

- I. SCOPE: This plan applies to the entire building exterior and landscape of 31 W 52<sup>nd</sup> located at 31 W 52<sup>nd</sup> Street, New York City, NY, and provides guidelines for maintaining the operational elements of Fitwel Certification. This policy was established in August 2022, is reviewed annually, and shall continue indefinitely or until amended and/or replaced by a subsequent policy.
- II. GOALS: Achieving the following performance expectations will preserve ecological integrity, enhance natural diversity, and protect wildlife while supporting high-performance building operations and resource integration into the surrounding landscape.
  - a. Outdoor Integrated Pest Management – reduce exposure to harmful chemicals
    - i. **Follow integrated methods for 100% of all pest control activities**
- III. PERFORMANCE METRICS: Multiple control methods are utilized to gather proper pest prevention and pesticide use information:
  - a. Inspection
  - b. Monitoring
  - c. Reports
- IV. IMPLEMENTATION – A tiered implementation approach will be utilized throughout the property to proactively manage and minimize pest issues.
  - a. Whole Building Improved Sanitation Methods
    - i. Janitorial team will routinely check for food left unattended on desks and in kitchenettes.
    - ii. Tenants will be made aware of any issues in their suites to promptly alert team members to remove ALL food at the end of the day on their desks
    - iii. The site will be monitored on a regular basis to ensure whole building sanitation does not encourage a pest event.
  - b. Identify Pests and Monitor Progress
    - i. Identify structural, mechanical, and operational issues to prevent harborage and infiltration; eliminate debris to minimize hiding places
    - ii. The site will be monitored on a regular basis.
  - c. Set Action Thresholds
    - i. Appropriate options will be evaluated and the least-toxic option will be employed.
    - ii. Least-toxic pesticide status only applies to products labeled under San Francisco Tier 3 Hazard Criteria.
  - d. Prevent
    - i. Rodent bait is never least toxic, and may only be used if it is: solid blocks, placed in locked outdoor dispensers, in a self-contained unit, in an inaccessible location, and universal notification is employed. No second-generation (single-feed) rodent baits shall be used if the building is adjacent to parkland, wild areas, or other spaces where wildlife may be unintentionally affected.

# FITWEL – INTEGRATED PEST MANAGEMENT POLICY

## OUTDOOR SPACES

- ii. Select non-chemical pest management methods will be implemented appropriately. This includes the use of traps (light traps, snap traps, and glue boards) as a safe, non-toxic method that can be used to control pest populations. Traps are checked often and immediately removed upon inspection if rodents have been captured.
- iii. Structural methods are also taken to manage pests. Inspections are conducted annually on the building façade to look for cracks or leaks. Any observed cracks are sealed to prevent water seepage and pest intrusion.
- e. Control
  - i. Pest population monitor devices will be placed in appropriate areas.
- f. Emergency Notification
  - i. Emergency Conditions include infestations and any pest problem considered an immediate threat to health and/or safety of building occupants.
    - 1. Any pesticide may be used, with compliant universal notification, and must be reported to the appropriate party prior to leaving the building.
  - ii. A Universal Notification System must be employed if a pesticide, other than a least-toxic pesticide as defined above, is applied on site. This notification system enables occupants and staff, including especially high-risk occupants such as children, pregnant women, and the elderly, to modify their plans based on pesticide use at the building.
    - 1. Notify building occupants of a pesticide application at least 72 hours in advance under normal circumstances and no more than 24 hours after an emergency application.
    - 2. Notification should be made through posted signs and targeted emails that ensure reaching 100% of occupants.
    - 3. Notification must include the following:
      - a. Pesticide product name
      - b. Active ingredient
      - c. Product label signal word (e.g., “caution”, “danger”)
      - d. Time and location of application
      - e. Contact information for persons seeking more information
  - iii. Every application of any pesticides shall be recorded in a log and include:
    - 1. Pesticide Application Date and Time
    - 2. Application Manager
    - 3. Location
    - 4. Target Pest
    - 5. Pesticide Trade Name
    - 6. Pesticide Active Ingredient
    - 7. EPA Registration Number
    - 8. Least-toxic status (Y/N)
    - 9. Universal Notification to Occupants (Date, Time, Method)

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- iv. Vegetative pests ('weeds'), fungal, and bacterial disease are inspected and monitored regularly. Manual removal and disposal are recommended. Chemical treatment is a last resort with the use of target-plant based or biological product treatment applications. Spot treatments-following least-toxic and universal notification systems-are employed only as infestation occurs.
- V. RESPONSIBLE PARTY: This plan is to be implemented by the Property Manager and the hired external pest control vendor(s). The Property Manager is responsible for educating external vendors in the goals and performance metrics of this plan. All external vendors are responsible for reporting their data to the property manager for inclusion in site management records:
- a. A pest control log of integrated pest management event at the property; maintained by the Property Manager.
- VI. QUALITY CONTROL: Property Manager shall review performance logs quarterly to confirm incremental improvement in use of sustainable practices.
- a. Outdoor Integrated Pest Management – Compare pest control reports to universal notification events to ensure compliance with this policy.