

# Pest Management Opportunities during Building Renovations

Pest proofing during renovation saves time and future costs by reducing resident pest complaints, minimizing the destruction caused by pests and increasing the quality and value of the renovations. It also makes the building healthier for residents by reducing asthma triggers. During renovations, look for opportunities to fix leaks and moisture problems, seal cracks and holes and use pest-resistant materials.



## Before Renovation

Hire a pest management professional (PMP) with experience in **Integrated Pest Management (IPM)** to inspect the building, review resident complaints and report pest conditions and ways to eliminate them. Common IPM recommendations include:

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

Talk to the PMP **and** the renovation contractor about combining pest control activities with the upcoming renovation. Be sure to:

- ☑ Incorporate pest proofing measures into the renovation scope of services.
- ☑ Track progress by creating a list of pest proofing tasks that must be completed.



## During Renovation

- ☑ Seal gaps in walls, floors and joint areas using non-toxic sealing methods such as window screens, door sweeps, escutcheon plates and elastomeric sealants.
- ☑ Use rodent and corrosion resistant screens such as copper, stainless steel or rigid metal cloth for openings greater than ¼ inch.
- ☑ Place garbage cans with secure lids on site for daily trash.



## Residential Apartments

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). Remember to:

- ☑ Reduce gaps around door edges and along thresholds when installing doors.
- ☑ Install door sweeps on front and main entry doors.
- ☑ Seal entry points for water pipes, radiator pipes, risers, gas lines and electrical lines.
- ☑ High Efficiency Particulate Air (HEPA) vacuum and wash walls to remove any pest debris (i.e., cockroach shells and insect excrement) before installing cabinets or kitchen appliances.

- ☑ Install cabinets with doors that close tightly.
- ☑ Seal edges between cabinets and walls. Seal any holes or cracks around appliances.
- ☑ Seal baseboards and molding along floor and wall edges.
- ☑ Repair water-damaged areas and fix leaks.
- ☑ Require the pest management professional to treat wall voids with boric acid before walls are sealed.

### **Common Areas and Exteriors**

- ☑ Check the building exterior for holes, cracks, gaps and crevices. Thoroughly seal all openings, especially in foundation areas.
- ☑ Talk to building staff about any problems with the current garbage management system.
- ☑ Make sure the garbage area is big enough to store the proper number of garbage cans with secure lids. The building should be able to securely store at least three days' worth of garbage.

### **Compactor Rooms**

- ☑ Resolve compactor pest issues before dismantling the compactor or compactor room.
- ☑ Seal area during renovations to prevent pests from finding shelter in adjacent apartments.
- ☑ Install compactor chute doors that are large enough to fit a full garbage bag.

### **Renovation Work Areas**

- ☑ Make sure garbage cans are available on site for the workers and are emptied daily to avoid pests.
- ☑ Make sure food wrappers and other waste are not thrown into wall voids.

### **After Renovation**

**The pest management professional should identify any problem areas that need attention and address remaining concerns before building management makes apartments available to residents.**

Keep pest control records and adopt a building-wide pest management policy that specifies how to inspect for and eliminate pests. Provide this information to residents.

- ☑ Schedule regular pest management inspections.
- ☑ Promptly fix structural and sanitation problems.
- ☑ Consult with the PMP about safe pesticide use for persistent pest problems.
- ☑ Assign a staff member to serve as "pest control coordinator" to oversee pest complaints and services.

