



BUILDING A FRAMEWORK FOR HEALTHY HOUSING

IPM Policy for Rental Housing

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Overarching Issues/Opportunities

- Property owner ignorance of pesticides' costs and IPM benefits
- Demonstrable progress reducing use:
 - Schools/Workplaces
 - Outdoors
 - Agricultural – protecting food supply
- Publicly owned property = ready model

Principles of IPM Housing Policy

- Stop unhealthy practice: do no harm
- Protect occupants from exposure to
 - Pests – current laws: “extermination”
 - Pesticides – via product “registration” and licensed/certified personnel
- Sustainable, universal



Key Policy Levers

- Codes: sanitary, housing, health codes regulate buildings; many prohibit pests
- Regulators: require pesticide applicators use IPM; restrict broadcast applications
- Pesticide registration policies can limit availability of toxics in liquefied form
- State/federal standards; guidance; funds



Federal-Level Policy/Practice

- HUD:
 - PHA Guidance: “consider” IPM to control pest
 - Housing Quality Standards (HQS)- rules for federally assisted homes – basic provision
- EPA:
 - regulate pesticides via pesticide-labeling
 - authorize states to oversee pesticides and pesticide application
 - promote effective IPM practice
- ~~USDA: cooperative extension work~~



Federal Insecticide, Fungicide and Rodenticide Act - FIFRA

“Federal agencies shall use Integrated Pest Management techniques in carrying out pest management activities and shall promote Integrated Pest Management through procurement and regulatory policies, and other activities.” 7 USC 136r-1



Federal-Level Recommendations

HUD: comply with FIFRA

specify IPM in subsidized housing via HQS

HQS specify IPM to control pest infestations in

issue standards/guidance (including privately owned)

EPA and USDA: promote IPM in housing sector

Congress:

Direct EPA to advance effective IPM in housing

Restrict indoor use/sale of foggers/ bombs/sprays

Authorize incentive grants



Powers of State Pesticide Programs

- Authority to “register” pesticides
 - Limit sales/use
 - Permit localities to limit pesticides’ sales/use
- Control over who uses toxic pesticides
 - Oversight via certification of operators/ applicators
 - Separate certs: residential, child-occupied facility
- Power to require advance notification,
postings, other communications



Basic IPM Policies for State Pesticide Programs

- Advance notice/disclosure
 - Occupants of residential buildings
 - Notify neighbors of exterior pesticide use
- Create address registry of pesticide-sensitive persons, require PCO notify of adjacent use
- Maintain approved list of service providers (MA)
- Require IPM training for pesticide applicators
- Use pesticide registration fees for IPM grants

Comprehensive State IPM Policy: Maine Board of Pesticides Control

Pesticide applicators must:

- Provide advance written notice of plan to use in occupied buildings; application prohibited if a tenant objects
- IPM-first: minimize exposure, human risk
- Identify specific pests and conducive conditions, provide evaluation with specific recommendations for practical non-pesticide control measures.

Basic IPM Policies from Other State Agencies

- Mandate IPM in state-owned property including higher education and correctional facilities (MN)
- State housing, sanitary, health codes
 - MA Sanitary Code § 410.550
 - VT rental housing health code § IV
 - Property maintenance code like NJ



State Housing Finance Agencies: Criteria for Tax Credits, Loans

Requirements for Development

- Asthma-safe building standards (CT)
- Green building and/or Energy Star standards:
 - forestall air leaks, moisture problems
 - prevent pest intrusion

Extra Points, Green Communities \$\$

- Green building design



Recommendations for States:

1. certified pesticide applicators - adopt IPM as standard of care in occupied building.
2. prohibit use, sale of toxics in liquid and granular indoors: bombs, foggers
3. rental property owners - use IPM
4. state-supported housing development - meet green, asthma-safe building criteria
5. publicly owned property – IPM, specs



Local Codes' Relevance

- Construction Codes - structure
 - Building, residential, existing building
 - Enforced: permit, final inspection
- Housing Codes” - condition, habitable
 - Property maintenance, rental housing codes, sanitary, health codes
 - Enforced: turnover, periodic inspection, complaint



How Codes Assign Responsibility

- rental property owner - any infestation **ever**
- occupant of single family dwelling or infested dwelling in multifamily prop.
- rental property owner - infestation caused by failed maintenance; in more than one unit; common areas
- both owner and tenant



Common Code Provisions Require Some IPM

- Pest entry, habitat:
 - Cover exterior openings within 4 feet of ground, reachable by pipes, wires, stairs, roofs, trees, vines
 - Maintain screens in good repair
 - Construct sewers, pipes, drains, conduits to prevent ingress or egress of rats
 - Neatly store materials outside the building away from the exterior walls of the structure



How to Improve Codes for IPM

- Treat both infestation and toxic pesticide use as serious code violations
- Require IPM of rental property owners:
 - Maintain property in good physical condition
 - Perform visual inspection: vacancy, periodic
 - Notify tenants of IPM plan, pesticide use
 - Request that tenants report infestation
 - Permit targeted use of toxic pesticide (C&C),
prohibit indoor use of liquid, granular form



Locally Owned Buildings

- NYC Pesticide Reduction Law: City agencies (including housing authority), contractors to phase out use of toxic pesticides:
 - toxic or known/suspected to cause cancer/developmental disorders
 - emphasizes safer alternatives throughout city-owned real estate
- Similar policy enacted in San Francisco in 1996
- Other localities in WA, CA, NY developing policies for property management.



Local Public Housing Authorities

- Boston's public housing authority IPM initiative builds capacity and resident awareness:
 - community health advocates
 - train housing authority managers in IPM
- NYC has trained pest control operators, others
 - HEPA vacuums to remove allergen, pest harborage
 - steam machines to remove cockroach waste, eggs
 - handheld ultraviolet lights for inspections
 - exterior oxygen-voiding trash compactors
- NYC added IPM to kitchen upgrades



Recommendations for Localities

1. Health and housing codes to require rental property owners prevent and eliminate infestations using approved IPM strategies
2. Publicly owned property (including public housing) - use IPM and model IPM contract spec
3. Housing-related funding (block grants, other resources): prioritize IPM, target



Recommendations for Health Payers

- To protect individual patients from pesticide and pest exposure:
 - Health care agencies: name infestation and pesticide use as vectors of asthma
 - Public and private payers: factor IPM benefits in reducing asthma/respiratory
 - Education/env. assessment programs: offer basic pest management supplies



Reasonable Accommodation ?

- Private market: Tenants sensitized to pesticides in properties with 4+ units can seek IPM as reasonable accommodation of a disability under the Fair Housing Act (if successful, tenant may have to **pay** cost)
- Public housing tenants can request IPM under ADA, Rehabilitation Acts





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Thanks!

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