



Construction & Demolition Recycling Committee

July 9, 2013



OUTLINE

- Background
- Ordinance Potential Impact
- Ordinance Types
- Ordinance Parameters
- Ordinance Development Process

BACKGROUND

Resolution No. 20100930-023

Instructs City Manager to investigate:

- 1) Requiring all C&D sites to recycle or salvage
- 2) Creating incentives for recycling and salvaging
- 3) Creating an economic-hardship fee waiver for the demolition and relocation permit fee
- 4) Applying a portion of the demolition and relocation permit fee toward preservation review

BACKGROUND

ARR Master Plan

Construction Materials Management:

- 1) Adopt policies to increase reuse, recycling and composting of products used in additions, renovations, and new construction
- 2) Require large scale project building permits holders to provide diversion plans
- 3) Transition to higher rates of diversion requirements
- 4) Register C&D debris facilities and haulers

BACKGROUND RESEARCH & Public Engagement

- Interview & Inquiries
 - 4 City departments
 - 4 professional associations
 - 9 municipalities and counties
 - 20+ industry members
- More to come
- www.austintexas.gov/construction-demolition
- “Join the Process” campaign



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3-1-1



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CONSTRUCTION MATERIAL RECYCLING ORDINANCE

By [resolution](#), the Austin City Council directed city staff to investigate requiring construction and demolition sites to recycle or salvage materials. The goal is to develop an ordinance that also supports the City's Zero Waste goal and the [Austin Resource Recovery Master Plan](#).

Austin Resource Recovery, the Planning and Development Review Department, Austin Energy Green Building, Austin Code Department, and the Office of Sustainability are conducting a collaborative stakeholder process to draft a construction material recycling ordinance for City Council consideration.

Join the Process

City staff is gathering stakeholder input for a draft ordinance through several public meetings.

Join the [mailing list](#) to receive updates on meetings and related announcements. The City encourages participation from architectural design, engineering, construction, demolition, deconstruction, hauler and material processor stakeholders.

Ordinance Development Process (subject to change)

- Stakeholder meetings – Discuss experiences with construction material recycling
- Zero Waste Advisory Commission (ZWAC) Construction & Demolition(C&D) Recycling Committee – Review stakeholder input and discuss ordinance

TOP CONTENT

- ★ Residential Curbside Collection Schedule
- ★ Household Hazardous Waste
- ★ Residential Bulk Collection
- ★ Residential Recycling Collection
- ★ Residential Trash Collection

Questions? Call 3-1-1 or...



SEND US AN EMAIL



Announcements

C&D Ordinance Development

The City is developing an ordinance that would require certain construction or demolition sites to recycle or salvage construction materials similar to the Construction Waste Requirements of Austin Energy Green Building

To participate & receive meeting notices/announcements:

Join the mailing list at <http://eepurl.com/NbTB9>

<http://www.austintexas.gov/development-demolition>

Austin

CONSTRUCTIONTM

NEWS

The Industry's Newspaper

LET YOUR VOICE BE HEARD.

A new ordinance is being considered requiring recycling of construction debris. Join the conversation and help make the best decision for Austin.

Sign-up to receive meeting notifications at:
austintexas.gov/construction-demolition

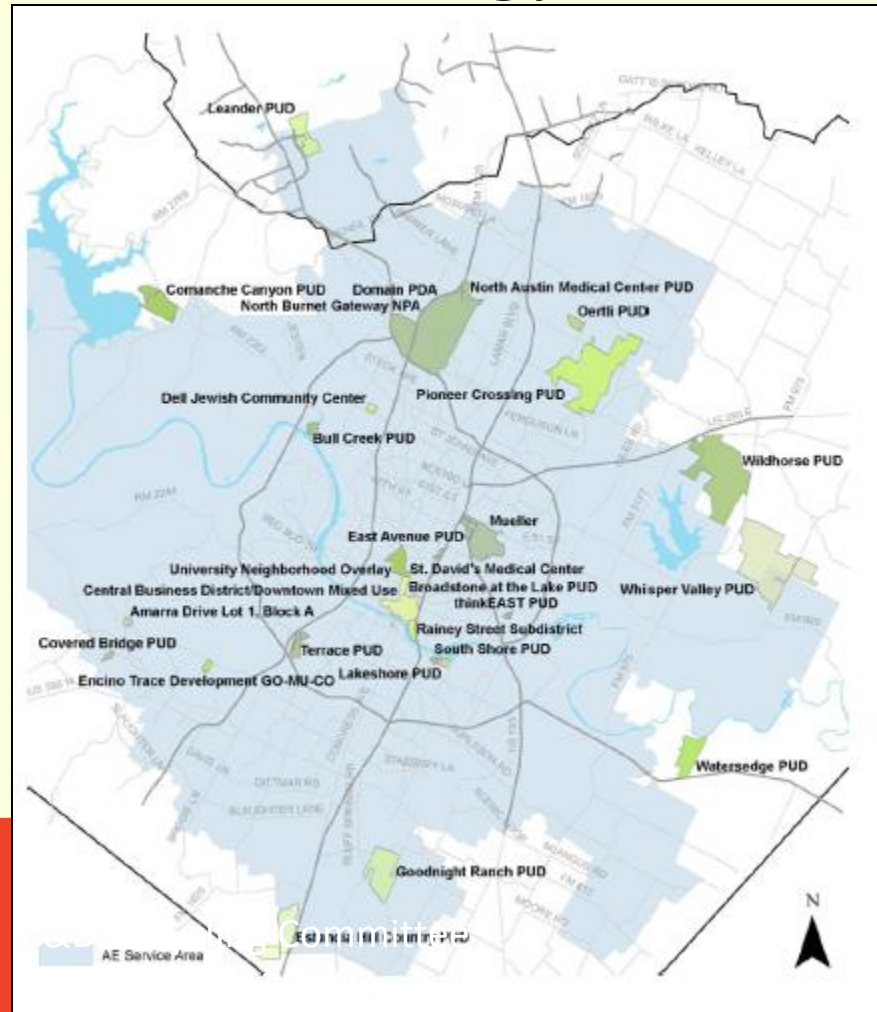




BACKGROUND

Austin Energy Green Building

- Voluntary – within Austin Energy Service area
- Mandatory
 - Downtown
 - SMART Housing
 - Mueller
 - UNO
 - PUD





Austin Energy Green Building

2013 Basic Requirement

Construction Waste Management:

- Recycle or salvage >50% by weight C&D material, excluding excavated soil, stone, and land clearing debris
- Diverted material must include at least four material streams (i.e., concrete, metal, wood, cardboard, paper, plastic, drywall)



Austin Energy Green Building Construction Waste Management

2013	Number	Square Feet	Generated (tons)	Diverted (tons)	% Diversion	Generated (lbs/sf)	Disposed (lbs/sf)
Commercial	15	2,035,035	17,488	14,192	81%	17.2	3.2
Multifamily	12	1,758,814	11,891	9,293	78%	13.5	3.0
TOTAL	27	3,793,849	29,379	23,485	80%	15.5	3.1

Ordinance Potential Impact

Landfills & Haulers, 2013

- Landfills (4 Type I, 1 Type IV) reported
 - 400,000 tons of C&D
 - 20% of what they handled
- Licensed haulers & ARR
 - Disposed 1.2 million tons
 - 20% of 1.2 million tons = ~**240,000 tons of C&D**

Ordinance Potential Impact Processing

- 5 Commingled C&D
- 8 Concrete, rubble
- 12 metal scrap
- 10 wood scrap
- 5 Reclaimed asphalt pavement
- 3 Reclaimed asphalt shingles
- 3 Carpet & carpet padding



Program & Ordinance Types

Green Building

- Examples
 - Austin Energy Green Building
 - LEED
- Process
 - Pre-project plan
 - Project tracking
 - Post-project report
- End-use restrictions

Program & Ordinance Types

Deposit & Refund

- Examples
 - Plano TX
 - San Diego CA
 - San Jose CA
- Refund
 - Proportional to recycling rate
 - Performance based

Program & Ordinance Types

Post-Project Fee

- Performance-based fee
 - Chicago IL
 - Madison WI
- Flat fee (fine) for noncompliance
 - Portland OR
 - Lee County FL

Program & Ordinance Types

Qualified Processors

- Examples
 - San Francisco CA
 - Chatham County NC
 - Orange County NC
 - LEED credit
- Project: submit plan but not report
- Processor
 - Report
 - Auditing

ORDINANCE PARAMETERS

Affected Projects

- Size of project
- Type of project
 - Demolition
 - New construction
 - Renovations
- Type of use
 - Residential
 - Multi-family
 - Commercial/Mixed Use

ORDINANCE PARAMETERS

Project Requirements

- Diversion – minimum percentage
- Materials – number or specified
- Plan, Track, Report
- Eligible on-site practices
 - Salvage
 - Onsite reuse or recycling
- Provide credit for:
 - Reducing generation
 - Use of salvaged or recycled-content building materials or products

ORDINANCE PARAMETERS

Hauler & Processor Requirements

Hauler

- License
- Report: by project, annually

Processor

- Source-separated material processors
- Mixed-material processors
- Qualifying end-uses

Ordinance Development Process & Schedule

Date	Meeting	Description
August 8 & 14	Stakeholders	Public input on ordinance parameters
August 28	C&D Committee	Considers staff-proposed intent document
November	ZWAC	Considers proposed ordinance
Nov/Dec	City Council	Adopts proposed ordinance