

EQ CREDIT: INTEGRATED PEST MANAGEMENT

EB:O&M

2 points

This credit applies to:

- Existing Buildings: Operations & Maintenance (2 points)
- EB:O&M Schools (2 points)
- EB:O&M Retail (2 points)
- EB:O&M Data Centers (2 points)
- EB:O&M Hospitality (2 points)
- EB:O&M Warehouse and Distribution Centers (2 points)

Intent

To minimize pest problems and exposure to pesticides.

Requirement

EBOM, SCHOOLS, RETAIL, DATA CENTERS, HOSPITALITY, WAREHOUSE & DISTRIBUTION CENTERS

ESTABLISHMENT

Have in place an integrated pest management (IPM) plan⁶³ for the building and grounds within the project boundary. The IPM plan must include the following elements:

- a. The identification of an IPM Team for the project. Identify roles for building management, pest management contractors, maintenance staff, and liaisons with building occupants.
- b. Provisions for the identification and monitoring of pests using inspections, pest population monitoring, and a reporting system that allows occupants, maintenance staff, and others to report evidence of pest infestations.
- c. Action thresholds for all pests commonly encountered in the building for reference in deciding when control is required. The plan must also describe a process for modifying action thresholds, if necessary, through active communication between occupants and IPM Team.
- d. Nonchemical pest preventive measures either designed into the structure or implemented as part of pest management activities.
- e. Description of pest control methods to be utilized when action thresholds are exceeded. For each commonly encountered pest, the plan must list all of the potential control methods considered and adopt the lowest risk option(s); considering the risks to the applicator, building occupants, and the environment. The plan must preferentially require nonchemical approaches. If those approaches do not produce satisfactory results, then the application of pesticides registered for the site and pest to be controlled is permitted. Preference shall be given to the use of Least Risk pesticides based upon inherent toxicity and exposure potential⁶⁴. If a pesticide is selected that does not fall in the category of Least Risk, document the reason for selection.
- f. A mechanism for documentation of inspection, monitoring, preventive and control methods and a method for evaluation of the effectiveness of the IPM Plan. This component should include specific

⁶³ **Integrated pest management** manages pests in a way that protects human health and the surrounding environment and improves economic returns through the most effective, least-risk option.

⁶⁴ A **least-risk pesticide** is a registered pesticide that can be demonstrated to fall into the Tier III (lowest toxicity) category using the San Francisco Hazard Ranking system, or an insecticide sold as a self-contained bait, or as a crack and crevice treatment used in areas inaccessible to building occupants. Rodenticides are never considered least-risk pesticides.

metrics by which performance will be measured; and a quality assurance process to evaluate and verify successful implementation of the plan.

- g. A communications strategy that establishes communications between the IPM Team and the facility's key stakeholders (for example, tenants in multi-family housing, faculty and staff in schools, etc.). This strategy should facilitate education, participation in problem solving and provide a means of giving feedback. The communications strategy must include provision for education of occupants and building management staff about the IPM Plan, their role in successful implementation, a system for recording pest complaints, and a provision for notification of pesticide applications. At a minimum, the notification strategy must include notification by the facility manager to any occupant or employee of the facility that requests it and the posting of a sign at the application site which must remain in place for 24 hours. Notifications must include at minimum the pesticide name, EPA registration number, treatment location, and date of application. Applications of least-risk pesticides do not require notification. In the event that an emergency application of a pesticide is necessary, the individuals requesting notice shall receive notice within 24 hours of the application, including an explanation of the emergency.

The plan must include detail on its physical and programmatic scope; duration of applicability; responsible parties (by individual name or title); sustainability goals and objectives; procedures and strategies for implementation; specific metrics by which performance will be measured; and a quality assurance process to evaluate and verify successful implementation of the plan.

PERFORMANCE

Implement the strategies set forth in the IPM Plan and perform an annual evaluation of the IPM Plan. This evaluation must verify that the particular strategies specified in the IPM Plan have been implemented and identify any chemical applications that did not comply with the plan..

Perform record keeping and documentation required under the IPM Plan. Maintain records of IPM Team participation and decisions, as well as pesticide applications.

A project meets the requirements if the IPM service is provided by a certified member in good standing of the GreenPro, EcoWise or GreenShield programs or a program with equivalent IPM standards, provided that the service provided complies with the respective program's standards.

EQ CREDIT: INTEGRATED PEST MANAGEMENT

EB:O&M

2 points

This credit applies to:

- Existing Buildings: Operations & Maintenance (2 points)
- EB:O&M Schools (2 points)
- EB:O&M Retail (2 points)
- EB:O&M Data Centers (2 points)
- EB:O&M Hospitality (2 points)
- EB:O&M Warehouse and Distribution Centers (2 points)

Intent

To minimize pest problems and exposure to pesticides, ~~reduce levels of chemical, biological and particulate contaminants that can compromise air quality, human health, building finishes, building systems and the environment.~~

Requirement

EBOM, SCHOOLS, RETAIL, DATA CENTERS, HOSPITALITY, WAREHOUSE & DISTRIBUTION CENTERS

ESTABLISHMENT

Have in place an integrated pest management (IPM) plan⁶³ for the building and associated grounds within the project boundary. ~~An IPM is defined as managing indoor pests in a way that protects human health and the surrounding environment and that improves economic returns through the most effective, least-risk option. IPM calls for using least-toxic chemical pesticides, minimum use of chemicals, use of chemicals only in targeted locations and only for targeted species. "Least-toxic" pesticides are defined as those listed under Tier III of the City and County of San Francisco's SF Pesticide Hazard Screening List.~~

The ~~indoor and outdoor~~ IPM plan ~~plans for the building should be integrative, as appropriate, and establish similar criteria for preferred use of nonchemical methods and the process for notifying building occupants before a pesticide or potentially harmful substance is applied to the building grounds. The integrative plan~~ must include the following elements:

- The identification of an IPM Team for the project. Identify roles for building management, pest management contractors, maintenance staff, and liaisons with building occupants.
- Provisions for the identification and monitoring of pests using inspections, pest population monitoring, and a reporting system that allows occupants, maintenance staff, and others to report evidence of pest infestations.
- Action thresholds for all pests commonly encountered in the building for reference in deciding when control is required. The plan must also describe a process for modifying action thresholds, if necessary, through active communication between occupants and IPM Team.
- Nonchemical pest preventive measures either designed into the structure or implemented as part of pest management activities.
- Description of pest control methods to be utilized when action thresholds are exceeded. For each commonly encountered pest, the plan must list all of the potential control methods considered and adopt the lowest risk option(s); considering the risks to the applicator, building occupants, and the

⁶³ Integrated pest management manages pests in a way that protects human health and the surrounding environment and improves economic returns through the most effective, least-risk option.

environment. The plan must preferentially require nonchemical approaches. If those approaches do not produce satisfactory results, then the application of pesticides registered for the site and pest to be controlled is permitted. Preference shall be given to the use of Least Risk pesticides based upon inherent toxicity and exposure potential⁶⁴. If a pesticide is selected that does not fall in the category of Least Risk, document the reason for selection.

- f. A mechanism for documentation of inspection, monitoring, preventive and control methods and a method for evaluation of the effectiveness of the IPM Plan. This component should include specific metrics by which performance will be measured; and a quality assurance process to evaluate and verify successful implementation of the plan.

A communications strategy that establishes communications between the IPM Team and the facility's key stakeholders (for example, tenants in multi-family housing, faculty and staff in schools, etc.). This strategy should facilitate education, participation in problem solving and provide a means of giving feedback. The communications strategy must include provision for education of occupants and building management staff about the IPM Plan, their role in successful implementation, a system for recording pest complaints, and a provision for notification of pesticide applications. At a minimum, the notification strategy must include notification by the facility manager to any occupant or employee of the facility that requests it and the posting of a sign at the application site which must remain in place for 24 hours. Notifications must include at minimum the pesticide name, EPA registration number, treatment location, and date of application. Applications of least-risk pesticides do not require notification.

- g. In the event that an emergency application of a pesticide is necessary, the individuals requesting notice shall receive notice within 24 hours of the application, including an explanation of the emergency.

~~a.—Integratmethods, site or pest inspections, pest population monitoring, evaluation of the need for pest control, and one or more pest control methods, including sanitation, structural repairs, mechanical and living biological controls, other nonchemical methods, and if nontoxic options are unreasonable and have been exhausted, a least-toxic pesticide.~~

~~b.—Low impact and preventative landscape maintenance measures, including the use of native and locally adapted plants that are pest resistant and/or do not require chemical fertilizers.~~

~~c.—Specification of the circumstances under which an emergency application of pesticides in a building or on surrounding grounds being maintained by building management can be conducted without complying with the earlier provisions.~~

~~—A communications strategy directed to building occupants that addresses universal notification, which requires advance notice of not less than 72 hours before a pesticide under normal conditions and 24 hours after application of a pesticide in emergencies, other than a least-toxic pesticide, is applied in a building or on surrounding grounds that the building management maintains~~

~~d.—Where pest management is tasked to two or more vendors, a communications plan must include coordination of IPM activities between these teams.~~

~~e.—~~

~~f.—Any cleaning products included in the integrative pest management policy must meet the requirements for EQ Credit: Green Cleaning—Purchase of Cleaning Products and Materials.~~

⁶⁴ A least-risk pesticide is a registered pesticide that can be demonstrated to fall into the Tier III (lowest toxicity) category using the San Francisco Hazard Ranking system, or an insecticide sold as a self-contained bait, or as a crack and crevice treatment used in areas inaccessible to building occupants. Rodenticides are never considered least-risk pesticides.

The [policy plan](#) must include detail on its physical and programmatic scope; duration of applicability; responsible parties (by individual name or title); sustainability goals and objectives; procedures and strategies for implementation; specific metrics by which performance will be measured; and a quality assurance process to evaluate and verify successful implementation of the [plan policy](#).

PERFORMANCE

Implement the strategies set forth in the [Integrative Pest Management IPM P Plan](#), and perform [an annual routine inspection and monitoring evaluation](#) of the IPM Plan. This [inspection evaluation](#) must verify that the particular strategies specified in the IPM [P plan](#) have been implemented and [that identify](#) any chemical applications [that did not comply with the plan](#). ~~have not entered the indoor environment.~~

~~Monitor the pest population of the building and building site on an ongoing basis, including careful inspection and sampling where appropriate. Maintain a record of these observations that includes identification of the pest, location of the pest population, and injury and action levels resulting from the pest.~~

~~Maintain a log of all pesticide applications (both least toxic and non-least toxic) applied. This log should include treatments used, the target pest, and the timing of treatments selected to best resolve the injury. For any non-least toxic pesticides, provide evidence of universal notification to building tenants and maintenance teams at least 72 hours before application of a pesticide under normal conditions and no less than 24 hours after application of a pesticide in emergencies. Additionally, in cases in which non-least toxic pesticides were used, provide a brief narrative detailing the least-toxic strategies attempted prior to the application of these pesticides, and why application of least-toxic pesticides was deemed necessary by the IPM team.~~

[Perform record keeping and documentation required under the IPM Plan. Maintain records of IPM Team participation and decisions, as well as pesticide applications.](#)

[A project meets the requirements if the IPM service is provided by a certified member in good standing of the GreenPro, EcoWise or GreenShield programs or a program with equivalent IPM standards, provided that the service provided complies with the respective program's standards.](#)