

ARTICLE 10

CONSTRUCTION AND DEMOLITION DEBRIS WASTE REDUCTION AND
RECYCLING REQUIREMENTS

Section	Subject Matter
5-10.01	PURPOSE
5-10.02	DEFINITIONS
5-10.03	THRESHOLDS FOR COVERED PROJECTS
5-10.04	NON-COVERED PROJECTS
5-10.05	COMPLIANCE AS CONDITION OF APPROVAL
5-10.06	SUBMISSION OF DEBRIS RECYCLING STATEMENT
5-10.07	REVIEW OF DEBRIS RECYCLING STATEMENT
5-10.08	SUBMISSION OF A COMPLETED SUMMARY REPORT
5-10.09	WEIGHING OF C&D DEBRIS
5-10.10	DETERMINATION OF COMPLIANCE
5-10.11	CITY'S RIGHTS TO MONITOR AND INSPECT
5-10.12	SUPPORTING DOCUMENTATION
5-10.13	TARGETED MATERIALS
5-10.14	APPEALS
5-10.15	PENALTY

ARTICLE 10

CONSTRUCTION AND DEMOLITION DEBRIS WASTE REDUCTION AND
RECYCLING REQUIREMENTS

(Added by Ordinance 01-05, adopted March 6, 2001)

Section 5-10.01 PURPOSE. This Article is adopted in order to supplement the provisions of the California Integrated Waste Management Act of 1989 which requires that each local jurisdiction in the state Divert 50% of discarded materials from landfills by December 31, 2000 and aid in compliance with the Alameda County Waste Reduction and Recycling Act of 1990 (Measure D). Since construction and demolition debris has, in past years, constituted as much as 16% of the materials deposited in Alameda County landfills, the City has identified such debris and waste a significant target for reduction and recycling. The intent of this Article is to Divert building materials from landfills, and process and return the materials into the economic mainstream, thereby conserving natural resources and stimulating markets for recycled and salvaged materials.

Section 5-10.02 DEFINITIONS. For the purposes of this Article, the following definitions shall apply:

- a. "Applicant" shall mean any individual, firm, limited liability company, association, partnership, the State, any political subdivision and/or agency of the State, any government agency, municipality, county, city, chartered city or county, school district, community college district, industry, business, public or private corporation or any other entity who applies to the City for permits to undertake any construction, demolition or renovation Project within the City that is subject to this Article.
- b. "Construction" means the building of any structure or portion thereof, including, but not limited to, improvements to or remodeling or repair of an existing facility or structure.
- c. "Construction and Demolition Debris", "C&D Debris" and "Construction Debris" means used or discarded materials removed from the premises during construction or renovation of a structure resulting from construction, remodeling, repair, improvement, or demolition operations on any pavement, street, driveway, house, building, or other structure or improvement regardless of the nature of such structure or improvement.
- d. "Conversion Rate" means the rate set forth in the standardized Conversion Rate Table approved by the City pursuant to this Article for use in estimating the volume or weight of materials in a Debris Recycling Statement.
- e. "Debris Recycling Statement" means the completed DRS Form approved by the City for the purpose of assuring compliance with this Article submitted by the Applicant for any affected or non-affected Project.
- f. "Debris Recycling Statement Compliance Officer" means the Director of Public Works or his/her designee. The Debris Recycling Statement Compliance Officer shall be the individual responsible for implementing this Article.

g. “Demolition” means the destroying, razing, tearing down or wrecking of any pavement, street, driveway, house, building, or other structure or improvement regardless of the nature of such structure or improvement whether in whole or in part, whether interior or exterior.

h. “Divert” means to use material for any purpose other than disposal in a landfill or incineration facility. Methods of Diverting materials from landfills shall include reuse, recycling, and salvage.

i. “Diversion Attainment” means the diversion of 100% of the asphalt, concrete and similar material, and at least 50%, by weight, of the total of all other C&D Debris generated by an affected Project.

j. “Hearing Officer” means the City Manager or designee.

k. “Project” means any activity which requires an application for a building permit, demolition permit, encroachment permit or other similar permit from the City.

l. “Recycling” means the process of collecting, sorting, cleansing, treating, and/or reconstituting of materials that would otherwise become solid waste, and returning them to the economic mainstream in the form of raw material for new, reused or reconstituted products which meet the quality standards necessary to be used in the marketplace.

m. “Renovation” means any change, addition or modification in an existing structure or improvement.

n. “Reuse” means further or repeated use of Construction or Demolition Debris in the same or different form.

o. “Salvage” means the controlled removal of C&D Debris from a permitted building or demolition site for the purposes of recycling, reuse or storage for later recycling or reuse.

p. “Source Separated” means recyclables that have been segregated from solid waste, by or for the generator, on the premises where they were generated, for handling different from that of solid waste.

q. “Summary Report” means the report to be submitted to the Debris Recycling Statement Compliance Officer at the conclusion of any affected Project.

r. “Targeted Materials” means the C&D Debris listed in the Debris Recycling Statement that could potentially be reused, recycled or salvaged.

Section 5-10.03 THRESHOLDS FOR COVERED PROJECTS. The provisions of this Article shall apply to all construction, demolition and/or renovation projects within the City with a permit valuation in excess of \$75,000 as determined by the

City's Building Official or designee. The total cost established by this section shall be adjusted every five years, beginning in the year 2006 to reflect an increase or decrease in the cost of construction due to inflation or deflation.

Section 5-10.04 NON-COVERED PROJECTS. Applicants for Projects that do not meet the threshold requirements set forth in Section 5-10.03 shall be encouraged to meet Diversion Attainment described herein.

Section 5-10.05 COMPLIANCE AS CONDITION OF APPROVAL. Compliance with the provisions of this Article shall be included as a condition of approval on all building and/or demolition permits issued for Projects that meet or exceed the thresholds set forth in this Article.

Section 5-10.06 SUBMISSION OF DEBRIS RECYCLING STATEMENT. Applicants for building or demolition permits involving Projects covered by this Article shall complete and submit a Debris Recycling Statement (DRS) on a form approved by the City. Such DRS form shall be provided to the Applicant by the City as part of the permit application package. The completed DRS form shall include and indicate all of the following:

- a. the estimated volume or weight of the C&D Debris, by type of material generated;
- b. the estimated volume or weight of materials that can feasibly be Diverted via reuse or recycling;
- c. the vendor or facility that the Applicant proposes to use to collect and/or receive the Diverted material;
- d. the estimated volume or weight of materials that will be deposited in a landfill.

For the purposes of this section, the Applicant shall use standardized Conversion Rates, approved by the City, to estimate the volume and weight of materials identified in the DRS.

Section 5-10.07 REVIEW OF DEBRIS RECYCLING STATEMENT.

a. Timeframe for Review: The Debris Recycling Statement Compliance Officer will review the DRS and advise the Applicant within five days of receipt of the DRS of his/her decision regarding approval or non-approval.

b. Approval of Debris Recycling Statement: Notwithstanding any other provision of this Code, no building, demolition or similar permit shall be issued unless and until the Debris Recycling Statement Compliance Officer has approved the DRS for the Project. Approval shall not be required, however, where a determination has been made by the City that emergency demolition is necessary to protect public health or safety. A DRS shall only be approved if the Debris Recycling Statement Compliance Officer determines that the following conditions have been met:

(1) The DRS provides all of the information required by this Article; and

(2) The DRS indicates that 100% of the asphalt, concrete and other similar material, and at least 50%, by weight, of all other C&D Debris generated by the Project will be Diverted; or

(3) The DRS indicates that 100% of the asphalt, concrete and similar materials will be Diverted, and demonstrates good cause as to why at least fifty percent (50%) by weight of the remainder of the C&D Debris generated by the Project will not be Diverted.

If the Debris Recycling Statement Compliance Officer determines that the DRS has met condition (1) and either condition (2) or (3) set forth above, the DRS shall be marked "Approved". A copy of the approved DRS shall be returned to the Applicant and the Building Division shall be notified that the DRS has been approved.

c. Non-Approval of Debris Recycling Statement: If the Debris Recycling Statement Compliance Officer determines that condition (1), or either (2) or (3) has not been met, he or she shall either return the DRS to the Applicant requesting full documentation of the reasons that the requirements set forth herein cannot be met, or return the DRS to the Applicant marked "Denied". If the DRS is returned marked "Denied", it shall be accompanied by a statement of reasons for the denial. Once the Building Division is notified that a DRS has been denied, it shall not issue the permit for the project for which the DRS has been submitted until it has been notified that a DRS has been approved.

Section 5-10.08 SUBMISSION OF A COMPLETED SUMMARY REPORT. At the conclusion of every Project subject to this Article, and prior to issuance of a temporary or final certificate of occupancy by the City, the Applicant shall submit to the Debris Recycling Statement Compliance Officer a Summary Report that contains all of the following documentation:

(a) The actual volume or weight of C&D Debris that was Diverted and was not Diverted by type of material, and the Diversion method used by Applicant; and

(b) A copy of the previously approved DRS for the Project; and

(c) The vendor or facility that the Applicant utilized to collect and receive the Diverted material; and

(d) A description of any barriers that were encountered.

Section 5-10.09 WEIGHING OF C&D DEBRIS. Applicants shall make every reasonable effort to assure that all C&D Debris Diverted and/or deposited in a landfill is measured and recorded using the most accurate method of measurement available. To the extent possible, all C&D Debris shall be weighed by measurement on scales. Such scales shall be in compliance with all regulatory requirements for accuracy and maintenance. A volumetric measurement shall be used for all C&D Debris for which weighing is not practical due to small size or other considerations. Volumetric measurements shall be converted to weight by using the standardized Conversion Rates approved by the City for this purpose.

Section 5-10.10 DETERMINATION OF COMPLIANCE. The Debris Recycling Statement Compliance Officer shall review the completed Summary Report submitted pursuant to Section 5-10.08 to determine whether the Applicant has Diverted 100% of the asphalt, concrete and similar material, and at least 50%, by weight, of the total of all other C&D Debris generated by the Project. Such determination shall be based upon this Article and the implementing guidelines adopted by the City as follows:

(a) The Applicant shall be found to have achieved a “Diversion Attainment” if (1) 100% of the asphalt, concrete and similar material generated by the Project has been Diverted and appropriate documentation as required by this Article has been provided to the City; and (2) at least 50%, by weight, of the remainder of the C&D Debris generated by the Project has been Diverted and appropriate documentation as required by this Article has been provided to the City.

(b) When the Applicant has not achieved Diversion Attainment for a Project, the Debris Recycling Statement Compliance Officer shall determine if such Applicant has made a good faith effort to comply with the requirements of this Article. In making this determination, consideration may be given to information submitted by the Applicant, the availability of markets for the C&D Debris that was not Diverted, the size and nature of the Project, the documented efforts of Applicant to Divert C&D Debris and the barriers encountered. If the Applicant is determined to have made a good faith effort to comply with the C&D Diversion and documentation provisions herein above set forth, further compliance with this Article shall be excused.

(c) An Applicant shall be in a “Non-Attainment” status if it is determined that (1) 100% of the asphalt, concrete and similar material generated by the Project was not Diverted; (2) that 50% of the remainder of the C&D Debris was not Diverted; and (3) that a good faith effort was not made, or if the Applicant fails to submit the documentation required by this Article.

Section 5-10.11 CITY’S RIGHTS TO MONITOR AND INSPECT. The City shall have the right to inspect all Projects subject to this Article to determine levels of actual Diversion activities and validate the information contained in the DRS and Summary Report. Upon request by the City, Applicant shall provide documentation, papers and records relating to the disposal of C&D Debris for an affected Project.

Section 5-10.12 SUPPORTING DOCUMENTATION. Applicants shall retain receipts and weight tags for the quantities of materials reused, salvaged, recycled and deposited in a landfill as indicated in the Summary Report for a period of one year following the final inspection and issuance of a temporary or final certificate of occupancy. Applicant shall make such records available to the City for inspection and copying upon request.

Section 5-10.13 TARGETED MATERIALS. In furtherance of the goals established by this Article, the Director of Public Works may, from time to time, change the C&D Debris materials targeted for Diversion based upon local markets and conditions.

Section 5-10.14 APPEALS. An Applicant may appeal a decision of the Debris Recycling Statement Compliance Officer by initiating the following procedure:

(a) Within ten calendar days after the date of a written decision, an appeal in writing must be filed with the Debris Recycling Statement Compliance Officer. The appeal shall be on a form prescribed by the Debris Recycling Statement Compliance Officer and shall state specifically, and in detail, the error or action which is being appealed.

(b) Within ten working days of receipt of the appeal, the City Manager shall appoint a hearing officer. The Hearing Officer shall schedule a time and date, provide the Applicant a minimum of ten days written notice and conduct a hearing on the appeal.

(c) In deciding the appeal, the Hearing Officer shall consider the evidence provided by the Applicant, the Debris Recycling Statement Compliance Officer, and any other information he/she feels relevant to the disputed issue. In rendering a decision, the Hearing Officer shall consider and give considerable weight to purpose and intent of this Article.

(d) Within 14 working days of the completion of the hearing, the Hearing Officer shall render a written decision either affirming, modifying or reversing the decision of the Debris Recycling Statement Compliance Officer. The decision of the Hearing Officer shall be final.

Section 5-10.15 PENALTY. Violations of any of the provisions of this Article shall be infractions subject to the provisions of Section 1-3.00(e) of this Code.