

Sample IPM Policy Language
Boston Public Health Commission

[excerpted from [IPM: A Guide for Owners and Managers of Affordable Housing](#)]

Successful pest control requires a partnership between building management, pest controllers, and residents:

Building Management (Manager)

1. The manager will prevent pest infestations by establishing a monitoring program, providing monitors; ensuring thorough sanitation; and removing harborages, cracks and crevices, holes in walls, floors, and ceilings, water leaks, water damage, and clutter and rubbish on the premises. The manager will pay special attention to basements, storage areas, and trash disposal area with regard to monitoring, cleaning, and preventing clutter.
2. The manager will respond to residents' reports of pest problems as promptly as possible.
3. If physical interventions fail to prevent pest infestations, the manager will use targeted applications of pesticides, beginning with the least toxic first, and using a pesticide applicator who has the licenses or certifications required by state and local laws.
4. Whenever possible, use of spray or liquid pesticides will be avoided.
5. The manager will follow all instructions provided on pesticide labels and will not apply any pesticide in any manner that is inconsistent with label instructions.
6. The manager will provide all residents with written notice of intention to apply pesticides anywhere on the premises, at least 24 hours prior to application. A copy of this notice will be posted in public areas, also 24 hours in advance of application.

7. Building contracts will specify housekeeping standards for living spaces and consequences for residents who repeatedly fail to follow these guidelines.
8. Living units will be inspected annually, and IPM guidelines for housekeeping will be incorporated into the reports.

Management will educate residents about the importance and effectiveness of IPM, and will work with residents to ensure that they prepare their living units properly for visits by pest management professionals.

Residents

1. Residents will prepare their living units for visits by pest management professionals (PMP) according to guidelines supplied to them by building management and/or the PMP.
2. Residents will participate in pest monitoring by placing monitors, collecting them when full, and reporting on monitored pest activity.
3. Residents will promptly report other pests they notice to management.
4. Residents will promptly report plumbing problems and other water leaks to management.
5. Residents will keep common areas clean of rubbish, food, and beverages. To the extent possible, residents will keep their homes free of trash, clutter, dust, sitting water, food, and crumbs.
6. Gel baits can be deactivated by other pesticides. To avoid this, residents will not use pesticides during implementation of the IPM program.