



CM SOP #120 – Sanitizing an Entire Room

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I. Purpose & Scope

The purpose of this Standard Operating Procedure (SOP) is to establish standardized procedures for cleaning, sanitizing, and disinfecting entire animal housing rooms and associated support spaces within Comparative Medicine (CM) facilities. Effective sanitation of rooms is a critical component of the facility biosecurity program and is necessary to:

- Reduce microbial load and environmental contamination
- Maintain animal health and welfare
- Support consistent sanitation outcomes across facilities
- Ensure readiness for new animal occupancy
- Meet regulatory and accreditation expectations

This SOP applies to all Comparative Medicine-managed vivaria and support areas where complete room sanitation is required, including routine sanitation, turnover between animal groups, and enhanced sanitation following health concerns or contamination events.

II. Roles & Responsibilities

Comparative Medicine Staff

- Performing sanitation procedures as outlined in this SOP
- Maintaining current training on sanitation procedures and chemical safety
- Following manufacturer instructions for disinfectant preparation and contact time
- Using appropriate personal protective equipment
- Initialing task completion on the Daily Checklist at the sanitation line
- Reporting sanitation concerns or equipment malfunctions immediately

Research Staff, Students, Visitors

- Removing research materials, supplies, and equipment prior to scheduled sanitation
- Ensuring animals are relocated or procedures are coordinated with CM
- Following posted signage and access restrictions during sanitation activities
- Communicating special equipment considerations to Comparative Medicine staff

CM Management

- Ensuring sanitation procedures are followed consistently
- Ensuring staff receive appropriate training and maintain competency
- Scheduling sanitation activities and coordinating room availability
- Ensuring sanitation supplies and equipment are available
- Reviewing sanitation records and addressing deficiencies

CM Director and AV

- Providing oversight of sanitation practices as part of the facility biosecurity program
- Determining when enhanced sanitation or decontamination is required
- Reviewing sanitation effectiveness data such as ATP or microbiological results



- Ensuring sanitation procedures support animal health and colony protection

III. General Notes & Definitions

- Reducing bacteria, viruses, parasites, and other pathogens in animal housing areas is essential to maintaining a strong biosecurity program.
- Regular sanitation of animal housing rooms reduces the risk of environmental contamination and supports animal welfare. Areas with high traffic, high animal density, or known contamination risks may require more frequent sanitation.
- Sanitizing is most effective when surfaces are first cleaned of visible debris. Cleaning removes organic material that can interfere with disinfectant effectiveness and improve quality assurance testing results.
- Walls and ceilings may be hand washed or foamed when:
 - The room is empty
 - Sanitation outcomes are inadequate
 - ATP or microbiological results exceed acceptable limits
 - Directed by veterinary staff
- Enhanced sanitation may be required following:
 - Animal health concerns
 - Known contamination events
 - Facility maintenance activities
 - Room turnover between colonies
- **Cleaning:** The physical removal of debris, organic material, and contaminants from surfaces.
- **Disinfection:** The reduction or elimination of microorganisms to acceptable levels using approved chemical agents.
- **Fogging:** Application of disinfectant as an aerosol to treat room surfaces and airspace.
- **Contact time:** The period during which a disinfectant must remain wet on a surface to achieve effectiveness.
- **Quarantine or Infectious Disease Room:** A room housing animals requiring enhanced biosecurity or isolation.

IV. Materials & Equipment

- Approved disinfectants, including:
 - Saniplex
 - Halomist (or equivalent)
 - Peroxigard (or approved hydrogen-based disinfectant)
- Detergent cleaning solution
- Foamer
- Fogger
- Vacuum
- Mop and bucket
- Paper towels or wipes
- Air vent covers
- Fire alarm cover
- Blue painter's tape (to seal the door)
- Personal protective equipment (scrubs, gloves, eye-protection, water boots)



- Testing strips (3-6)
- ATP testing supplies
- Microbiological sampling supplies
- Signage indicating chemical use
- Daily Room Check Sheet

V. Procedure

Preparation for Room Sanitation

1. Confirm the room is scheduled for sanitation and cleared for entry.
2. Verify that all animals have been removed from the room unless performing directed sanitation for an infectious disease or quarantine room.
3. Post signage outside the room indicating sanitation activities and chemical use.
4. Gather all required materials and equipment, including disinfectant, cleaning supplies, and personal protective equipment.
5. Don required personal protective equipment according to Safety Data Sheets and facility policy.
6. Inspect sanitation equipment (foamer, fogger, vacuum, mop, etc.) to ensure proper operation before use.
7. Inform Facilities in case activities trigger any environmental alerts

Quarantine or Infectious Disease Study Rooms

1. When possible, perform room decontamination using fogging prior to removing items from the room.
2. Follow procedures outlined in *CMSOP 910: Fogger Operation and Care*.
3. Identify equipment that cannot be exposed to fogging chemicals.
4. Hand wipe sensitive equipment using an approved disinfectant.
5. Allow disinfectant to remain wet on surfaces for the required contact time.

Rooms with Regular Health Status

Remove Materials from the Room

1. Remove all cages, animals, feed, bedding, and supplies from the room.
2. Discard all trash and perishable items.
3. Transport cage wash-safe equipment to the cage wash area (items may remain in room for procedure if gross debris is removed prior).
4. Examples include:
 - a) Trash cans
 - b) Floor utensils
 - c) Mobile equipment
 - d) Cage wash-safe accessories
5. Ensure all movable equipment has been removed from the room before beginning cleaning.
6. *Note: Change stations, hoods, biosafety cabinets, Innovive IVC racks and all IVC blowers can remain in room for the procedure if gross debris is removed and equipment is left running.*

Clean the room

- A. Method A: cagewasher cleaning
 1. Place cagewash safe items into the cage washer
 2. Run items through an approved wash cycle
 3. Verify proper cycle completion



- B. Method B: Foaming and scrubbing
1. Apply detergent or disinfectant foam to walls, floors, and equipment using the foamer.
 2. Scrub all surfaces thoroughly.
 3. Allow foam to remain on surfaces for approximately 15 minutes.
 4. Rinse all surfaces thoroughly with water.
 5. Vacuum remaining water and debris from the floor.

- B. Method C: Hand cleaning
1. Remove visible debris using a vacuum or paper towels.
 2. Apply detergent such as Saniplex to surfaces.
 3. Scrub surfaces thoroughly.
 4. Allow detergent to remain on surfaces for approximately 15 minutes.
 5. Rinse or wipe surfaces thoroughly with water.
 6. Remove visible debris to prepare surfaces for disinfection.
- Note: Peroxigard may be used when rinsing is not required according to manufacturer instructions.*

Disinfect

- A. Fogging (Preferred When Possible)
1. Confirm that the entire room is empty of animals.
 2. Confirm that adjacent rooms separated by a single door are also empty of animals.
 3. Do not perform fogging in cubicles unless the entire suite is unoccupied.
 4. Prepare the fogger according to manufacturer instructions.
 5. Apply disinfectant using the fogger according to SOP 910.
 6. Maintain room closure for the required duration, typically three hours or longer.
 7. Allow adequate ventilation before re-entry.
- B. Manual disinfection
1. Use manual disinfection when fogging cannot be performed.
 2. Prepare approved disinfectant according to manufacturer instructions.
 3. Apply disinfectant to all room surfaces, including:
 - a) Floors
 - b) Walls
 - c) Ceilings
 - d) Doors
 - e) Door handles
 - f) Light switches
 - g) Equipment surfaces
 4. Ensure all surfaces remain wet for the required contact time.
 5. Allow surfaces to dry before returning equipment or animals to the room.
- C. Important operational requirements:
Fogging requires the entire room and any adjacent rooms separated by a single door to be empty of animals for the duration of the process, typically three hours or longer. Do not fog cubicles unless the entire suite is unoccupied.

Verify Sanitation Effectiveness

1. Visually inspect the room for remaining debris or contamination.
2. Ensure all surfaces are clean and dry.
3. Contact veterinary staff if sanitation results appear inadequate.
4. Perform environmental monitoring when directed.



5. Verification methods may include:
 - a) ATP testing
 - b) Microbiological culture sampling
6. Follow procedures described in:
 - a) *CM SOP 112: Environmental Monitoring Program*
 - b) *CM SOP 113: Microbiological Monitoring*
7. Verify cage washer cycles using temperature indicator tape when applicable.

Return room to service

1. Ensure all equipment is clean and functioning properly.
2. Return sanitized equipment to the room.
3. Remove sanitation signage once the room is safe for normal use.
4. Notify the Facility Manager that sanitation is complete.

Documentation

1. Complete the Room Check Sheet.
2. Record sanitation completion on the Daily Checklist at the sanitation line.
3. Document any sanitation issues or equipment problems.
4. Report sanitation failures or abnormal findings to the Facility Manager immediately.

VI. Health & Safety

- Personnel must wear standard personal protective equipment appropriate to the sanitation activity.
 - Minimum PPE typically includes:
 - Lab coat or gown
 - Gloves
 - Eye protection
 - Additional PPE may be required based on:
 - Chemical used
 - Application method
 - Room conditions
- Personnel must review the applicable Safety Data Sheet before using any chemical.
- When chemicals are applied using spray or fogging methods:
 - A sign must be posted outside the room indicating:
 - Chemical in use
 - Restricted entry
- Chemicals can cause injury if handled improperly. Personnel must follow manufacturer instructions and institutional safety guidance.
- In the event of an emergency:
 - Call emergency services or seek medical attention immediately.
 - After the injured person is safe, personnel must:
 - Notify the Facility Manager
 - Complete an injury report

VII. References & Attachments

- *Guide for the Care and Use of Laboratory Animals*
- Safety Data Sheets for MB10, Saniplex, Sanosil Halospray, and Rescue
- CM SOPs
 - 112: Development and Implementation of an Environmental Monitoring Program



- 113: Microbiological Monitoring of Sanitation
- 905: IVC Racks Operation and Care
- 906: Cage Changing Operation and Care
- 908: Biosafety Cabinet Operation and Care
- 909: Foamer Operation and Care
- 910: Fogger Operation and Care

VIII. Revision History

Revision Date	Revision Number	Summary of Changes
05/15/2021	2	Cleaned up some language and cleaning methods
01/23/2024	3	Add contact veterinary staff to conduct testing
03/27/2026	4	Updated format, made ADA compliant, refined and streamlined language

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