

Roles for a Pest Management Professional in Helping Implement an Effective IPM Program

In its *Guidance on Integrated Pest Management*, the U.S. Department of Housing and Urban Development (HUD) identified ten elements of an effective IPM program. NCHH believes that a property manager implementing this voluntary guidance should have an excellent pest control program that protects the health of residents, keeps pests levels down, and is cost-effective. You should seek out a PMP that understands the guidance and is committed to helping you implement it. It helps you identify what you can expect from a PMP recognized by the different recognition programs. Note that NCHH excluded Safety Source for Pest Management because it does not have specific requirements for a PMP to participate in its program.

HUD IPM Program Elements	Pest Mgmt Prof.'s Recommended Role	QualityPro Requirements	GreenShield Certified Requirements
1. Communicate Policies Communicate property manager's (PMs) Integrated Pest Management (IPM) policies and procedures to: <ul style="list-style-type: none"> - All building occupants; - Administrative staff; - Contractors; and - Maintenance personnel. 	Property manager must prepare the IPM Policies and Procedures. Use HUD's <i>Guidance on IPM</i> including the 10 elements (left column) as a starting point. Pest Management Professional (PMP) can provide technical assistance and guidance.	PMP must provide IPM services and an IPM information sheet. This information may be helpful for property managers's policies and procedures.	PMP must maintain a written IPM program. This program can be used as basis for property manager's policies and procedures.
2. Identify Problems Identify: <ul style="list-style-type: none"> - Pests - Environmental conditions that limit the spread of pests. 	Property manager should expect that PMP will provide these services.	PMP must identify pests. There are no specific requirements for identifying the environmental conditions to limit spread of pests.	PMP must identify pests and conditions as the first step to address new problem.
3. Monitor and Track Establish an ongoing monitoring and record keeping system for: <ul style="list-style-type: none"> - Regular sampling and assessment of pests; Surveillance techniques; - Remedial actions taken; and - Assessment of program effectiveness. 	Property manager should expect PMP to take the lead on these services. Property staff may monitor glue traps placed in agreed-to locations. PMP can monitor resident and remedial actions. Property manager should keep responsibility for assessing program effectiveness.	PMP must evaluate effectiveness of the control and/or management measures	PMP must use monitors are used where appropriate and results reported to the customer and/or occupants verbally and in writing.
4. Set Thresholds for Action Determine, with involvement of residents: <ul style="list-style-type: none"> - Pest population levels – by species – that will be tolerated - Thresholds at which pest populations warrant action. 	Property manager should set threshold at zero unless there is an agreement to the contrary. The health threats posed by cockroaches, mice, and rats have no threshold. Other pests will spread once established.	PMP must establish threshold levels for pest activity. No requirement that residents need to be involved.	<i>Not a required or recommended element.</i>

HUD IPM Program Elements	Pest Mgmt Prof.'s Recommended Role	QualityPro Requirements	GreenShield Certified Requirements
5. Improve Non-Pesticide Methods Improve: <ul style="list-style-type: none"> - Mechanical pest management methods; - Sanitation; - Waste management; and - Natural control agents, that have been carefully selected as appropriate in light of allergies or cultural preferences of staff or residents. 	Property manager should expect the PMP to: <ul style="list-style-type: none"> - Identify methods to improve non-pesticide methods; - Assess the effectiveness of these methods; and - Make recommendations to improve the methods based on the assessment. 	<i>Not a required or recommended element.</i>	PMP must: <ul style="list-style-type: none"> - Use inspection, monitoring, sanitation, and exclusion as the primary pest management strategies; and - Make recommendations to correct pest-conducive conditions verbally and in writing.
6. Prevent Pest Entry and Movement <ul style="list-style-type: none"> - Monitor and maintain structures and grounds including: <ul style="list-style-type: none"> o Sealing cracks o Eliminating moisture intrusion and accumulation - Add physical barriers to pest entry and movement. 	PHA should expect the PMP to monitor structures and report problems.	<i>Not a required or recommended element.</i>	PMP: <ul style="list-style-type: none"> - Is required to use exclusion as a primary strategy; and - Earns points toward minimum number required for certification by providing minor structural repairs and non-routine sanitation measures.
7. Educate Residents and Update Leases <ul style="list-style-type: none"> - Develop an outreach/educational program. - Ensure that leases reflect residents' responsibilities for: <ul style="list-style-type: none"> o Proper housekeeping; and o Reporting presence of pests, leaks, and mold. 	Property manager should require PMP to provide educational materials on IPM and on specific pests.	PMP must provide consumers with an IPM information sheet that communicates its commitment to environmental stewardship.	PMP must communicate verbally and in writing to owner and occupant the following: <ul style="list-style-type: none"> - Conditions conducive to pest problems; - Recommendations to correct conditions; - Results of monitors; and - Existing pest problems.
8. Enforce Lease Enforce lease provisions regarding resident responsibilities such as: <ul style="list-style-type: none"> - Housekeeping; - Sanitation; and - Trash removal and storage. 	Property manager should expect the PMP to identify residents who are not complying with the lease provisions regarding housekeeping, sanitation, trash removal, and trash storage.	<i>Not a required or recommended element.</i>	<i>Not a required or recommended element.</i>
9. Use Pesticides Only When Necessary 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, and, as appropriate, notifying property manager before application.	Property manager should require PMP to: <ul style="list-style-type: none"> - Not space spray (fog) or surface spray pesticides without prior written approval; - Identify conditions where pesticides will be used; - What pesticides will be used; and - Provide copy of pesticide label to property manager. 	<i>Not a required or recommended element.</i>	PMP must follow specific and extensive requirements including use of least-toxic pesticides.
10. Post Signs Provide and post 'Pesticide Use Notification' signs or other warnings.	Property manager should require PMP to coordinate resident notifications with building management.	<i>Not a required or recommended element.</i>	PMP must abide by posting and notification requirements for pesticide applications.