

Attachment B: Pest Prevention Specifications for RAD Phase I Projects

Generic Requirements for Multifamily Housing - Common Areas & Building Shell

Developer:
Property:

Date Completed:

For use by
architect²

#	Task	Specification [PPBD reference] ⁵	Priority ¹	For use by architect ²			
				Not applicable	In specs ²	Newly added ³	Out of scope ⁴
1.0	JOINT SEALING - GENERAL	Seal all joints around utility penetrations and ductwork, and any other holes or gaps. In cases where walls are opened, seal any accessible interior utility penetrations, including holes through sill plate, top plate or blocking. For joints <1/4 inch, use elastomeric sealant (acrylic and/or silicone-based) or latex sealant complying with ASTM C-920 or ASTM C-834 and compatible with substrate. If joint depth exceeds 1/2 inch use foam backer rod. For joints wider than 1/4 inch, use corrosion-resistant metal wool (such as stainless steel, bronze or copper wool) OR 1/4 inch corrosion-resistant metal mesh, overlaid with elastomeric sealant (as above), vinyl or polymer-based concrete patching compound, construction grade adhesive or fire block foam, depending on substrate.					
2.0 UTILITIES, HVAC & CHUTES							
2.1	Seal all electrical, plumbing, and ductwork penetrations	Seal as per #1 JOINT SEALING - GENERAL	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.2	Seal any other holes in walls, ceilings, or floors	Seal as per #1 JOINT SEALING - GENERAL	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3	Seal any separations in sheet metal joints	Seal with construction grade adhesive as per #1 JOINT SEALING - GENERAL to prevent gaps between sections of ducting/chute [16.2.1]	1				
2.4	Adjust trash chute doors	Adjust trash chute doors to close completely. Seal as per #1 JOINT SEALING - GENERAL to prevent gaps under flashing. [16.2.1]	2				

3.0 BUILDING SHELL & FOUNDATION							
3.1	Seal all openings >1/4 inch.	Seal as per #1 JOINT SEALING - GENERAL [4.6.1]	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2	Seal cold joints between buildings	Use metal flashing or 1/4 inch corrosion-resistant wire mesh to block both ends of cold joints between buildings. Height of installation is site-specific and depends on availability of climbing footholds for rodents, but should be a minimum of four feet. Extend metal flashing past the adjacent concrete sidewalk with < 1/4 inch space between metal flashing and concrete, OR fasten a 90 degree angled footer of flashing to concrete. If the adjacent ground is unpaved bury the metal flashing 2 feet deep and extend 1 foot out at a 90 degree angle.	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3	Screen all vents	Use 1/4 inch or smaller screen for outside vents or air intakes	1				
3.4	Seal siding	Sealant used where siding meets trim, and around windows & doors.	3				
3.5	Bird exclusion devices installed	Install bird exclusion devices, such as wires, springs, nets, or electrical strips, in areas prone to roosting, particularly above walkways, stairs, or entrances. [3.1.3]	3				
3.6	Light fixtures are bird-resistant	Install bird-resistant light fixtures with sloping surfaces [3.1.1]	3				
3.7	Seal dirt floors of crawl spaces	Seal dirt floors with concrete "rat slab" on top of properly sealed and taped vapor barrier. Consult engineer for minimum thickness - usually 3 inches.	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4.0 DOORS

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4.1	Install all exterior doors with gaps <1/4 inch	Install door sweeps OR door bottoms OR sheet metal extensions (26 guage minimum) on the bottom of doors so that the gap between door and floor is less than 1/4 inch. If possible, mount door sweep to outside of door flush with door surface. Apply weatherstripping around door	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4.2	Install metal kick plates on doors	Fit external doors with 26-gauge sheet metal kick plates at least 12 inches tall and mounted no more than 1/4 inch from the bottom of the door. Metal plates should not interfere with the swinging of the door	3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4.3	Self-closing mechanisms installed on exterior doors	[10.1.5]	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5.0 REFUSE & RECYCLING								
5.1	Enclose refuse areas	Enclose refuse and recycling areas with rodent-proof metal, concrete, or similar materials, allowing no gaps >1/4 inch. [17.1.2] Larger sheets of metal for less edges/crevices prefered. Seal as per #1 JOINT SEALING - GENERAL	site specific	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5.2	Pest-resistant refuse/recycling containers	Install tight-fitting lids on all refuse/recycling containers. [17.1.3]	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5.3	Hose bib	Install hose bib near refuse/recycling areas to encourage frequent cleaning. [17.2.3]	3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6.0 TILES								
6.1	Seal around all tile work	Provide sealant at joints at perimeters, behind control and expansion joints, openings, and pipe, conduit, fixture or fitting penetrations. Provide a continuous head of sealant as per #1 JOINT SEALING - GENERAL	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7.0 LANDSCAPING								
7.1	Remove rat refuge plants	Remove ivy, jasmine, honeysuckle or other plants attractive to rats [6.1.3]	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7.2	Create 2 ft. buffer around building	A 2 ft. buffer should be maintained between landscape plants and the foundation [6.1.5]	3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7.0 FLOORING								
7.1	Remove carpeting from common areas	Install appropriate hard surface flooring	3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7.2	Seal around all resilient sheet flooring	Provide sealant at all flooring edges that abut walls, door casings, pipes, etc., using elastomeric sealant as per #1 JOINT SEALING - GENERAL	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

¹Priority=Priority from pest prevention and public health perspective, not considering cost. #1 is highest priority, #3 is lowest

²In specs=task is already present in construction documents and/or designs.

³Newly added=added as a result of this pest prevention review

⁴Out of scope=require additional resources to complete and/or for future property management action (Check as appropriate)