

HUD Integrated Pest Management (IPM) Guidelines

Common pests can cause serious health problems. Pests such as bed bugs, cockroaches and rodents as well as the chemicals used to control them can affect allergies and asthma along with more serious health risks.

Integrated Pest Management (IPM) is an effective and environmentally sensitive approach to pest management that relies on a combination of current practices, comprehensive information on the life cycles of pests and their interaction with the environment. This information, in combination with available pest control methods, is used to manage pest damage by the most economical means, and with the least possible hazard to people, property, and the environment.

1. Communicate the pest management policies and procedures to all building occupants, administrative staff, maintenance personnel, and contractors.
2. Identify pests and environmental conditions that limit the spread of pests.
3. Establish an ongoing monitoring and record keeping system for regular sampling and assessment of pests, surveillance techniques, and remedial actions taken, including establishing the assessment criteria for program effectiveness.
4. Determine, with involvement of residents, the pest population levels – by species – that will be tolerated, and setting action thresholds at which pest populations warrant action.
5. Improve sanitation, waste management, mechanical pest management methods, and/or natural control agents that have been carefully selected as appropriate in light of allergies or cultural preferences of staff or residents.
6. Monitor and maintain structures and grounds (e.g., sealing cracks, eliminating moisture intrusion/accumulation) and add physical barriers to pest entry and movement.
7. Develop an outreach/educational program and ensure that leases reflect residents' responsibilities for:
 - o Proper housekeeping
 - o Reporting presence of pests, leaks, and mold
 - o Cooperating with specific IPM requirements such as obtaining permission of management before purchasing or applying any pesticides.
 - o Avoiding introduction of pests into buildings on used mattresses and other recycled furniture.
8. Enforce lease provisions regarding resident responsibilities such as housekeeping, sanitation, and trash removal and storage.
9. Use pesticides only when necessary, with preference for products that, while producing the desired level of effectiveness, pose the least harm to human health and the environment.
10. Provide and post 'Pesticide Use Notification' signs or other warnings.

IPM training is available at: <http://www.stoppests.org/>.