



**Suggested Environmental Considerations for
Maintenance, Repair and Operations (MRO) Equipment and Supplies**

Maintenance, repair and operations (MRO) products play a vital role in keeping buildings operating efficiently and in a safe manner for its occupants. Thousands of products are used to maintain a facility ranging from flooring materials and furnishings, to cleaners, paint, and landscaping products.

Today, many MRO products on the market are “green” or environmentally preferable. Environmentally preferable products are those that have a reduced impact on the environment and human health compared to competing products that serve the same purpose. These products may even cost less, last longer and improve the comfort of the indoor environment. Green maintenance and operations products can improve indoor air quality, reduce the use of water and other natural resources and increase energy efficiency – to name a few attributes.

The Leadership in Energy and Environmental Design (LEED) for Health Care offers criteria for the design, construction and operation of green health care buildings. These tools suggest consideration of products certified by a third party or that meet other verifiable standards. Since there are thousands of products used in maintenance, repair and operations, it is important for purchasers to understand which types of environmental claims are credible.

When purchasing MRO products, it’s also important for facility managers and purchasing agents to be able to search for green products online or in vendors’ printed catalogs, to clearly understand any green attributes, and to know they are verified by reputable third parties.

Below are suggested environmental questions for suppliers of MRO products and equipment that can be asked in the RFP/RFI process to determine if a supplier can support your interest in greening the supply chain. If you have any questions, please email gsc@practicegreenhealth.org.

#	Question	Preferred Response	Rationale
1	Do you label products with environmental attributes in your online catalog? (Yes/No)	Yes	Labeling products that have one or more environmental attributes will address a growing demand/need for disclosure of environmental attributes.
2	Does your online catalog have search capabilities specifically for “green” or environmentally preferable products? (Yes/No)	Yes	Search options for products with “green” attributes will make it easier for purchasers to find products and compare them.
3	If your website offers product listings separate from your online catalog, are those additional listings also labeled with their environmental attributes, including search capabilities?	Yes	Sometimes website product listings do not provide as much detail as product catalogs, But if online product listings link to purchasing forms, they should include complete environmental details to streamline purchasers' green product information searches.
4	Do you offer any educational resources or links to additional	Yes	Providing information on the environmental and health benefits of “green” products

	information on environmentally preferable products in your online catalog? (Yes/No)		helps buyers understand why they should choose them.
5	Do you have the ability to provide your customers with a “green” spend report to help them track the amount of environmentally preferable products they purchase? (Yes/No)	Yes	Many organizations are report on environmental purchases, and all purchasers can use a green spend report to determine potential environmental improvements.
6	Can your green spend report be sorted by individual criteria (e.g., ENERGY STAR, recycled content, certifications)? (Yes/No)	Yes	Some purchasers have legal requirements to track specific criteria such as recycled content.
7	Do you have the ability to customize an online ordering system in which “green” products are shown first and non-green products are “blocked” from the offering?	Yes	Organizations may have mandates or policies that require “green” product purchases. This can be facilitated by MRO suppliers who can customize online ordering systems.
8	Do you offer and identify in your online catalog, products with any of the following environmental certifications/labels:		
	a) Green Seal and/or UL/EcoLogo certified (Yes/No)	Yes	These two organizations offer multi-attribute environmental certifications for several types of MRO products such as cleaners, disinfectants, hand soaps and sanitizers, floor polishes and strippers, janitorial paper products, paints and coatings, etc. Green Seal-certified products are listed at www.greenseal.org/FindGreenSealProductsAndServices.aspx UL/EcoLogo-certified products are listed at www.ecologo.org/en/certifiedgreenproducts/ .
	b) EPA Design for the Environment (DfE) recognized (Yes/No)	Yes	EPA’s Design for the Environment Program has recognized several types of MRO products that pass its environmental screens, including cleaners, degreasers, dish and laundry detergents, deicers, furniture removers, fire-fighting products, floor care products, graffiti removers, hand soaps, metal and furniture polishes, deodorizers, stain removers, etc. A list of DFE-recognized products can be found at www.epa.gov/dfe/pubs/projects/formulat/formpart.htm .
	c) ENERGY STAR labeled (Yes/No)	Yes	ENERGY STAR is a US federal government energy-efficiency eco-label that can be found on many types of MRO products and equipment such as lighting equipment, air conditioners, appliances, battery chargers, doors, fans, reflective roofing materials and coatings, water heaters, windows, and more. Lists of ENERGY STAR qualified products can be found at www.energystar.gov .
	d) EPA WaterSense certified (Yes/No)	Yes	A program of the US Environmental Protection Agency (EPA) that certifies highly water-efficient faucets, showerheads, toilets, and urinals as well as irrigation products. Note: These products are primarily designed for residential (rather than institutional) applications. Check to ensure that commercial building codes will allow their use in institutional facilities. A list of WaterSense certified products can be found at www.epa.gov/watersense/product_search.html .
	e) UL/GREENGUARD Indoor Air Quality certified (Yes/No)	Yes	Underwriters Laboratory (UL) offers this single attribute certification for “low-emitting” products. GREENGUARD-certified MRO products include, but are not limited to building materials such as ceiling tiles and wallboard, insulation, cabinets, cleaning products, floor maintenance chemicals, furnishings, furniture, paints and coatings, window treatments, etc. Note: Some products are certified GREENGUARD Gold, these meet more stringent

			requirements designed for use in schools. http://www.greenguard.org/en/QuickSearch.aspx .
	f) USDA Biobased Certified (Yes/No)	Yes	Products with this single-attribute label contain at least a designated amount of biobased material for that category that has been established by the US Department of Agriculture under its BioPreferred Program. USDA Biobased Certified MRO products include, but are not limited to, adhesives, cleaners, degreasers, deicers, deodorizers, dust suppressants, fertilizers, graffiti removers, hand soaps and sanitizers, insulation, lubricants, mulch, pest control products, sealants, washer solutions for equipment parts, etc. An online catalog of USDA Biobased Certified products (and other USDA BioPreferred Products) can be found at www.biopreferred.gov/bioPreferredCatalog/faces/jsp/catalogLanding.jsp .
	g) Biodegradable Products Institute (BPI) certified (Yes/No)	Yes	BPI is a third-party organization that certifies biobased plastic products found to be compostable in a commercial composting facility per one of two ASTM standards: D6400 (for biobased plastics) or D6868 (for paper coated with biobased plastics). Other equivalent certifications for commercial compostability are also acceptable such as the EU's Din Certo, Belgium's AIB Vicotte Inter, Japan's Bioplastic Association eco-label, etc. A list of BPI-certified products can be found at www.bpiworld.org/BPI-Public/Approved/1.html .
	h) Carpet and Rug Institute (CRI) Green Label/Green Label Plus (Yes/No)	Yes	The Carpet and Rug Institute (CRI) maintains two certifications (Green Label and more stringent Green Label Plus) that designate carpets, cushions and adhesives with low emissions of volatile organic compounds (VOCs), which contribute to poor indoor air quality. CRI has also developed a Seal of Approval Program for "better performing" vacuums based on criteria such as soil removal, dust containment, and surface appearance. For more information, see www.carpet-rug.org/commercial-customers/green-building-and-the-environment/green-label-plus/ A list of CRI Approved Products can be found of www.carpet-rug.org/commercial-customers/cleaning-and-maintenance/seal-of-approval-products/index.cfm
	i) ANSI/BIFMA level e3 certified (Yes/No)	Yes	The Business and Institutional Furniture Manufacturers Association (BIFMA) e3 Furniture Sustainability Standard is a tiered sustainability rating system based on ANSI/BIFMA Standard Method M7.1. Products are certified by a third party to meet one of three sustainability levels (Level 1 = lowest; Level 3 = highest) based on the number of points each product receives based on the rating system. Furniture/furnishings subject to level certification includes, but is not limited to, movable/full-height walls, systems furniture, desk systems, benches, case goods, storage cabinets, bookcases, file cabinets, desks, tables, screens, seating of all types, and related accessories. Go to www.levelcertified.org . A list of level e3 certified furniture products can be found at http://products.levelcertified.org .
10	Do you offer and identify in catalogs (print and online) products with any of the following single environmental attributes:		
	a) Percentage of postconsumer recycled content (Yes/No)	Yes	Using postconsumer materials reduces disposal at landfills and incinerators, conserves resources, and usually reduces energy and water use, as well as toxics, pollution and greenhouse gases.

	b) Mercury-Free (Yes/No)	Yes	Asks if free of intentionally added mercury. Mercury might be found in lights, thermostats, appliances (such as some gas ranges), sensors, switches, lab reagents, batteries and other MRO products.
	c) Free of halogenated organic flame retardants (HFRs) (Yes/No)	Yes	There is not a label or certifying body for this criterion so it is unlikely a supplier will have a “yes” answer. Halogenated organic flame retardants contain bromine, chlorine, fluorine or iodine bonded to a carbon atom. They can be found in furniture (particularly with the use of foam) and other furnishings as well as electronic equipment.
	d) Free of polyvinyl chloride (PVC) (Yes/No)	Yes	PVC (aka vinyl) is a plastic polymer used in a wide array of products. Production and incineration of PVC releases dioxins and other harmful chemicals. Dioxins are widely distributed throughout the environment in low concentrations and are persistent, bioaccumulative and toxic (PBT). Dioxins are potent toxicants with many health impacts even at low exposure levels. MRO products that may contain PVC include, but are not limited to, boots, carpeting, conduit, electrical cable, fence posts, floor mats, gloves, marking flags, piping, safety vests, sprinkler heads, tarps, water hoses, weather stripping, window shades, windows, straps, etc.
	e) Low or no Volatile Organic Compounds (VOCs) (Yes/No)	Yes	The South Coast Air Quality Management District has established two rules that limit the amount of VOCs in some MRO products (e.g., Rule 1168 limits VOCs in Adhesives and Sealants and Rule 1113 limits VOCs in paints and coatings).
	f) EU RoHS compliant (Yes/No/NA)	Yes/NA	RoHS (Restriction of Hazardous Substances) is a policy directive adopted by the European Union in 2003 and updated (recast) in 2011 to restrict the use of six hazardous materials (lead, mercury, cadmium, hexavalent chromium and two brominated flame retardants) to <0.1% in electronics and electrical equipment. Although there is no single list of RoHS-compliant products, many manufacturers label their product as RoHS-compliant so they can be sold into the EU marketplace. For more information, please visit http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2011:174:0088:0110:en:PDF . Some products are exempt.
11	Do you offer all of the following types of products in your online catalog with recycled content: floor mats, recycling containers, paper towels, toilet tissue and trash bags? (Yes/No)	Yes	Some types of products that contain recycled content are readily available, use less virgin materials and reduce greenhouse gas emissions.
12	Does your company offer and clearly identify products that are solar powered? (Yes/No)	Yes	Several types of solar-powered MRO equipment is available in the marketplace, including water heaters, calculators, lanterns, etc.
13	Does your company provide a link to the Material Safety Data Sheet (MSDS) of applicable products in your online catalog? (Yes/No)	Yes	MSDSs help users learn about the potential chemical risks of MRO cleaners and building maintenance products as well as personal protective equipment requirements and strategies for addressing potential over-exposure situations.
14	Does your company identify products that contain “chemicals that are known to the State of California to cause cancer, birth defects or other reproductive harm” (such as Prop 65)? (Yes/No)	Yes	When chemicals such as carcinogens and reproductive toxins are easily identified for purchasers, they can make an informed decision to avoid them. Products that contain chemicals that are known to the State of California to cause cancer, birth defects or other reproductive harm, must be labeled for consumers in that state under a law that is sometimes called Proposition 65.
15	Is your company an EPA SmartWay Transport Partner?(Yes/No)	Yes	The US EPA’s SmartWay Partnership certifies freight carriers and carriers that “commit to benchmark operations, track fuel consumption, and improve performance annually.” For

			more information, see www.epa.gov/smartway/basic-info/index.htm .
16	Are all company vehicles EPA SmartWay certified? (Yes/No)	Yes	Cars and trucks awarded EPA's SmartWay certification emit less greenhouse gas (GHG) and smog-forming tailpipe emissions than other vehicles. This certification does not apply to large delivery trucks but does include vans. For a list, see http://fuelconomy.gov/feg/smartWay.jsp
16	Does your company provide transport/delivery container take-back services or carton return? (Yes/No)	Yes	Reducing waste and reusing containers conserves resources.
17	Is all transport/delivery packaging free of polystyrene? (Yes/No)	Yes	Customers may not be able to recycle polystyrene packaging, such as "peanuts." Many packaging alternatives exist that can be easily recycled.
18	Do you offer a full line of rechargeable replacement batteries (including AA, AAA, C, D and 9-volt)? (Yes/No)	Yes	Rechargeable batteries can be reused and replace single use batteries. Rechargeable batteries reduce the impact from disposing single use batteries and are easier to recycle in current market conditions. Batteries contain chemicals hazardous to the environment if released, including mercury, cadmium and lead. Several metals, such as cadmium, are known carcinogens.

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