



Pest Control Opportunities during Renovation Work

Renovation and repair projects are opportunities to eliminate pests from your building. While you renovate, seal cracks and holes, fix leaks and moisture problems, and use pest resistant materials. Pest proofing your building during renovation will save you time and money in the future by reducing tenant pest complaints, minimizing the destruction caused by pests, and increasing the quality and value of the renovations. It also makes your building healthier for tenants, since roaches and mice are asthma triggers.

Before Renovation

Hire a pest management company with experience in integrated pest management (IPM) to inspect your building. IPM goes beyond applying pesticides; it includes repairing conditions that attract pests, like leaks, holes and cracks. IPM also includes eliminating pest food sources. The pest control company inspection report should detail pest conditions and ways to eliminate them. Common IPM recommendations include:

- Putting cockroach bait (gels, traps) in units and common areas.
- Applying boric acid behind walls to kill cockroach infestations and prevent new infestation.
- Using rodent traps and/or baits.
- Sealing holes and cracks.
- Fixing leaks and repairing water damaged areas.

Talk to the pest management company and your renovation contractor about combining pest control steps with your upcoming renovation project.

- Incorporate pest proofing measures into your renovation scope of work.
- Create a list of pest proofing tasks that must be completed so that you can monitor progress during the renovation.

During Renovation

Pest proof **all** areas of the property that could attract pests. Seal all walls, floors and joint areas using non-toxic sealing methods (window screens, door sweeps, escutcheon plates, elastomeric sealants). Use rodent and corrosion resistant screens (copper, stainless steel or rigid metal cloth) for openings greater than 1/4 inch. See below for specific steps:

Residential Units

Focus on closing cracks and gaps. Adult cockroaches can hide in a crack 1/16 of an inch wide, and mice can squeeze under a door gap the width of a pencil (1/4 inch). Pay special attention to:

- *Doors*
 - Reduce gaps around door edges and along threshold when installing doors.
 - Install door sweeps on front doors/main entry doors.
- *Utilities*
 - Seal entry points for water pipes, radiator pipes and risers, gas lines and electrical lines.

- *Cabinets and Kitchen Appliances*
 - Before installing cabinets or kitchen appliances, HEPA vacuum and wash walls to remove any pest debris (i.e. cockroach shells and insect excrement), which are asthma allergens and can be a food source for pests.
 - Select cabinets with doors that close tightly.
 - Seal edges between cabinets and walls. Seal any holes or cracks around appliances.

- *Throughout the Unit*
 - Seal baseboards and molding along floor and wall edges.
 - Repair water damaged areas, and fix leaks.
 - Have your pest control company treat wall voids with boric acid before walls are sealed.

Common Areas and Exteriors

- *Garbage Storage Areas*
 - Your building should be able to securely store at least three days' worth of garbage. Make sure the garbage area is big enough to house the proper number of garbage cans with secure lids.
 - Use renovation/repair work as a springboard to talk to building staff about any problems with the current garbage system.

- *Building Exterior*
 - Check the building exterior for holes, cracks, gaps and crevices. Thoroughly seal all openings found.

Renovation Work Areas

- Construction workers often eat at the work site. Make sure garbage cans are available on site and are emptied every day to avoid pests.
- Make sure food wrappers and other waste are **not** thrown into wall voids.

As renovation work ends, the pest management company should identify problem areas that may still need attention and should address any remaining pests before turning over units to residents.

After Renovation

Adopt a building-wide pest management policy. Specify how you will inspect for pests, treat pests and keep pest-control records. Provide this information to your tenants.

- Schedule regular pest management inspections.
- Promptly fix structural and sanitation problems.
- Consult with the pest management company about safe pesticide use for persistent pest problems.
- Assign a staff member to serve as “pest control coordinator” to oversee pest control complaints and services.
- Give your tenants the New York City Health Department’s “How to Control Pests Safely” brochure.
- Encourage tenants to take simple pest control steps in their homes.
- Call 311 for more information, and ask for the “Healthy Homes Program.”