



# IPM and Pesticide Use

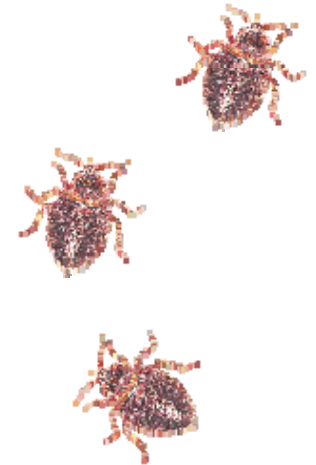
# Outline

The background of the slide features a close-up photograph of a bee on a flower, rendered in a warm, orange-toned color palette. The bee is positioned on the right side of the frame, facing left, with its legs and wings visible. The flower's petals and stamens are also visible, creating a textured, organic background.

- HUD's guidance on IPM
- IPM in practice
- Pesticides

# Making homes healthy

- IPM is part of a nationwide Healthy Homes movement to reduce housing-based health hazards.
- A healthy home is:
  - Dry
  - Clean
  - Ventilated
  - Safe
  - Contaminant-free
  - Maintained
  - **Pest-free**



# What does HUD say about pest control?

HUD has three core programs for pest control

- Housing Quality Standards for Section 8—  
Housing Choice Voucher property.
- Public Housing Standards.
- Special Guidance on Integrated Pest  
Management.



# HUD's Housing Choice Vouchers

## Housing Quality Standard (HQS)

- The dwelling unit and its equipment must be free of vermin and rodent infestation. (m)(2)
- The site and neighborhood may not be subject to serious adverse environmental conditions, natural or manmade, such as . . . vermin or rodent infestations. (l)(2)
- The exterior wall structure and surface must not have any serious defects that may result in air infiltration or vermin infestation. (g)(2)

# HUD's Conventional public housing

## Resident Survey Questions

- How often, if at all, are rodents and insects indoors a problem in your development?
- How often, if at all, have you had a problem with rodents and insects indoors?

# HUD's conventional public housing

## Physical Survey Questions

Presence of rats or severe infestations of mice or insects (cockroaches, termites) observed.

- Insects
  - Frass, shells, or other evidence
  - One or more live cockroaches
- Rats, mice, or vermin
  - Droppings or chewable holes
  - One or more live rats or mice
- Other insects or vermin observed

# HUD's Project-based Section 8 Properties

## Mark-to-Market Program

- Section 8 Properties participating in the Mark-to-Market (M2M) program must have an IPM inspection as part of its Physical Condition Assessment.
- M2M participants must adopt and follow an IPM plan to qualify for funding from HUD's Green Incentives Program.



# HUD's voluntary guidance on integrated pest management

- PIH guidance since 2006 (PIH 2009-15 (HA))
- “Offers the potential efficacy of pest elimination while protecting the health of residents and staff.”
- “Will extend the useful life of property and, thereby, generate significant savings that offset costs of the pest control operations.”
- “Effective in preventing moisture intrusion and accumulation.”
- In the reference section of your manual.

# ***Federal housing must comply with local housing codes***

## Typical local housing code

- All structures shall be kept free from insect and rodent infestation.
- All structures in which insects or rodents are found shall be promptly managed by approved processes that will not be injurious to human health.
- Proper precautions shall be taken to prevent re-infestation.

# IPM does more than control pests

- Educating residents empowers them to improve their housekeeping and provides a marketable skill.
- Fixing pest entrances helps to weatherize buildings and keep them dry.
- Monitoring for pests allows for early intervention before the problem gets out of hand.
- When people learn that they can do something to improve their living conditions, expectations for pest control will rise!

# IPM in practice: Documentation is key

One IPM log in each building.

Record:

- date
- detailed observations
- action taken

Make sure action is taken promptly.



# IPM in practice: An IPM log

Problem			Solution		
Date	What's seen?	Initials	Date	What's done?	Initials
4/4/08	Door sweep broken	AAT	4/7/08	New door sweep installed	CAP



# At first more work, but then less

- Starting an IPM program may mean more work because of education, repairs, and monitoring.
- Expect to see increased work orders as pests and pest-friendly conditions that were previously overlooked are reported.
- THEN...you will get fewer complaints, have fewer pests, and be providing a better place to live.



# Another view

- **Invest**  
time and materials for repair and education.
- **Protect**  
through exclusion, sanitation, and careful product choice based on least risk to human health and the environment and compatibility with other management practices.
- **Maintain**  
with monitoring, communication, and documentation so that infestations do not grow.



# Pesticides



Why do people tolerate exposure to pests and pesticides?

- They are used to living with problems
- Low standards for pest control and maintenance
- Other priorities
- Not aware of the problems
- Cannot envision a better way



# Routine spraying of pesticides is not the only option

We've learned a better way.

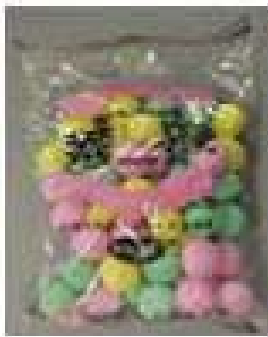
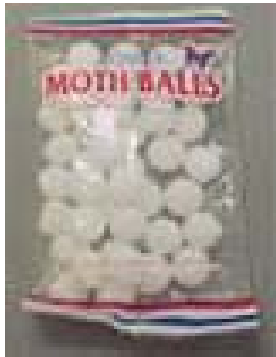


**Routine baseboard spraying is not part of IPM.**

# Concerns with pesticides

- Pests can become tolerant of or avoid pesticides.
- Risk from exposure may outweigh the benefit of killing pests.
- Possible harm to pets and wildlife.
- Certain populations may be especially vulnerable or sensitive to some pesticides:
  - Elderly; children; pregnant women
  - People with breathing or lung disorders such as asthma
  - People with multiple chemical sensitivities

# How to handle illegal and risky pesticides



**Unlabeled Mothballs**

**Chinese Chalk**

**Tres Pasitos**

**Products without a pesticide label are illegal.**

- Educate residents on the dangers of using illegal pesticides. For example, pesticides that look like candy are risky.
- Report illegal sales to the EPA or to the state pesticide licensing agency.

# Total release foggers (there's a reason they're called bombs!)



# Pesticide risk by application method

Less risk of exposure



More risk of exposure

Tamper-resistant station

Gel bait in a crevice

Total release fogger



# How to read a label

- Product name
- Active Ingredients
- Signal words:

**CAUTION** = slightly toxic

**WARNING** = moderately toxic

**DANGER** = severe skin or eye irritation

**DANGER-POISON** = highly toxic



# How to read a label

- Registration number: “EPA Reg. No.”
- Precautionary Statements
- Directions for:
  - Use
  - Storage
  - Disposal

Las instrucciones en español se encuentran dentro de la caja.

Roaches eat the bait and return to the nest. The roaches die leaving a killing residual for the remaining roaches to consume. They eat the bait and crawl away to die.

Roaches enter bait station and eat the bait.

Roaches take the bait back to the nest.

Roaches share the bait, killing other roaches and destroying the nest.

**STOP** READ ENTIRE LABEL BEFORE USE.

**DIRECTIONS FOR USE**  
It is a violation of Federal law to sell this product to a consumer unaccompanied with its labeling.

**RECOMMENDED BAIT LOCATIONS**

Use at least 10 bait stations in the kitchen...  
Heavily infested areas may require additional bait stations.  
If apply to vertical surfaces, use the stick-up tape provided.

...and at least 2 in each bathroom.

1. Use all 10 baits. Break baits apart. Place all baits where roaches are found as shown in the diagram.  
2. Do not use sprays around baits. Sprays can irritate baits and reduce effectiveness.  
3. Replace all baits every 3 months or sooner if roaches return.

**STORAGE AND DISPOSAL**

Storage: Store in original dry place inaccessible to children and pets. Dispense: If empty: Do not reuse from container. Place in trash or other for recycling if available. If partly filled: Call your local solid waste agency or 1-800-CLEANUP for disposal instructions.

**PRECAUTIONARY STATEMENTS**

Harmful to Humans and Domestic Animals  
CAUTION: Wash thoroughly with soap and water after handling bait stations.

**NOTICE:** User assumes all responsibility for safety and use; call in accordance with directions.

EPA Reg. No. 9200-110-0011  
EPA Est. No. 74291-90-1  
Dated letter to first letter of 10 number. 10 2000

# Product use and emergencies

National Pesticide Information Center  
800-858-7378  
[www.npic.orst.edu](http://www.npic.orst.edu)

Poison Control Center National Hotline 800-  
222-1222  
[www.aapcc.org](http://www.aapcc.org)



A horizontal banner with a warm, orange-toned background. It features a close-up, microscopic view of a bee's body, showing the segmented abdomen and the intricate structure of its legs and wings. The lighting is soft, highlighting the textures of the insect's anatomy.

**Questions?**