



TCR 38 – Environmentally friendly pest control measures

Effective date:

March 1, 2021

Applicable to the following property types:

Office (09.01.05)

Universal (09.01.05)

Enclosed Shopping Centre (09.01.05)

Light Industrial & Open Air Retail (09.01.05)

Resolution Summary:

Clarity has been provided to define what BOMA BEST accepts as an “environmentally friendly pesticide, fertilizer and herbicide”.

1. First, the building manager must conduct an inventory of all pests found on site. This will help identify the pest management strategy that is more likely to be successful.
2. Next, non-chemical alternatives must first be tried. A list of options is provided in the “Requirements” description. Building Managers must be prepared to show or describe what non-chemical methods have been put in place/tried at the building.
3. Following the use of non-chemical strategies, if chemical options are still deemed necessary, the products used must be either classified as Tier 3 in the *Pesticide Research Institute’s* online pest management database (PestSmart) OR be included in the *Organic Materials Review Institute (OMRI) Canada Products List*. Building managers must provide an inventory of the chemicals used, demonstrating that they can be found in either of the following resources and are classified appropriately:
 - PestSmart: <https://www.pesticideresearch.com/site/overview/tools/featured-page-pestsmart/> (must be Tier 3)
 - Organic Materials Review Institute Canada: <https://www.omri.org/canada-list> (must be present in the list)

Where landscaping services are contracted, the contracted company must provide the building manager with documentation showing that they meet the same requirements outlined above.

New question wording (changes are marked in red):



09.01.05	Use of non-chemical control measures followed by environmentally preferable pesticides, fertilizers, and herbicides?	
Explanation & Evaluation	<p>Description: Broad-spectrum application of pesticides, fertilizers, and herbicides has significant impacts on the health of the landscape and the runoff of harmful chemicals into the environment. Building managers can reduce non-point source pollution by focusing on using non-chemical control methods. When chemical options are used, these should be low in toxicity and persistence. Their use should be part of an overall landscape management plan.</p> <p>Requirements: To be considered eligible, demonstrate the following elements:</p> <ol style="list-style-type: none"> 1. Inventory of all pests present on-site; AND 2. List of all non-chemical control measures used to control targeted organisms. Before any chemicals are applied, demonstrate that non-chemical control measures are utilized. These include (but are not limited to): <ul style="list-style-type: none"> • Planting naturally pest-resistant species (refer to local conservation authority for plant directory); • Pruning infested areas of plants; • Hand cultivation of weeds before they go to seed (avoiding disturbing soil more than necessary, which can bring more weeds to the surface); • Leaving grass clippings in place to reduce fertilizer (especially nitrogen); • Aerating in spring and fall to physically break up thatch, unhealthy quantities of which can harbor insects and diseases; • Composting to add macro- and micro-nutrients to the soil (reducing the need for fertilizer) and increase microbial activity that will decompose thatch; • Over-seeding to create a dense turf to crowd out weeds; • Mowing at a cutting height of 7.5 cm to shade sun-loving weeds and encourage grass root development (low mowing encourages weed invasion); • Mulching using compost created via an in-house system (e.g. tumbler or composter). AND 3. Inventory of all acceptable chemical pesticides, herbicides, and fertilizers used to control targeted organisms (if still warranted). <ul style="list-style-type: none"> • Pesticides or herbicides: Products must be listed as “Tier 3” products on the Pesticide Research Institute’s online pest management database, PestSmart. • Fertilizers: Products must be included in the Organic Materials Review Institute (OMRI) Canada Products List®. <p>Where landscaping services are contracted, the contracted company must provide the building manager with documentation showing that they meet the same requirements outlined here.</p> <p>Additional Information: PestSmart: https://www.pesticideresearch.com/site/overview/tools/featured-page-pestsmart/ Organic Materials Review Institute Canada: https://www.omri.org/canada-list</p>	
Scoring	Yes	2/2
	No	0/2
	N/A	0/0