



WHITE PAPER

# Commercial Window Cleaning Frequency By Building Type: Office, Retail, Medical And HOA

Typical commercial window cleaning schedules for offices, storefronts, medical buildings and HOA communities, based on Window Cleaning Bay Area field experience, plus the Bay Area conditions that shorten intervals.

## Executive Summary

There is no law that sets how often commercial windows must be cleaned. The right schedule depends on property type, foot traffic, local conditions and the standard tenants and customers expect. This paper shares the ranges Window Cleaning Bay Area sees in its own Peninsula and South Bay work. They are field experience, not industry statistics, and the best schedule for any building comes from looking at the property itself.

### Key Points

- **Field Experience, Not Rules:** The ranges below reflect WCBA field experience and are a starting point, not a standard.
- **Two Tiers Work Best:** Service high-visibility glass (entries, storefronts, lobbies) often and the full building less often.
- **Local Conditions Matter:** Fog, pollen, wildfire ash, traffic grime, irrigation overspray and nearby construction can shorten intervals.
- **Safety Devices Have A Fixed Clock:** Where Title 8 requires written assurance, safety devices must be inspected at least every 12 months. T8 §3282

## Factors That Drive Frequency

- **Coastal Fog And Moisture:** Leaves a film, especially near the coast or the Bay.
- **Pollen And Trees:** Spring pollen and debris settle on glass and frames.
- **Wildfire Smoke And Ash:** Many properties schedule a cleaning once air quality improves.
- **Traffic Grime:** Buildings on busy roads and parking lots collect road film faster.
- **Irrigation Overspray:** Hard-water spots get harder to remove the longer they sit (see G12).
- **Construction Nearby:** Dust can make glass look dirty within days.

## Office

Tenants notice lobby and entry glass first. In WCBA's experience, offices commonly schedule full exterior cleaning quarterly or semi-annually, with more frequent service at entries and lobbies. Interior partitions can be added on whatever cycle suits tenants.

## Retail And Storefronts

Storefront glass collects fingerprints and street grime fastest. Retailers and restaurants often choose weekly or every-other-week service for doors and street-facing glass, usually before opening, with upper windows and signage glass cleaned less often.

## Medical

Medical and professional buildings often get frequent service at entries, where patients form first impressions, with periodic full-building cleanings.

## HOA Communities

HOAs and managed communities usually run a set schedule for common-area glass timed to the budget cycle and community events. Multifamily properties often clean exterior glass once or twice a year, timed for peak leasing or inspections, with more frequent service for leasing offices and amenity spaces. Budgeting for recurring cleaning is covered in G14.

## Owner Safety Duties On Taller Buildings

Cleaning frequency is a business choice, but some owner duties are not. Where Title 8 §3282 requires written assurance for building safety devices, "all safety devices and equipment considered in the written assurance shall be inspected at least every 12 months." T8 §3282

## Frequency By Building Type

WCBA field experience, not industry statistics.

| Building Type               | High-Visibility Glass                 | Full Exterior              |
|-----------------------------|---------------------------------------|----------------------------|
| Storefronts And Restaurants | Weekly Or Every Other Week            | Less Often For Upper Glass |
| Office Buildings            | More Frequent At Entries And Lobbies  | Quarterly Or Semi-Annually |
| Medical And Professional    | Frequent At Entries                   | Periodic                   |
| Multifamily                 | Regular For Leasing And Amenity Areas | Semi-Annually Or Annually  |
| HOA Communities             | Set Schedule For Common Areas         | Timed To Budget Cycle      |

## Building A Maintenance Calendar

- **Map Your Glass:** Separate high-visibility areas from the rest of the building.
- **Set Two Tiers:** Frequent service for high-visibility glass, less frequent full cleanings.
- **Plan Around The Seasons:** Consider cleanings after pollen season, after fire season and before the holidays.
- **Review Once A Year:** Adjust based on how the glass actually holds up.

## Sources

- Window Cleaning Bay Area, "How Often Should a Commercial Building Have Its Windows Cleaned?" (October 29, 2026). <https://www.windowcleaningbayarea.com/blog/how-often-commercial-windows-cleaned>
- Cal. Code Regs. Title 8 §3282. <https://www.dir.ca.gov/title8/3282.html>

## About Window Cleaning Bay Area

Window Cleaning Bay Area provides commercial window cleaning, pressure washing and solar panel cleaning across the San Francisco Bay Area. Contact: [grayson@windowcleaningbayarea.com](mailto:grayson@windowcleaningbayarea.com)