



CITY OF PALOS VERDES ESTATES Construction and Demolition (C&D) Waste Management Plan and Requirements

Information Sheet

The City of Palos Verdes Estates requires a Construction and Demolition Waste Management Plan (WMP) be submitted to comply with the 2016 Green Building Standard Codes (CALGreen) and Chapter 8.14 of the Palos Verdes Estates Municipal Code, which set forth recycling requirements for construction and demolition (C&D) projects. CALGreen requires the recycling and/or salvaging for reuse at least 65% of C&D waste. Applicants must comply with the CALGreen provisions and the City of Palos Verdes Estates Municipal Code (PVEMC) Chapter 8.14 (Construction and Demolition Waste Management), whichever is more stringent.

1) WHAT PROJECTS REQUIRE SUBMITTAL OF WMP COMPLIANCE DOCUMENTS TO VERIFY DIVERSION OF 65% OF C&D DEBRIS?

The following are covered projects:

- Total project valuation equals or exceeds \$50,000
- Re-roofing project only (valuation equals or exceeds \$10,000 or 50% or more of roof replaced)
- Demolition project requiring Demolition Permit

Concurrent permits and all phases of a project are considered “one” project.

2) WHAT PROJECTS ARE EXEMPT?

The following are noncovered projects:

- Projects for which only a plumbing, electrical, or mechanical permit is required.
- Immediate or emergency construction, repair, or demolition work required to protect the public health or safety in an emergency, as defined in Section 21060.3 of the Public Resources Code, as it may be amended from time to time.

Noncovered projects are exempt from the requirements of PVEMC Chapter 8.14. Each applicant for a noncovered project is encouraged to divert at least the amount as established by State law of all project-related C&D debris.

3) HOW DOES AN APPLICANT COMPLY WITH THE PROVISIONS OF THE CONSTRUCTION AND DEMOLITION WASTE DISPOSAL ORDINANCE?

Obtain and complete C&D Waste Management Plan (WMP) Application. Upon completing the WMP application and it is determined that the project is a noncovered project, no further action is required.

If the project is determined to be a covered project, an applicant has three options for complying with the City’s C&D waste management requirements:

OPTION A: Use roll-off bins provided by Athens Services, the City’s franchise solid waste hauler, for removal of all C&D debris generated at the project site.

OPTION B: Self-haul all construction and demolition debris generated at the project site to a C&D recycling facility. **No roll-off bins are permitted.**

OPTION C: (Combination of Options A and B) Use a combination of roll-off bins provided by Athens Services and self-hauling for removal of all C&D debris generated at the project site. **No roll-off bins are permitted except Athens Services bins.**

Required Activities for Each Option	Option A	Option B	Option C
Submit WMP Application	✓	✓	✓
Pay Fee	\$183	\$549	\$549
Contract with Athens Services for refuse bins	✓		✓
Complete Materials Handling Estimate Worksheet		✓	✓
<p>Pay Refundable Security Deposit</p> <p>3% of Valuation; \$1,000 minimum \$10,000 maximum Residential; \$30,000 maximum Commercial</p> <p>The refundable security deposit must be payable to the City of Palos Verdes Estates and must be in the form of cash, check, or cashier's check or Letter of Credit. Credit cards are not accepted.</p> <p>Failure to comply will result in forfeiture of security deposit.</p>	✓	✓	✓
Inform all subcontractors on the project of the project's C&D Waste Management Plan and request they sign the Subcontractor Acknowledgement Form.	✓	✓	✓
Complete Waste Management Compliance Report at the end of each calendar year and within 120 days after project completion.	✓	✓	✓
Apply for refund of C&D Performance Security Deposit	✓	✓	✓

4) UNIVERSAL WASTE VERIFICATION FORM

Universal wastes are hazardous wastes that are widely produced by households and many different types of businesses. Universal wastes include televisions, household appliances, computers and other electronic devices as well as batteries, fluorescent lamps, cathode ray tubes/glass, non-empty aerosol cans, mercury thermostats, and other mercury containing equipment, among others.

Universal waste cannot be discarded in household trash nor disposed of in landfills.

Submit Universal Waste Disposal/Recycling Requirements Form and submit with the C&D WMP Application Form for **non-residential projects**, if they meet the following thresholds:

- Nonresidential additions of 1,000 SF or greater; or
- Nonresidential building alterations with a permit valuation of \$200,000 or above.

A Universal Waste Verification Form as mandated by Section 5.408.2 of the CALGreen Building Code shall be completed and submitted with the WMP Compliance Report.

5) WASTE MANAGEMENT COMPLINACE REPORT

- a. Keep all original weight tags, gate receipts, and/or invoices to document actual quantities of materials, including if applicable, Universal Waste, generated, reused, recycled, and/or disposed of throughout your project, as well as facilities or service providers used for disposal of materials.
- b. Complete and submit a WMP Compliance Report and original receipts outlined in Step 6 to the Public Works Department. The WMP Compliance Report documents your actual construction and demolition tonnages and **must be submitted after the end of each calendar year and within one hundred twenty (120) days after the completion of the covered project, otherwise the security deposit may be forfeited.**
- c. The WMP Compliance Report shall include the signed **Subcontractor Acknowledgement Form** and, if applicable, the **Universal Verification Form**.
- d. The WMP compliance official will review the submitted WMP Compliance Report and determine the extent the applicant has complied with the diversion requirements. The City will refund the security deposit if at least 65% of C&D waste generated from the covered project has been diverted from landfill disposal. The Waste Management Compliance Officer may provide a partial refund if a lesser percentage is diverted. The deposit shall be forfeited entirely if there is a failure to comply with C&D waste management requirements pursuant to PVEMC Chapter 8.14.

6) FORMS

C&D Waste Management Plan documents and forms can be downloaded at <http://www.pvestates.org/CandDWasteManagement>.