Post-Construction Cleaning Compliance Guide

For South Florida General Contractors, Builders & Developers

Prepared by Cleanfix Squad · Serving Palm Beach, Broward & North Miami-Dade

Why post-construction cleaning is a compliance issue, not just a finish step

In South Florida, a missed final clean can trigger TCO delays, HOA pushback, insurance disputes, and OSHA flags on active sites. This guide consolidates the standards your cleaning vendor should meet before they step onto your jobsite.

1. Pre-mobilization checklist

- Certificate of Insurance: GL $1M+, WC, and auto — additional insured endorsement to GC.
- W-9, EIN, and Florida business registration on file.
- Site-specific safety orientation completed before crew arrival.
- Scope of work signed: rough clean, final clean, touch-up — with deliverables per phase.
- Material safety data sheets (SDS) for every chemical brought on site.

2. OSHA & jobsite safety standards

- Hard hats, ANSI Z87 eye protection, cut-resistant gloves, steel/composite toe boots.
- N95 or P100 respirators for drywall dust and silica exposure (29 CFR 1926.1153).
- Fall protection above 6 ft; ladder & scissor lift certifications current.
- Lock-out / tag-out coordination with electrical and HVAC subs.
- Daily JHA (Job Hazard Analysis) signed by crew lead.

3. Three-phase cleaning standard

- Rough clean: gross debris haul-off, sweep, HEPA vacuum, initial dust-down after drywall.
- Final clean: detail wipe of trim, frames, sills, cabinets, glass, fixtures, vents, floors.
- Touch-up clean: post-punch-list pass timed 24–48 hrs before walkthrough.

4. South Florida–specific requirements

- Salt-air residue removal on glass, stainless, and exterior hardware.

- Humidity control during final clean to prevent flash rust and mildew.
- HVAC vent + coil wipe-down before commissioning (FBC Mechanical 601).
- Impact window/door track flush — sand and stucco dust common in coastal builds.
- Pool deck and lanai pressure rinse for new construction in PBC/Broward HOAs.

5. Documentation deliverables

- Phase sign-off sheets with photos for GC and owner files.
- Chemical log and disposal manifest.
- Crew sign-in/out log matched to badge access.
- Punch-list reconciliation before final walkthrough.

Vendor qualification scorecard

Use this 10-point scorecard when comparing post-construction cleaning vendors. Anything under 8/10 introduces schedule and liability risk.

1. ■ Carries $1M+ GL and current WC
2. ■ Provides additional insured endorsement
3. ■ OSHA 10/30 certified supervisors
4. ■ Silica-compliant respirator program
5. ■ Documented 3-phase methodology
6. ■ Same-day photo deliverables
7. ■ Bilingual (EN/ES) crew leads
8. ■ Owns HEPA vacuums & lift equipment
9. ■ Local references from GCs in PBC/Broward/Miami-Dade
10. ■ Can mobilize a punch-list crew within 48 hours

Need a vendor that already meets every item above?

Cleanfix Squad is a B2B-only cleaning company serving general contractors, developers, and property managers across South Florida. Call **(954) 740-8080** or email **admin@cleanfixsquad.com** for a same-week walk-through.

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