" Mop using Dust Treatment Chemical	1,000	4.80	12,500
295	Dust Mop with 42" Mop using Dust Treatment Chemical	1,000	3.60	16,667
296	Dust Mop with 48" Mop using Dust Treatment Chemical	1,000	2.40	25,000
297	Dust Mop with 60" Mop using Dust Treatment Chemical	1,000	1.80	33,333
298	Dust Mop with 72" Mop using Dust Treatment Chemical	1,000	1.20	50,000
299	Dust Mop with 63" Riding Machine Mop	1,000	0.30	200,000

Hard Floor Care (cont'd)

	Floor	Sq. Ft.	Minutes	Sq. Ft. Hr.
300	Scrub with 175 rpm 12" Floor Machine that Requires Separate Wet Pick-Up	1,000	48.00	1,250
301	Scrub with 175 rpm 14" Floor Machine that Requires Separate Wet Pick-Up	1,000	40.20	1,493
302	Scrub with 175 rpm 17" Floor Machine that Requires Separate Wet Pick-Up	1,000	31.20	1,923
303	Scrub with 175 rpm 20" Floor Machine that Requires Separate Wet Pick-Up	1,000	27.00	2,222
304	Scrub with 350 rpm 17" Floor Machine that Requires Separate Wet Pick-Up	1,000	19.80	3,030
305	Scrub with 350 rpm 20" Floor Machine that Requires Separate Wet Pick-Up	1,000	16.80	3,571
306	Scrub using One-Pass Machine with 12" Twin Cylindrical Brushes & Wet Pick-Up	1,000	12.00	5,000
307	Scrub using One-Pass Machine with 24" Twin Cylindrical Brushes & Wet Pick-Up	1,000	6.00	10,000
308	Scrub with Automatic Scrubber 17" Walk-behind non-propelled unit - Theoretical	1,000	4.71	12,739
309	Scrub with Automatic Scrubber 17" Walk-behind non-propelled unit - Practical	1,000	10.14	5,917
310	Scrub with Automatic Scrubber 21" Walk-behind non-propelled unit - Theoretical	1,000	3.81	15,748
311	Scrub with Automatic Scrubber 21" Walk-behind non-propelled unit - Practical	1,000	8.21	7,308
312	Scrub with Automatic Scrubber 24" Walk-behind non-propelled unit - Theoretical	1,000	3.33	18,018
313	Scrub with Automatic Scrubber 24" Walk-behind non-propelled unit - Practical	1,000	7.18	8,357
314	Scrub with Automatic Scrubber 20" Walk-behind wheel-propelled unit - Theoretical	1,000	3.00	20,000
315	Scrub with Automatic Scrubber 20" Walk-behind wheel-propelled unit - Practical	1,000	6.47	9,274
316	Scrub with Automatic Scrubber 21" Walk-behind wheel-propelled unit - Theoretical	1,000	2.86	20,979
317	Scrub with Automatic Scrubber 21" Walk-behind wheel-propelled unit - Practical	1,000	6.16	9,740
318	Scrub with Automatic Scrubber 24" Walk-behind wheel-propelled unit - Theoretical	1,000	2.50	24,000
319	Scrub with Automatic Scrubber 24" Walk-behind wheel-propelled unit - Practical	1,000	5.39	11,132
320	Scrub with Automatic Scrubber 27" Walk-behind wheel-propelled unit - Theoretical	1,000	2.22	27,027
321	Scrub with Automatic Scrubber 27" Walk-behind wheel-propelled unit - Practical	1,000	4.79	12,526
322	Scrub with Automatic Scrubber 32" Walk-behind wheel-propelled unit - Theoretical	1,000	1.88	31,915
323	Scrub with Automatic Scrubber 32" Walk-behind wheel-propelled unit - Practical	1,000	4.04	14,851
324	Scrub with Automatic Scrubber 36" Walk-behind wheel-propelled unit - Theoretical	1,000	1.67	35,928
325	Scrub with Automatic Scrubber 36" Walk-behind wheel-propelled unit - Practical	1,000	3.59	16,713
326	Scrub with Automatic Scrubber 29" Rider - Theoretical	1,000	1.50	40,000
327	Scrub with Automatic Scrubber 29" Rider - Practical	1,000	3.24	18,519
328	Scrub with Automatic Scrubber 32" Rider - Theoretical	1,000	1.36	44,118
329	Scrub with Automatic Scrubber 32" Rider - Practical	1,000	2.94	20,408
330	Scrub with Automatic Scrubber 36" Rider - Theoretical	1,000	1.21	49,587
331	Scrub with Automatic Scrubber 36" Rider - Practical	1,000	2.61	22,989
332	Scrub with Automatic Scrubber 28" Rider with recycling - Theoretical	1,000	1.56	38,462
333	Scrub with Automatic Scrubber 28" Rider with recycling - Practical	1,000	3.36	17,857
334	Scrub with Automatic Scrubber 32" Rider with recycling - Theoretical	1,000	1.37	43,796
335	Scrub with Automatic Scrubber 32" Rider with recycling - Practical	1,000	2.94	20,408
336	Scrub with Automatic Scrubber 34" Rider with recycling - Theoretical	1,000	1.28	46,875
337	Scrub with Automatic Scrubber 34" Rider with recycling - Practical	1,000	2.77	21,661

338	Spray Buff with 175 rpm 12" Rotary Floor Machine & Finish Restorer	1,000	45.00	1,333
339	Spray Buff with 175 rpm 14" Rotary Floor Machine & Finish Restorer	1,000	40.20	1,493
340	Spray Buff with 175 rpm 17" Rotary Floor Machine & Finish Restorer	1,000	34.80	1,724
341	Spray Buff with 175 rpm 20" Rotary Floor Machine & Finish Restorer	1,000	30.00	2,000
342	Spray Buff with 175 rpm 24" Rotary Floor Machine & Finish Restorer	1,000	25.20	2,381
343	Spray Buff with 350 rpm 17" Rotary Floor Machine & Finish Restorer	1,000	25.20	2,381
344	Spray Buff with 350 rpm 20" Rotary Floor Machine & Finish Restorer	1,000	19.80	3,030
345	Spray Buff with 1000 + rpm 17" Rotary Machine & Finish Restorer	1,000	8.40	7,143
346	Spray Buff with 1000 + rpm 20" Rotary Machine & Finish Restorer	1,000	7.80	7,692
347	Spray Buff with 1000 + rpm 27" Rotary Machine & Finish Restorer	1,000	6.00	10,000
348	Spray Buff with 2000 + rpm 17" Rotary Machine & Finish Restorer	1,000	7.80	7,692
349	Spray Buff with 2000 + rpm 20" Rotary Machine & Finish Restorer	1,000	7.20	8,333

Hard Floor Care (cont'd)

	Floor	Sq. Ft.	Minutes	Sq. Ft. Hr.
350	Spray Buff with 2000 + rpm 20" Rotary Machine & Finish Restorer - Propane	1,000	4.20	14,286
351	Spray Buff with 2000 + rpm 24" Rotary Machine & Finish Restorer - Propane	1,000	3.50	17,143
352	Spray Buff with 2000 + rpm 27" Rotary Machine & Finish Restorer - Propane	1,000	3.10	19,355
353	Spray Buff with 2000 + rpm 22" Rotary Machine & Finish Restorer - Battery	1,000	6.20	9,677
354	Strip with 175 rpm 17" Rotary Floor Machine that Requires Separate Wet Pick-Up	1,000	79.80	752
355	Strip with 175 rpm 20" Rotary Floor Machine that Requires Separate Wet Pick-Up	1,000	75.00	800
356	Strip with 350 rpm 17" Rotary Floor Machine that Requires Separate Wet Pick-Up	1,000	52.80	1,136
357	Strip with 350 rpm 20" Rotary Floor Machine that Requires Separate Wet Pick-Up	1,000	45.00	1,333
358	Strip using 30" Rotary Floor Machine with dual counter-rotating brushes 1150 rpm and 250 rpm - Theoretical	1,000	2.67	22,472
359	Strip using 30" Rotary Floor Machine with dual counter-rotating brushes 1150 rpm and 250 rpm - Practical	1,000	3.75	16,000
360	Strip with Mop-On Chemical that Requires Separate Wet Pick-Up	1,000	18.00	3,333
361	Sweep with 8" Corn/Synthetic Broom	1,000	25.20	2,381
362	Sweep with 12" Push Broom	1,000	24.00	2,500
363	Sweep with 16" Push Broom	1,000	20.00	3,000
364	Sweep with 18" Push Broom	1,000	18.80	3,191
365	Sweep with 24" Push Broom	1,000	15.40	3,896
366	Sweep with 30" Push Broom	1,000	12.00	5,000
367	Sweep with 36" Push Broom	1,000	10.80	5,556
368	Sweep with 42" Push Broom	1,000	8.60	6,977
369	Sweep with 48" Push Broom	1,000	7.40	8,108
370	Sweep with 26" Push Sweeper Machine	1,000	4.00	15,000
371	Sweep with 32" Push Sweeper Machine	1,000	3.40	17,647
372	Sweep with 36" Rider Sweeper - Theoretical	1,000	1.20	50,000
373	Sweep with 36" Rider Sweeper - Practical	1,000	1.52	39,474
374	Sweep with 39" Rider Sweeper - Theoretical	1,000	1.11	54,054
375	Sweep with 39" Rider Sweeper - Practical	1,000	1.40	42,857
376	Sweep with 43" Rider Sweeper - Theoretical	1,000	0.80	75,000
377	Sweep with 43" Rider Sweeper - Practical	1,000	1.01	59,406
378	Sweep with 56" Rider Sweeper - Theoretical	1,000	0.61	98,361
379	Sweep with 56" Rider Sweeper - Practical	1,000	0.78	76,923
380	With Pick-Up with Tank Type Wet Vacuum & 12" Orifice Pick-Up Tool	1,000	27.00	2,222
381	With Pick-Up with Tank Type Wet Vacuum & 14" Orifice Pick-Up Tool	1,000	25.20	2,381
382	With Pick-Up with Tank Type Wet Vacuum & 16" Orifice Pick-Up Tool	1,000	23.40	2,564
383	With Pick-Up with Tank Type Wet Vacuum & 18" Orifice Pick-Up Tool	1,000	21.60	2,778
384	With Pick-Up with Tank Type Wet Vacuum & 20" Orifice Pick-Up Tool	1,000	19.80	3,030

385	With Pick-Up with Tank Type Wet Vacuum & 22" Orifice Pick-Up Tool	1,000	18.00	3,333
386	With Pick-Up with Tank Type Wet Vacuum & 24" Orifice Pick-Up Tool	1,000	16.20	3,704
387	Wet Mop & Rinse with 12 oz. Mop Using Single Bucket & Wringer	1,000	45.00	1,333
388	Wet Mop & Rinse with 12 oz. Mop Using Double Bucket & Wringer	1,000	42.00	1,429
389	Wet Mop & Rinse with 16 oz. Mop Using Single Bucket & Wringer	1,000	34.80	1,724
390	Wet Mop & Rinse with 16 oz. Mop Using Double Bucket & Wringer	1,000	31.80	1,887
391	Wet Mop & Rinse with 24 oz. Mop Using Single Bucket & Wringer	1,000	23.40	2,564
392	Wet Mop & Rinse with 24 oz. Mop Using Double Bucket & Wringer	1,000	20.40	2,941
393	Wet Mop & Rinse with 32 oz. Mop Using Single Bucket & Wringer	1,000	18.00	3,333
394	Wet Mop & Rinse with 32 oz. Mop Using Double Bucket & Wringer	1,000	15.00	4,000

Stairways & Landings				
Stairways & Landings		Sq. Ft.	Minutes	Sq. Ft. Hr.
395	Sweep with Push Broom	150	4.50	2,000
396	Dust Mop using Dust Treatment Chemical	150	3.60	2,500
397	Damp Mop with Mop Bucket & Wringer	150	5.40	1,667
398	Vacuum with Tank/Canister Vacuum	150	4.50	2,000
399	Vacuum with Back-Pack Vacuum	150	3.15	2,857
400	Vacuum with Upright Vacuum	150	5.85	1,538
Escalators		Sq. Ft.	Minutes	Units Hr.
401	Escalator cleaning 24" - 36" stairs with 18" brush machine		30	180 str/hr
402	Escalator cleaning 37"+ stairs with 18" brush machine		20	120 str/hr

Overhead Services				
Ceiling Acoustical		Sq. Ft.	Minutes	Sq. Ft. Hr.
403	Clean with Spray-On Chemical & Extension Handle	1,000	84.00	714
Ceiling		Sq. Ft.	Minutes	Sq. Ft. Hr.
404	Wash Manually with Sponge using Ladder & Bucket	1,000	168.00	357
Light Fixture Diffusers		Sq. Ft.	Min	Sq. Ft. Hr.
405	Remove & Clean in Ultrasonic Dip & Return	150	12.00	750
Light Fixtures		Sq. Ft.	Minutes	Sq. Ft. Hr.
406	Damp Wipe with Trigger Sprayer & Cloth using Ladder	150	3.00	3,000
Overhead Services		Sq. Ft.	Minutes	Sq. Ft. Hr.
407	Damp Wipe with Trigger Sprayer & Cloth using Ladder	150	9.90	909
408	Dust with Back-Pack Vacuum using Ladder	1,000	16.20	3,704
409	Dust with Duster & Extension Handle	150	0.90	10,000
410	Dust with Tank/Canister Vacuum using Ladder	1,000	24.00	2,500
411	Dust with Hand-Held Duster Vacuum using Ladder	25	22.00	68
412	Damp Wipe with Trigger Sprayer & Cloth using Ladder	1 each	0.50	

Miscellaneous Services				
Cubical Curtain		Minutes		
413	Remove & Replace with Clean Curtain	1 each	3.00	
Furniture, Upholstered		Sq. Ft.	Minutes	Sq. Ft. Hr.
414	Shampoo with Portable Machine	25	12.45	120
Garbage / Trash Cans		Minutes		
415	Wash with Pressure Washer	1 each	2.00	
416	Wash with Special Can Mounting Sprayer	1 each	1.00	

System Light Bulbs / Tubes		Minutes		
417	Replacing Using Ladder 1 each		3.00	
Mats, Fatigue		Sq. Ft.	Minutes	Sq. Ft. Hr.
418	Fatigue: Wash with Pressure Washer	36	3.02	715
Mats, Walk-Off		Sq. Ft.	Minutes	Sq. Ft. Hr.
419	Walk-off: Mats, Wash with Pressure Washer.	36	3.02	715
Walls, Partition, Fabric		Sq. Ft.	Minutes	Sq. Ft. Hr.
420	Partition, Fabric: Vacuum with Back-Pack Vacuum K& 12" Orifice tool	120	3.24	2,222
421	Partition, Fabric: Vacuum with Tank/Canister Vacuum K& 12" Orifice tool	120	3.96	1,818
Walls		Sq. Ft.	Minutes	Sq. Ft. Hr.
422	Wash Manually with Wall Mop, Extension Handle, Bucket & Wringer	120	23.98	300
423	Wash Manually with sponge, Bucket & Wringer using Ladder	120	36.00	200
424	Wash with Wall Washing Machine using Ladder	120	12.02	599

Windows				
Windows		Sq. Ft.	Minutes	Sq. Ft. Hr.
425	Wash with Brush, Squeegee & Bucket	100	10.02	599
426	Wash with High-Rise Extension Tools	100	13.20	455
427	Wash with Trigger Sprayer & Cloth	100	11.40	526
428	Interior & Exterior: Wash with Trigger Sprayer & Cloth	200	22.80	526
429	Interior: Wash with Brush, Squeegee & bucket	100	10.02	599
430	Interior: Wash with Trigger Sprayer & Cloth	100	11.40	526
431	Multiple Pane: Wash with Trigger Sprayer & Cloth 1 Pane		0.07	
Walkway / Steps		Sq. Ft.	Minutes	Sq. Ft. Hr.
432	Sweep with 8" Corn/Synthetic Broom	300	7.56	2,381
433	Sweep with 12" Push Broom	300	4.50	4,000
434	Sweep with 16" Push Broom	300	3.60	5,000
435	Sweep with 18" Push Broom	300	3.24	5,556
436	Sweep with 24" Push Broom	300	2.52	7,143

Team Cleaning				
Team Cleaning		Sq. Ft.	Minutes	Sq. Ft. Hr.
437	Light Duty Specialist office building cleaning	1,000	6.00	10,000
438	Vacuum Specialist office building	1,000	6.00	10,000
439	Restroom Specialist office building during training - each fixture		2.00	
440	Restroom Specialist office building after training - each fixture		1.50	
441	Light Duty Specialist school cleaning w/o sinks in classroom - each room		4.50	
442	Light Duty Specialist school cleaning with sinks in classroom - each room		5.75	
443	Vacuum Specialist school cleaning - each room		7.50	
444	Restroom Specialist school cleaning during training - each fixture		3.00	
445	Restroom Specialist school cleaning after training - each fixture		2.00	
446	Check-in and travel to area, beginning of shift		2.00	
430	Equipment clean-up and restock, end of shift		5.00	



2005 Official ISSA 447 Cleaning Times

How to use this information:

- (1) **Budgeting:** Correctly calculate your labor budget by each specific task;
- (2) **Bidding:** Accurately prepare bids and estimates by each specific cleaning task;
- (3) **Benchmarking:** Benchmark performance of your staff -- rewards for results;
- (4) **Quality Assurance:** Increase quality of work; and
- (5) **Protect Assets:** Protect and lengthen the life of your largest asset -- buildings.

Cleaning Times represent U.S. cleaning industry standards based upon best cleaning practices.
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