An Integrated Pest Management (IPM) document for apartment communities in California should be structured, compliance-oriented, and practical for on-site implementation. In California, IPM programs for multi-family housing are commonly reviewed by property management companies, local environmental health departments, school-adjacent housing authorities, and occasionally Cal/OSHA during inspections. Below is a comprehensive outline with representative language and content that reflects California expectations and best practices.

Integrated Pest Management (IPM) Plan

For Multi-Family Residential Properties – California

1. Purpose and Policy Statement

This Integrated Pest Management (IPM) Plan establishes procedures for managing pests in a manner that minimizes risks to residents, staff, visitors, pets, and the environment. The program emphasizes prevention, monitoring, education, and the least hazardous control methods in compliance with California Department of Pesticide Regulation (CDPR) guidelines.

Chemical controls will be used only when necessary and only by licensed pest control professionals.

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2. Scope of Program

This IPM plan applies to:

- All residential units
- Common areas (laundry rooms, offices, clubhouses)
- Exterior grounds and landscaping
- Trash and recycling areas
- Maintenance and utility rooms

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3. Regulatory Compliance (California-Specific)

The IPM program complies with:

- California Department of Pesticide Regulation (CDPR)
- Structural Pest Control Act (Business & Professions Code §8500 et seq.)
- California Code of Regulations, Title 16 (Structural Pest Control Board)
- Proposition 65 (as applicable)

- Local Environmental Health Department requirements
- Cal/OSHA regulations related to chemical exposure and worker safety

Only pesticides registered with the U.S. EPA and California DPR will be used.

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4. Roles and Responsibilities

Property Management

- Maintain sanitation and structural integrity
- Respond promptly to pest reports
- Provide resident education materials
- Maintain pest control records

Residents

- Report pest activity promptly
- Maintain cleanliness within units
- Follow preparation instructions prior to treatment
- Allow access for inspections and treatments

Pest Control Provider

- Hold valid California Structural Pest Control Board license
- Conduct inspections and monitoring
- Provide written service reports and recommendations
- Use least-toxic control measures first
- Maintain pesticide usage logs

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5. Pest Identification and Monitoring

Regular monitoring is conducted to accurately identify pest species and determine infestation levels. Monitoring methods include:

- Visual inspections
- Sticky traps and monitoring devices
- Resident reports and service requests
- Exterior inspections for conducive conditions

Common target pests in California apartments include:

- Ants (Argentine, odorous house ants)

- Cockroaches (German, American)
- Rodents (house mice, Norway rats)
- Bed bugs
- Spiders
- Occasional invaders (earwigs, crickets)

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6. Action Thresholds

Treatment is initiated only when pest populations exceed established thresholds or pose health or safety concerns. Thresholds are based on:

- Type of pest
- Location
- Frequency of sightings
- Risk to residents

Example:

- **One German cockroach sighting in a unit:** initiate inspection and monitoring
- **Rodent evidence in common areas:** immediate action required

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7. Preventive Measures

Sanitation

- Regular trash removal
- Sealed dumpsters and compactors
- Prompt cleanup of spills
- Resident education on food storage

Exclusion

- Sealing cracks, crevices, and wall penetrations
- Door sweeps and window screens
- Proper weather-stripping

Habitat Modification

- Moisture control and leak repairs
- Landscape management to reduce harborage
- Proper drainage and irrigation control

8. Control Strategies (Least-to-Most Toxic)

1. **Non-Chemical Controls**
    - Vacuuming
    - Trapping
    - Heat or cold treatments (where applicable)
    - Mechanical exclusion
2. **Low-Risk Chemical Controls**
    - Baits and gels
    - Insect growth regulators (IGRs)
    - Borates and silica dusts
3. **Targeted Chemical Applications**
    - Crack-and-crevice treatments
    - Spot treatments only
    - No routine broadcast spraying

All pesticide applications will follow label directions and California-specific restrictions.

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9. Notification and Posting

Residents will receive advance notice of any pesticide application as required by California law. Notices include:

- Product name and EPA registration number
- Active ingredients
- Date and time of application
- Contact information for the pest control provider

Posting will be done in accordance with CDPR and local ordinances.

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10. Recordkeeping and Documentation

Records will be maintained for a minimum of **two (2) years** and include:

- Inspection reports
- Monitoring results
- Service logs
- Pesticide usage records
- Resident notifications

Records will be available upon request to regulatory agencies or property ownership.

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11. Education and Training

- Property staff receive annual IPM training
- Residents receive IPM informational materials upon move-in
- Ongoing education regarding pest prevention and reporting

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12. Program Evaluation

The IPM program is reviewed annually to:

- Evaluate effectiveness
- Identify trends or recurring issues
- Adjust thresholds and control strategies
- Ensure regulatory compliance

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13. Emergency Pest Situations

In cases involving immediate health or safety risks (e.g., aggressive rodents, stinging insects), expedited treatment may occur in accordance with California emergency pesticide application allowances, with post-treatment notification provided as required.
