



## Construction and Demolition Recycling Criteria & Information

Town of Atherton  
Building Department  
80 Fair Oaks Lane  
Atherton, California 94027  
Phone: (650) 752-0560  
Inspection requests:  
(650) 752-0542

The Integrated Waste Management Act of 1989 requires all cities in the State of California to reduce their landfill diversion by 50% by the year 2000. In order to meet the goal of 50% reduction in landfill diversion, the Town of Atherton has adopted Ordinance No. 506.

This ordinance requires that at least 75% of the waste tonnage from any Demolition project, or the scrap and debris from New Construction be recycled and/or reused. Projects that consist of [only] interior remodeling and the re-roofing of structures will require you to recycle a minimum of 75% of waste tonnage. The Town requires that separate forms are to be completed for projects where both Demolition and Construction are to occur.

Prior to the issuance of any permits for work on Covered Projects the applicant shall complete a "Recycling and Waste Reduction Form." Covered Projects are defined as any project that has an estimated cost above fifty thousand dollars (\$50,000.00) or will generate more than ten (10) tons of construction or demolition debris.

A site visit may be made by Town Staff to estimate the total waste tonnage to be generated by a Demolition project. The applicant shall post a deposit at the rate of \$50.00 per ton of waste to be recycled and/or reused. The minimum deposit for all covered projects shall be \$1,000.00 with the exception of Re-roofing projects, which are subject to a minimum \$500.00 deposit. Within sixty days following the completion of the project, documentation, satisfactory to the Town, shall be provided to demonstrate the total tonnage of waste recycled and/or reused. ***If the permittee fails to report the amount recycled within sixty days of the completion of the project, the recycling deposit shall be forfeited.***

It is the contractor's responsibility to demonstrate they have recycled the calculated amount of the waste generated. If it has been satisfactorily demonstrated that the calculated amount of the waste has been recycled and/or reused, the full amount of the deposit will be refunded. If less than the calculated amount of the total waste is recycled and/or reused the Town of Atherton will retain \$50.00 for each ton not recycled and/or reused. The monies that the Town of Atherton retains will be deposited into an account that will be used to meet the objectives of Ordinance No. 506.

*For example: if it is estimated that an Interior Remodel project will generate 40 tons of waste, the contractor will be required to recycle at least 20 tons of waste material. The deposit, equal to the amount of \$50.00 x 20 tons would be \$1,000.00. If the contractor documented that only 15 tons were actually recycled the Town of Atherton would retain the difference (5 tons x \$50.00 ton) or \$ 250.00. The contractor would be returned only \$750.00 of their deposit)*

One recycling method that seems to give the most benefit to everyone is to retain the services of a "Deconstruction Contractor." A Deconstruction Contractor will typically go through a house to be demolished and remove all items with a resale value. These items may include; hardwood flooring, cabinetry, windows, sinks and vanities, countertops, large timbers, etc. these Deconstruction Contractors usually do not charge any fees to "deconstruct" a house. And, as an added incentive, the owner typically



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gets a tax benefit by being able to write-off the sale price of the items removed from the house. See the attached list of deconstruction businesses.

In addition to deconstruction, it will most likely be necessary to haul waste material to an offsite location. There are a few landfills that can recycle construction materials. Two such examples would be Bell Marine in Redwood City, which recycles concrete and asphalt, and Zanker Road Landfill in San Jose, which recycles approximately 90-95% of the material, brought to them.

Please ensure that your workers understand that some facilities require that you declare that the debris you are delivering to them is for recycling. Receipts that do not clearly indicate the materials have been diverted to Recycling, and are marked only as refuse or garbage will not be accepted as adequate documentation.

If the facility has the ability to *weigh* the amount of material please obtain those receipts. Each truckload should be weighed and given a receipt for documentation. Retain these receipts, as they are required for documentation when you submit for a deposit refund!

Separating into clean loads those materials that cannot be salvaged will facilitate their recycling, and is strongly encouraged. For example, the on-site separation of scrap wood during new construction should be undertaken where feasible, particularly where it represents a large portion of materials generated. Be sure to label your containers and educate your subcontractors to ensure clean source-separated loads. General contractors should consider inserting recycling language into their contracts. Facilities generally accept source-separated materials at a lower fee than mixed debris. Additionally, if you use a debris box you should ensure that your debris box service provider hauls your mixed debris to an approved facility.

It is the contractor's responsibility to provide the Town with documentation demonstrating that the required minimum of generated materials has been adequately recycled. For deconstruction and salvaging, have your service provider write a brief letter or complete the attached Salvage Inventory Sheet, outlining the types and quantities of materials salvaged. For the disposal of source separated or mixed debris - contractors shall provide official weight tickets on facility letterhead showing the date, source (project address), amount and type of materials disposed. The contractor shall include the weight tickets with a completed Diversion Summary Form.

Requests for refunds shall be submitted at the time of the Final Inspection for the project. In the case of a Demolition project, the contractor should submit all documents prior to any new construction occurring at the site.

Please follow the directions on the forms to ensure prompt processing and refunding of any deposits. Failure to submit acceptable documentation may result in less than a full deposit being returned to you.