

Rodent Control in Buildings Scheduled for Demolition

Presented to the Environmental health
Commission

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DRAFT

The Problem

- Rats and mice infest many occupied and vacant buildings
- Rats and mice flee structures undergoing demolition or renovation to neighboring properties

Demolition Permitting

- Permit application
- Plan for demolition & schedule for completion
- Owner Information & authorization
- Contractor Information
- Insurance
- Asbestos statement
- Special condition
- Utility notification
- Barricade permit
- Tree survey

Rodent Lives

- Mice-live approximately one year
 - Mice reproduce up to 8 times a year
 - Four to 7 pups, up to 56 offspring annually
 - Sexually mature at 5 to 8 weeks
- Norway rats-live up to one year
 - Four to seven litters per year
 - Eight to 12 pups, up to 85 offspring annually
 - Sexually mature at 8 to 12 weeks
- Roof rats-live up to one year
 - Four to 6 litters per year
 - Four to 8 pups, up to 48 offspring per year
 - Sexually mature at 8 to 12 weeks
- After giving birth females can become pregnant again in 24-48 hours
- Rodent population of 50 to 150 can develop in 6 months

Method of Treatment

- Baiting Stations
 - Heavy infestation may require 90 day treatment
 - Interior & exterior bait stations necessary
 - Bait stations should be maintained until demolition starts
 - Exterior bait stations should be maintained during extended projects

Current Regulations

- Dallas Building Code
 - If the building official determines that a structure is infested with rodents or insects, he shall require the structure to be treated to eliminate the infestation before issuing the permit. (Section 4005.1, Chapter 40)
 - Previous: The above replaced subchapter 65 of the previous code that required certification, “that structure is free of insects and rodents or that the structure has been treated in the preceding 30 days to eliminate insect and rodent infestation”.

Other Cities Rules

- New York City-Requires letter from Health Department certifying that a licensed exterminator has treated building for rodent control
- Kansas City, MO-Requires proof of rat-abating for any building at least ten days before the demolition may be required
- Portland, Oregon-Upon receipt of an application, Bureau of Development shall report to Bureau of Health. No permit shall be issued until the Bureau of Health certifies that the building is free of rodents or has been treated or baited.

Recommended Changes

- Applicant must provide certification provided by a person licensed under the Texas Structural Pest Control Act, that:
 - The structure is free of rodents; or
 - The structure has been effectively treated to control rodents.
 - Document that treatment has been continued until demolition is started.
 - Delayed projects require documentation that interior and exterior treatment will be maintained until start of demolition
 - Projects lasting more than 30 days will continue exterior treatment until demolition is complete
 - Property must be maintained free of trash and garbage during demolition process.
 - For ordered demolitions the city may obtain the certification as part of the expense of demolition constituting a lien against the real property.

Cost to the Industry

- Structures, 2000 to 3000 square feet-\$150-250.
- Commercial buildings,- inspection and baiting, “several hundred dollars”, dependent on size and situation. Pest control companies were hesitant to give estimates on larger buildings