

RMC Pest Management Consulting
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To Debbie Kaplan
dk@andpizza
May 22, 2014

Hi Debbie:

Since it appears you may need this in a hurry, here are a few of the overview items.

I believe any quality contractor will be able construct a refuse shed in the manner listed below. There are no "extraordinary" components.

The harder and perhaps more important part will be ensuring employees and management employ a "Best Practices" operation for the shed. It must be carefully monitored and supervised by the facility manager. If this aspect fails, refuse sheds can be worse than no shed at all as they can quickly degrade into rat-sheds that will affect the nearby streets and all properties.

The shed must be // and additional points:

1. Large enough to store all generated trash for upwards of 2 days worth

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of trash.

2. There must be a cement floor in thickness similar to a normal car garage.
3. The walls can be concrete hollow block for cost efficiency. But the block must be kept completely blocked at the top and all mortar joints must be sealed with a high quality elastomeric material to allow for expanding and contracting in the heat and cold of Washington DC weather.
4. Strongly discourage the use of corrugated aluminum sheathing over simple studding.
5. The roof must be flush and sealed at the roof-wall junction to not allow any entries from rodents and insects.
6. No holes or gaps larger 6mm should exist at any of the elements (door bases, roof to foundation joint, around any line penetrations, around any ventilation vents, etc.).
7. Any doors to the shed must be heavy duty to withstand the anticipated abuse typical of a refuse shed and frequent entry and egress, etc. Galvanized hollow core metal; fitted within 6 mm to threshold.
8. Any door entry areas must be rat proofed to 6mm (12 mm is for rats; but 6mm will deny mice also) at their bases or at the astral joint between any double doors.
9. Rat proofing door seals are available from companies such as Xcludr (Google), Sealeze Corp, etc. Or the contractors can keep a metal base plate on the base of the door and keep the door to floor crevice not larger than 6mm (1/4 inch).

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10. Any ventilation louvers/vents constructed of galvanized HD hardware cloth; 1/4 in mesh.
11. Roof: Proper sloping to prevent any water puddling (pigeons and rats can be attracted to structures just for water sources on roofs; or, proper drainage to allow rain water runoff.
12. Green roofs containing plants are acceptable providing they are not conducive to allowing rats to burrow into any soil medium (i.e., no thicker than 4 inches). Mulch beds are acceptable as they are not conducive to rat burrows.
13. Floor cement density must be spec to allow for power washing and draining of any washing fluids
14. Walls should be painted with commercial-grade high gloss paint and sealant to prevent the accumulation of odor grease and food grease residues that will attract flies, ants, cockroaches, rodents, bacterial growth, etc.
15. Landscaping border of shed (if one is desired for aesthetics); avoid planting shrubs that are dense and close to the ground (i.e., cavernous shape). If bushes are desired, plant only vase shaped species (i.e., open at base; not creating any shadowy zones to attract rodents to burrow next to the shed's foundation).
16. Install a 16-inch wide pea-gravel perimeter around the shed. This will discourage rats from burrowing along side the shed. (With or without shrubs).
17. Once completed, ensure the contracted pest professional installs two permanent exterior rat bait stations flanking opposite sides of the long

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sides of the shed. The stations are to be checked during each and every visit; baits should be changed out as needed; but no later than once a month; need it or not basis.

18. The shed must be kept clean; daily cleaning of any food scraps and spills. Weekly power-washing or sooner as necessary.
19. Employees must be trained to keep all doors closed and latched at all times. A good pest proofed shed is completely neutralized if employees do not use it correctly.
20. Contracted pest professionals cannot compensate for any improper employee practice with poison baits or traps. Sanitation is the primary weapon against vermin issues in any neighborhood.
21. The compactor itself must be maintained according to all manufacturers instructions for maintaining cleanliness. This cannot be stressed enough as dirty and greasy compactors can not only attract rats to the property and the surrounding areas, but also cause severe neighborhood-level fly issues.

Please feel free to call or email with any additional questions or concerns.

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