

1 State of Arkansas
2 84th General Assembly
3 Second Extraordinary Session, 2003
4

Call Item 4

A Bill

SENATE BILL 53

5 By: Senator Broadway
6 By: Representative Elliott
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8

For An Act To Be Entitled

9 AN ACT TO PROVIDE FOR CUSTODIAL AND MAINTENANCE
10 CARE FOR SCHOOL FACILITIES; TO ESTABLISH CRITERIA
11 FOR SCHOOL FACILITY CARE; AND FOR OTHER PURPOSES.
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Subtitle

14 AN ACT TO PROVIDE FOR CUSTODIAL AND
15 MAINTENANCE CARE FOR SCHOOL FACILITIES.
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19 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:
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21 SECTION 1. Arkansas Code Title 6, Chapter 11, Subchapter 1 is amended
22 to add an additional section to read as follows:

23 6-11-130. Custodial and maintenance care for school facilities.

24 (a) The purposes of this section is to:

25 (1) Ensure that school facilities in Arkansas are properly
26 maintained;

27 (2) Eliminate the deterioration of existing and future buildings
28 to provide a safe and healthy environment for the students, teachers,
29 administrators, and staff members of the public schools; and

30 (3) Provide the efficient use of state and local funds in each
31 of the school districts in Arkansas.

32 (b)(1) The State Board of Education, in consultation with the Joint
33 Committee on Educational Facilities, shall adopt standards for custodial and
34 maintenance care of school facilities in the state.

35 (2) The standard shall provide for best practices in custodial,
36 maintenance, and preventive maintenance care.



1 (c) For the standards for custodial care, the state board shall
2 consider the inclusion of the following:

3 (1)(A) Implementation of a custodial care plan for all
4 facilities owned by a district.

5 (B) This plan shall incorporate a schedule of routine care
6 and renovation cleaning;

7 (2) Implementation of a training plan, including, but not
8 limited to:

9 (A) Chemical right-to-know;

10 (B) Indoor air quality;

11 (C) Blood-borne pathogens;

12 (D) Asbestos Hazard Emergency Response Act of 1986, 20
13 U.S.C. § 4011, two-hour asbestos, low-pressure boiler operator, safety codes
14 and procedures;

15 (E) Crisis management;

16 (F) District employment policies;

17 (G) Routine care procedures;

18 (H) Renovation cleaning procedures;

19 (I) Supply procurement procedures; and

20 (J) Minor maintenance procedures and equipment use and
21 care procedures;

22 (3)(A) Provisions for adequate supplies and equipment to perform
23 the custodial care plan.

24 (B) Adequate space shall be provided for the proper
25 storage of these supplies and equipment.

26 (C) Appropriate training for the use and storage of all
27 supplies and equipment, with emphasis given to chemical right-to-know, indoor
28 air quality, and other applicable standards;

29 (4) Opportunities for custodial employees to attend continuing
30 in-service training provided and held regionally by the authority of the
31 office of School Plant Services of the Department of Education.

32 (5) Establishment of routine duties including, but not limited
33 to:

34 (A) Daily duties;

35 (B) Grounds care;

36 (C) Restroom care;

- 1 (D) Classroom care;
- 2 (E) Office care;
- 3 (F) Entrance and corridor care;
- 4 (G) Cafeteria care;
- 5 (H) Care of special-use area;
- 6 (I) Care of mechanical rooms, storage rooms, and closets;
- 7 (J) Minor maintenance; and
- 8 (K) Custodial equipment care; and

9 (6) Establishment of renovation duties, including, but not
 10 limited to:

- 11 (A) Restroom cleaning;
- 12 (B) Classroom cleaning;
- 13 (C) Office cleaning;
- 14 (D) Entrance and corridor cleaning;
- 15 (E) Cafeteria cleaning;
- 16 (F) Special-use areas cleaning;
- 17 (G) Mechanical rooms, storage rooms, and closets cleaning;

18 and

- 19 (H) Custodial equipment cleaning.

20 (d) For the standards for maintenance care, the state board shall
 21 consider the inclusion of the following:

22 (1)(A) Development and implementation of a scheduled preventive
 23 maintenance plan for all facilities owned by a district.

24 (B) This plan shall include documentation and retention of
 25 information defining the type of preventive maintenance work performed and
 26 the completion date;

27 (2) Development and implementation of a work-request system to
 28 allow others to inform the maintenance department of needs and to allow the
 29 responsible person to prioritize responses;

30 (3) Opportunities for selected maintenance employees to attend
 31 continuing in-service training provided regionally by the authority of the
 32 office of School Plant Services of the Department of Education; and

33 (4) Compliance with federal, state, county, and municipal laws
 34 and regulations regarding school facilities.

35 (e) For the standards for preventive maintenance care, the state board
 36 shall consider the inclusion of the following:

- 1 (1) Inspection, cleaning, and servicing of heating, ventilation,
2 and air-conditioning systems;
- 3 (2) Inspection and repair of electrical systems;
- 4 (3) Inspection of hot water boilers and heaters;
- 5 (4) Inspection of fire alarms;
- 6 (5) Inspection and servicing of fire sprinkler systems;
- 7 (6) Inspection of fire extinguishers and kitchen hood vent
8 suppression systems;
- 9 (7) Inspection of emergency lighting and exit light fixtures;
- 10 (8) Inspection of elevators and wheel chair lifts;
- 11 (9) Inspection of plumbing;
- 12 (10) Inspection of roofs;
- 13 (11) Inspection of stairwell areas;
- 14 (12) Inspection of floor coverings;
- 15 (13) Inspection of masonry and concrete buildings exteriors;
- 16 (14) Inspection of kitchen equipment;
- 17 (15) Maintenance of a pest control program;
- 18 (16) Inspection of sidewalks, driveways, parking areas, and
19 paved play areas;
- 20 (17) Inspection of parking lots, handicap parking spaces,
21 driveways, fire and emergency vehicle zones, and bus and car loading and
22 unloading areas;
- 23 (18) Inspection of playground equipment; and
- 24 (19) Establishment of a grounds maintenance program.

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