



Integrated Pest Management for Buildings



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For government purchasers

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Responsible Purchasing Attributes

- Reduces toxic chemicals
- Improves water quality

Benefits of Purchasing

- Reduces public exposure to toxins in the environment
- Reduces harm to aquatic wildlife
- Reduces harm to urban wildlife

How to Buy

State IPM contracts:
[00714](#), [01314](#), [01414](#),
[01514](#)

Integrated pest management (IPM) is an environmentally sound and effective approach to pest management mandated by state law under [RCW 17.15](#). IPM is defined as a coordinated system of technological and management practices to control pests in a safe, environmentally sound, and economical manner.

Pest control strategies in an IPM program include structural and procedural modification to reduce the food, water, harborage, and access used by pests. Pests are defined, but not limited to insects, rodents, nematodes, snails, slugs, or weeds. This does not include microorganisms.

The elements of an IPM program include:

- Pest prevention.
- Monitoring for signs of pests or pest damage.
- Establishing pest levels to determine when treatment is warranted.
- Reducing pests through biological, cultural, and mechanical methods. Chemicals are only used as a last resort.
- Evaluating efficacy of pest treatments.

IPM prevents pests primarily through non-chemical control methods. These include:

- Frequent cleaning to eliminate food and hiding places.
- Fixing leaks to remove the water that all pests need.
- Keeping debris, weeds, and plants away from the sides of buildings.
- Caulking and filling points of pest entry.

Standards

[Washington State University](#) provides a certification in IPM for facility managers. In California, a consortium of local governments created standards for IPM known as [EcoWise Certified](#). EcoWise has excellent materials available on their website.

According to the Department of Enterprise Services, IPM bid requirements should include:

- Resumes of service technicians or relevant subcontractors who will be onsite to service the account or supply technical support.
- A description of experience in the design or implementation of IPM programs, including specifics about the types of equipment and products used to control pests.
- A list of clients receiving IPM service from the company.
- A description of training provided to clients.
- A summary of all regulatory inspections and violations in the past three to five years.



Bat condos, see story below. View inside the bat-house.

Success Story – State Parks Provides Alternate Housing to Bats

Until 2009, state workers at Moran State Park had to deal with a nursing colony of bats that moved into the warm attic space over the office each summer. The smell on hot days was almost unbearable. Using their knowledge of bat behavior, park workers integrated two methods to redirect the bats to a new nesting site. Workers built alternate housing in the form of a “bat condo” that stands eight feet off the ground and is eight feet high. Lighting was added to the attic space to discourage its use as well. So far, the program has been a big success.

Environmentally Preferable Purchasing

The Department of Ecology offers tools and resources to make environmentally preferable purchasing easier.

Find out about environmentally preferable products, standards and certifications, law and directives, and more at our website:

<http://www.ecy.wa.gov/programs/swfa/epp/>

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Resources

[Department of Ecology – IPM in Schools Project: Final Report, publication number 00-04-024](#)

[Preliminary Evaluation of Pesticides Used in the City of Seattle](#)

[Tri-County IPM Policy, Guidelines and Final Report](#)

[University of California, Statewide Integrated Pest Management Project](#)

[Washington Toxics Coalition on Healthy Schools and IPM](#)

[WSU Extension: Structural Pest IPM](#)

Service Performance

Success of an IPM program depends on building occupants and management. Individuals must take responsibility for keeping buildings, grounds, lunchrooms, and lab rooms clean. Steps must be taken to seal cracks in foundations and find ways to prevent pests from obtaining water, food, and shelter.

It is important for facility managers and building occupants to learn what different animals and insects are looking for when scouting out new homes and feeding grounds. For example, knowledge that carpenter ants can only tunnel in moist wood will provide the impetus to be on the lookout for leaks around wooden windows and doors.

Ecology publication #99-433, [Calculating the True Costs of Pest Control](#), provides a simple method for looking at the costs associated with spraying insecticides and herbicides.

In summary, buildings must remain clean, fully caulked, and free from excessive moisture or leaks for the IPM program to be successful.

Additional Information

The [Urban Pesticide Prevention \(UP3\) Project](#), funded by a State Water Resources Control Board, addresses urban pesticide use that is contaminating California streams. The UP3 Project is educating the public on using IPM to reduce runoff from pesticides used by homeowners and in commercial buildings. Pyrethroids are the most commonly found pesticide in the stream sediment.

The [U.S. Green Building Council's](#) Leadership in Energy and Environment Design (LEED) offers one Indoor Environmental Quality Credit 3.9 for Indoor Integrated Pest Management. This credit is available for new construction and in existing buildings. The intent of this credit is to reduce building occupant exposure to pesticides.

See other [Ecology publications](#) for more information about IPM in buildings.



Laws and Directives

<p>Executive Order 02-03 Sustainable Practices by State Agencies</p>	<p>Requires sustainable practices by state agencies. This includes practices that do not sacrifice the needs of future generations and reduce threats to resources such as clean water.</p>
<p>RCW 17.15</p>	<p>Requires all state agencies that have pest control responsibilities to follow the principles of integrated pest management.</p>
<p>RCW 17.21.410 and RCW 17.21.415</p>	<p>Schools and daycares must notify parents of pesticides being used on premises.</p>

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