Facilities Custodial Services
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Integrated Pest Management Plan for UBC Point Grey Campus – Core Spaces

2023

Prepared by UBC Facilities Custodial Services

THE UNIVERSITY OF BRITISH COLUMBIA

Integrated Pest Management Plan for UBC Point Grey Campus – Core Space

Integrated Pest Management

1. Overview

UBC Custodial maintains an integrated pest management (IPM) plan, defined as managing pests in a way that protects human health and the surrounding environment and that improves economic returns through the most effective, least-risk option. The IPM uses the least- toxic chemical pesticides, and minimal use of chemicals are used only in targeted locations and only for targeted species.

UBC Custodial contracts Pest Services through Ecopest Inc. to ensure the program is specific to the Vancouver campus.

The IPM Plan employs an approach to pest control which addresses every factor in pest prevention and eradication, including maintenance and sanitation, placing an emphasis on humane treatment involving recommendations to occupants on best practices to resolve the issue and using non-toxic and least-non toxic approaches in this respective order. UBC Facilities' IPM plan considers damage to building integrity and building user health and safety in its application. The plan does not include any agricultural IPM applications and/or wildlife management services.

Resources:	
Ecopest Inc.	www.ecopest.ca

2. Scope

This plan applies to all academic and administrative spaces maintained by UBC Facilities as per UBC Policy UP13 - Space Management Policy. This plan will be consulted prior to taking action on pest management in the building or on the building grounds. Pests include plants or animals that are detrimental to the property, a nuisance or health and safety concern to building occupants, or unwanted on the building grounds for other reasons.

3. Goals

Operational element	Goal	Performance measurement unit
Cases that do not warrant emergency treatment	Prior to applying chemical pesticides or baits, alternative pest control methods will be used in 100% of cases	Number of cases
Cases that do not warrant emergency treatment	If alternative methods fail, least toxic pesticides will be used prior to resorting to the use of non-least toxic pesticides or baits in 100% or cases	Number of cases

Occupant notification	In 100% of non-least toxic pesticide applications, occupants will receive notification according to the notification procedures described below	Number of cases

4. Roles and Responsibilities

4.1 Integrated Pest Management Team

Integrated Pest Management Team

Name/Title	Responsibilities
Overall responsible party: Primary - Conor Cregg-Guinan, Operations Manager, Facilities Custodial Services, UBC Secondary – Denise Tang, Assistant Supervisor, Facilities Custodial Services, UBC	Ensuring that this plan is executed Ensuring that the contracted IPM vendor is fully trained on this plan and adheres to the plan procedures Coordinating site visits by the vendor for regular inspections and as needed for implementation of pest controls Overseeing work performed by the vendor Approving the use of pesticides when they are necessary Providing proper notification to occupants when non-least toxic pesticides are applied Ensuring tenant contacts are aware of the procedures in this plan Evaluating performance and making updates to the plan as necessary
Pest Control Vendor: Ecopest Inc. Sameer Thawer Operations Manager	Adhering to the procedures outlined in this plan Identifying pests during site visits and inspections Reporting the results of site visits and inspections to the overall responsible party Notifying the overall responsible party when pest action thresholds are reached or exceeded. Obtaining approval from the overall responsible party to apply pesticides when necessary

UBC Staff (primarily Building Administrators and Facilities staff)	Reporting pest issues in respective buildings to the centralized service centre for log and relay of work ticket to vendor.

The pest control vendor is responsible for adhering to the procedures outlined in this plan and reporting the results of site inspections to the Operations Manager. If at any time integrated and alternative pest control methods fail and chemical pesticides are necessary, the pest control vendor must notify the Operations Manager prior to using the chemical pesticides, and wait for approval from the Facility Manager prior to applying the pesticides.

Reports on issues affecting spaces may be logged by a variety of different individual contacts on campus. The most common route is via Building Administrator/Manager to the centralized service center at Facilities via our Enterprise Maintenance Management System (EMMS) Planon, directly by e-mail, phone or social media channels. Reports from Building Administrators/Managers on pest issues in their space are triaged directly to the clerk who coordinates the inspection with the vendor/technician. When the use of non-least toxic pesticides is necessary, the Facility Manager will notify the Building Administrator who is then responsible for notifying the occupants in their space.

5. Standard Operating Procedures and Implementation Strategies

5.1 Pest Control Strategies

The building interior and exterior will be periodically inspected for the presence of pests and preventive measures will be taken to avoid pests. If any pests are detected, integrated (nonchemical) methods will be implemented as the first control step, including sanitation measures, exclusion measures, and the use of traps.

Sanitation: Potential food and water sources available to pests will be evaluated and minimized or eliminated. This can be done by thoroughly cleaning and maintaining food service areas and break rooms, fixing leaking pipes and faucets, and altering landscape features to eliminate standing water.

Exclusion: Cracks, crevices, and holes in the building envelope will be sealed. A plant-free zone will be maintained immediately adjacent to the building.

Traps: For insects and rodents, non-chemical approaches will be used to trap pests. Chemical baits for rodents will be used indoors only if the thresholds for activity are unacceptable. If chemical rodent baits are necessary outdoors, they will only be used as solid blocks placed in locked outdoor dispensers (bait stations). The rodenticide will be used according to the PMRA approved label. No second-generation (SGAR, single-feed) rodent baits will be used on UBC campus unless an exception is in place based on the BC ministry environment guidelines. (https://www2.gov.bc.ca/gov/content/environment/pesticides-pest-management/legislation-consultation/rodenticide-ban)

If integrated pest control measures are unable to resolve the problem, least toxic pesticides will be used prior to resorting to the use of non-least toxic pesticides. Least toxic pesticides include any pesticide product for which all

active ingredients and known inert ingredients meet the least toxic Tier 3 hazard criteria under the San Francisco Hazard Review Process (http://sfenvironment.org/article/residents/leasttoxic-pesticides-for-green-buildings).

In Canada, the pesticides that can be used have the to be Pest Management Regulatory Agency Approved and do need to have a PCP Act #. These will be used based on the San Francisco Hazard Review Process but will have to a PCP # prior to application. Non-rodent pesticides that exceed the Tier 3 criteria are considered least toxic if they are used in self-contained baits and placed in locations that are inaccessible to occupants. Rodent baits are not considered least toxic under any circumstances.

Non-least toxic pesticides include all chemical rodent baits and any product that meets the Tier 1 or 2 criteria according to the San Francisco Hazard Review Process. Non-least toxic pesticides may only be used under the following circumstances:

Alternative, integrated, and least toxic pest control measures have been exhausted and the pest action threshold is still exceeded

In this situation, the emergency action threshold has been exceeded, and notification (according to the procedures below) must be given to building occupants at least 24 hours before the pesticide is applied to the building or grounds

The use of non-least toxic pesticides or rodenticides as pest control in areas requiring frequent treatment on a permanent basis is not an acceptable strategy. Non-least toxic pesticides will not be continuously applied in the building and on the site. Integrated and alternative pest control measures will be resumed once the action threshold specified below for the applicable pest is no longer exceeded.

5.2 Pesticide Application Notification

The vendor will notify the overall responsible party who will notify the Facility Manager via email of the pesticide application, including the pesticide name, the Pest Control Product Act (PCP) registration number, the treatment location, and the date of the application. The Facility Manager is then responsible for distributing the notification to the occupants in their space via the Building Administrator. In addition, the vendor or university will post a sign at the application site, such that an occupant reading the sign can choose to avoid the application area (for example, if the pesticide is applied in a break room, all entrances to the break room shall have a sign posted). The sign will also include the pesticide name, the Pest Control Product Act (PCP) registration number, the treatment location, and the date of the application. For an emergency application of a pesticide, anyone who requested notice must be notified within 24 hours of the application and be provided with an explanation of the emergency.

5.3 Tennant Communication Plan

If pests are observed in a building space, it is the responsibility of the observer to notify the Facilities Service Center directly or via Building Administrator (depending on protocol within each facility) of the pest issue. This may be communicated via service request via Planon, e-mail, over the phone or via social media channels. Within one business day, the service center will contact Ecopest to inspect the situation and determine whether the regular action threshold or the emergency action threshold has been met. The Ecopest technician will then take the appropriate actions.

Refer to attachment #1 for workflow on communication flow to vendor once issue is received.

Digital reports are sent to the Assistant Supervisor, Operations Manager, and clerk within two business days noting the actions taken and any notes on the inspections. Notes are transposed to the service request back to the ticket initiator.

5.4 Action Thresholds

Regular treatment includes the use of first non-chemical controls (sanitation, exclusion, traps using non-chemical baits), followed by the use of least-toxic control methods if the situation is not resolved, and then non-least toxic control methods if the situation is still not resolved.

Emergency treatment includes the use of the most effective control method as a first step, which may be non-least toxic. Most services are considered core-funded but rare issues like bed bugs or requests for netting may need further funding depending on the root cause of the concern and the urgency of the request which is above and beyond routine service levels.

Pest Type	Action thresholds
Ants	Regular treatment will be performed if any ants are noted in the building and their presence is confirmed through monitoring. Emergency treatment may be used if there are ten or more reported cases or complaints of ants within a two-day period.
Other insects	Regular treatment will be performed if nuisance insects are noted in the building and their presence is confirmed through monitoring. Emergency treatment may be used if there are ten or more reported cases or complaints of nuisance insects within a two-day period.
Cockroaches	Regular treatment will be performed if any cockroaches are noted in the building and their presence is confirmed through monitoring. Emergency treatment may be used if the presence of cockroaches is confirmed in two different spaces within the building OR if the presence of a large population of cockroaches is confirmed in one space in the building.
Rat, Mouse	Regular treatment will be performed if rats or mice are noted in the building and their presence is confirmed through monitoring.

	Emergency treatment may be used if the presence of rats or mice is confirmed in two or more different spaces within the building in a 24 hour period.
Bed bugs	Emergency treatment may be used if the presence of bed bugs is confirmed in the building.
Other occasional invaders	If the pests pose a threat to occupants' health, emergency treatment may be sought. Otherwise, regular treatment will be performed.

5.5 Performance Measurement and Schedule for reassessment

All pest control activity, including inspections, will be recorded in the inspection reports. The following items will be tracked:

- Pest type and name
- Pest population density and monitoring frequency
- Pest action threshold observed
- Prevention measures implemented
- Product applied (name)
- Pest Control Product Act (PCP) Number
- Date and time of product application (if applicable)
- Date and time of occupant notification (if applicable)
- Emergency application? (Y/N). If yes, an explanation of the emergency will be included.

The overall responsible party will record each pest that is reported by tenants in the EMMS issue logging system, Planon. The pest control vendor will record the applicable items from each site visit in a daily report which will be logged against the ticket in Planon along. Records of pesticide and bait applications to be maintained by the vendor also.

On an annual basis, performance will be evaluated against the goals specified above. If the goals are not being met adjustments will be made to this plan in order to facilitate goal achievement. If adjustments to the action thresholds are necessary, the overall responsible party will work with tenant contacts and the IPM vendor as necessary in order to appropriately adjust the action thresholds.

5.6 Quality Assurance/Quality Control Processes

On a quarterly basis, the overall responsible party will evaluate performance against the goals specified earlier in this plan. If the goals are not being met, adjustments will be made to this plan in order to facilitate goal achievement, and the pest vendor and tenant contacts will be educated on the adjustments made to the plan.