

OVERVIEW

Integrated Pest Management (IPM) is “a sustainable approach to managing pests by combining biological, cultural, physical, and chemical tools in a way that minimizes economic, health, and environmental risks” (7 USC 136r-1). With the emergence of IPM, methods of pest control have become more holistic and effective in protecting people, property, and the environment from the risks of pests and pesticides. As a result, Federal agencies are required to implement and promote IPM in a manner that supports agency missions (41 CFR 102-74.35).

Conventional pest control is typically reactive, ignoring the reasons why pests are present. It relies on repeated pesticide use that is often unnecessary, may contaminate air and surfaces, and only briefly affects local pest populations. In contrast, IPM is a preventive maintenance process that coordinates many different programs to reduce sources of pest harborage, food, and access on a long-term basis. Pesticide use and risk are minimized by eliminating scheduled applications and by selecting the most precise products (primarily bait formulations) with the lowest potential hazard to humans and the environment.

GSA Responsibilities	<ul style="list-style-type: none"> Ensure that pest control programs in GSA owned, leased, and delegated facilities conform to IPM principles.
Property Management Community Responsibilities	<ul style="list-style-type: none"> Procure and administer pest control service contracts that specify IPM methods such as monitoring, least-toxic pesticide application, and non-pesticide control techniques. Ensure that frequencies of pest control service are adequate to effectively suppress all pest infestations. Develop and implement physical and procedural measures to minimize pest harborage, food, and access.
Client Agency Responsibilities	<ul style="list-style-type: none"> Ensure that associates and contractors within agency controlled space comply with sanitation and storage procedures that do not encourage pest infestation.

Integrated Pest Management Laws and Regulations

Citation	Topic
7 USC 136r-1	Integrated Pest Management (Section enacted as part of the Food Quality Protection Act, 1996) http://uscode.house.gov/usc.htm
41 CFR 102-74.35	Facility Management-Occupancy Services: What building services must executive agencies provide? http://www.gpoaccess.gov/cfr/index.html
Executive Order 13148 Section 601(a)	Greening the Government through Leadership In Environmental Management http://www.archives.gov/federal_register/executive_orders/executive_orders.html

Further Information
<ul style="list-style-type: none"> PBS IPM Business Practices (GSA intranet users only) http://insite.pbs.gsa.gov/pxe/integrated_pest_mgmt/business_practices.asp EPA IPM in Schools Page http://www.epa.gov/pesticides/ipm/ AFPMB Technical Guide 29 (IPM In and Around Buildings) http://www.afpmb.org/pubs/tims/tg29/tg29.htm LEED-Existing Buildings http://www.usgbc.org/LEED/existing/leed_existing.asp National Road Map for Integrated Pest Management http://www.ipmcenters.org/IPMroadmap.pdf

CUSTOMER RELATIONS

A service program cannot be successful unless the customer considers it to be successful, thus the IPM process ideally begins with people rather than pests. Educating building occupants on pest biology and control methods should focus on whether their concerns are warranted and whether their expectations of what can be accomplished are realistic. It is also essential to communicate what role the customer can play (e.g. office food storage and housekeeping) in the pest prevention effort.

PREVENTION

The most important IPM procedure is the identification and correction of “conductive conditions” for pest infestation. Removing the primary resources that pests need to enter or live in a particular area is the only way to achieve long-term, built-in, cost-effective control. Part of the pest control contractor's responsibility is to advise property management personnel on where and how this preventive maintenance should be carried out. Some of the most effective examples include:

- Self-contained compactors rather than dumpsters for storing solid waste awaiting pickup.
 - Pressure-washing of trash rooms, loading docks, and food preparation facilities.
 - Installation of brush sweeps and weather stripping to block pest access under doors.
 - Sealing of utility penetrations.
 - Caulking of crevices and seams in food preparation and storage areas.
 - Dedicated, tightly covered receptacles for food waste in indoor areas with chronic pest problems.
 - Replacement of dense ground cover in landscapes with chronic rodent problems.
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PROCUREMENT

Many years ago, pest control was considered to be little more than a “disinfecting” process that involved the scheduled spraying of chemicals. Today, IPM is a specialized profession that has few ties to standard janitorial tasks, yet it is still often procured as part of a building's cleaning contract. Since successful IPM requires a high level of specialization, a separate best value acquisition is generally the most efficient way to select a contractor with the experience and technical resources to deliver quality pest management service at a reasonable price.

Technical evaluation factors in an IPM procurement include:

- Experience/Past Performance (Satisfactory performance of similar work that conforms to IPM principles and procedures.)
 - Operating Plan and Staffing (Proposed resource allocation, as well as education, experience, and certifications of the contractor's front line and technical support personnel.)
 - Pesticide and Non-Pesticide Control Procedures (Proposed chemical and non-chemical products.)
 - Monitoring and Recordkeeping (Protocols for pest monitoring and recording pesticide applications.)
 - In-House Training (How employees' technical skills are continually developed.)
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PESTICIDES AND ALTERNATIVES

Pesticides are essential to control pests in many situations, but IPM restricts their use to the least hazardous materials and most precise application techniques. Examples of pesticide use by a contractor using IPM are as follows:

- As a general rule, indoor insecticides should be applied only as bait formulations.
- Spray or dust formulations should be used indoors only as a last resort or when baits are not practical.
- As a general rule, when sprays or dusts are used indoors, they should be applied only as crack and crevice treatments in which the applied material is never visible.

There are many highly effective non-pesticide control methods. Examples include:

- Vacuums for cockroach cleanouts, spider and web control, and termite/ant swarm removal.
 - Tensioned netting and pin-and-wire installations for bird deterrence on building exteriors.
 - Traps using lights, sticky surfaces, or attractants for control of flying insects indoors.
 - Snap traps rather than rodenticides for control of rats and mice indoors.
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