

ORDINANCE NO. _____

1 AN ORDINANCE AMENDING CITY CODE CHAPTERS 15-6 (*SOLID WASTE*
2 *SERVICES*) AND 25-11 (*BUILDING, DEMOLITION, AND RELOCATION*
3 *PERMITS; SPECIAL REQUIREMENTS FOR HISTORIC STRUCTURES*)
4 RELATING TO DIVERSION AND DISPOSAL OF CONSTRUCTION AND
5 DEMOLITION MATERIALS.

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7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
8

9 **PART 1.** City Code Section 15-6-1 (*Definitions*) is amended to add new definitions of
10 “Average Diversion Rate”, “Austin Metro Area”, “Beneficial Use”, “Deconstruction”,
11 “Permittee”, “Project”, “Project Disposal Rate”, “Project Diversion Rate”, and “Qualified
12 Processor” to read as follows and to renumber the remaining definitions accordingly:

13 **§ 15-6-1 DEFINITIONS.**
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- 15 (1) Average Diversion Rate means the percentage of all inbound commingled
16 material over a period of time that a facility diverts for beneficial use.
- 17 (2) Austin Metro Area means the five-county metropolitan area that
18 surrounds the City of Austin.
- 19 (3) Beneficial Use means productive use of materials reclaimed through
20 separation, processing, deconstruction, or other means and made available
21 for recycling or reuse but does not include placement in a disposal facility,
22 used as daily cover in a disposal facility, or used for energy recovery.
- 23 (10) Deconstruction means dismantling or extracting reusable materials from a
24 project prior to or instead of traditional demolition.
- 25 (19) Permittee means the owner or applicant identified on an application for a
26 permit described in Section 25-11-39 (*Construction and Demolition*
27 *Materials Diversion Required*).
- 28 (22) Project means activities described in Subsection 25-11-39(C)
29 (*Construction and Demolition Materials Diversion Required*).
- 30 (23) Project Disposal Rate means the total pounds of material generated by a
31 project and disposed per square foot of the Project.

1 (24) Project Diversion Rate means the percentage of the materials generated by
2 the project and diverted for beneficial use onsite or offsite.

3 (25) Qualified Processor means a facility that meets the qualifications in
4 Division 2 of this Article.

5 **PART 2.** City Code Chapter 15-6 (*Solid Waste Services*) is amended to add a new
6 Article 9 (*Construction and Demolition Materials Diversion Program*) to read as follows.

7 **DIVISION 1 PROGRAM REQUIREMENTS.**

8 **§ 15-6-150 COMPLIANCE REQUIRED.**

9 (A) Except as provided in Section 15-6-156 (*Waiver*), a permittee subject to
10 Section 25-11-39 (*Construction and Demolition Materials Diversion*
11 *Required*) shall comply with this Article.

12 (B) A permittee complies with this Article if the permittee meets or exceeds either
13 material disposal rate in Section 15-6-151 (*Project Disposal Rates*) or the
14 diversion rate in Section 15-6-152 (*Project Diversion Rates*).

15 (C) In this chapter, materials means non-hazardous materials directly or indirectly
16 by-products of a construction or demolition project including, but not limited
17 to, building components, concrete, corrugated cartons, gypsum wallboard,
18 metal, paper, paving, plastics, and wood; but does not include excavated soil,
19 stone, land-clearing debris, asbestos-containing materials, lead-containing
20 materials, and similar items.

21 (D) Building components include, but are not limited to, doors, windows, fixtures,
22 structural members, architectural parts, masonry, and similar items.

23 **§ 15-6-151 PROJECT DISPOSAL RATES.**

24 A permittee or its agents may not dispose more than 2.5 pounds of materials per
25 square foot of the project.

26 **§ 15-6-152 PROJECT DIVERSION RATES.**

27 A permittee or its agents shall divert a minimum of 50 percent of materials
28 generated by the project for beneficial use.

29

1 **§ 15-6-153 PROJECT DISPOSAL AND DIVERSION REPORT.**

2 (A) A permittee shall provide the department the report required by this Section at
3 the same time it requests final inspections to complete the building or
4 demolition permit requirements.

5 (B) A report must include

6 (1) the amounts of materials generated by the project and put to beneficial use
7 onsite;

8 (2) the amounts of materials delivered to a qualified processor;

9 (3) the amounts delivered to a processor or end-user and diverted for
10 beneficial use;

11 (4) the amounts of materials delivered to a processor or end-user and
12 disposed;

13 (5) the amounts of materials delivered directly to a disposal facility; and

14 (6) any other information required by the department

15 **§ 15-6-154 CALCULATIONS.**

16 The department will establish by rule the calculations for project disposal and
17 diversion rates.

18 **§ 15-6-155 QUALIFIED PROCESSOR.**

19 A permittee may deliver materials to a qualified processor to meet the rates
20 established in Section 15-6-151 (*Project Disposal Rates*) or Section 15-6-152 (*Project*
21 *Diversion Rates*)

22 **§ 15-6-156 WAIVER.**

23 (A) A permittee may request a waiver from the disposal rates in Section 15-6-151
24 (*Project Disposal Rates*) and the diversion rates in Section 15-6-152 (*Project*
25 *Diversion Rates*) for a project subject to this Chapter.

26 (B) A request for a waiver must be in writing on a form approved by the director
27 and include a project disposal and diversion report required by Section 15-6-
28 153 (*Project Disposal and Diversion Report*).

1 (C) The director may grant a waiver if the permittee shows a good faith effort to
2 divert construction and demolition materials generated by the project but that
3 disposal or diversion rates could not be met because of the nature of the
4 construction and demolition materials.

5 **DIVISION 2 QUALIFIED PROCESSORS.**

6 **§ 15-6-160 REGISTRATION REQUIRED.**

7 (A) A facility that meets the requirements in Section 15-6-161 (*Qualified*
8 *Processor Requirements*) may be registered by the department as a qualified
9 processor.

10 (B) A registration is effective for two years.

11 (C) 90 days before the expiration of the registration, the facility owner must
12 submit a renewal application.

13 **§ 15-6-161 QUALIFIED PROCESSOR REQUIREMENTS.**

14 (A) A facility is a qualified processor if it meets the following criteria:

15 (1) complies with all federal, state, and local regulations, including any
16 permit requirements;

17 (2) weighs the items described in Subsection (B);

18 (3) provides the information described in Subsection (C);

19 (4) is located in the Austin Metro Area;

20 (5) authorizes an inspection of its facility by the department; and

21 (6) agrees to the requirements described in Section 15-6-163 (*Audit*
22 *Requirements*).

23 (B) A qualified processor must be able to weigh:

24 (1) inbound mixed materials;

25 (2) materials reclaimed for use from mixed materials; and

26 (3) residual material disposed.

27 (C) A qualified processor must be able to provide customers with documentation
28 that shows the dates, the amounts, and disposition of each load of materials,

1 mixed or separated, received from projects subject to this Article. Amounts
2 may be calculated based on tons or in a manner provided for in the Rules.

3 (D) A qualified processor must submit a report each six months to the director that
4 includes the average diversion rate, the types of materials recovered, and the
5 beneficial uses for the materials. The report is due within 30 days after each
6 six month period.

7 (E) A qualified processor must have its average diversion rate validated in
8 accordance with Section 15-6-162 (*Average Division Rate Calculation and*
9 *Validation*).

10 **§ 15-6-162 AVERAGE DIVERSION RATE CALCULATION AND VALIDATION.**

11 (A) A qualified processor's average diversion rate is calculated as the tons of
12 materials reclaimed divided by the tons materials processed and multiplied by
13 100 percent.

14 (B) An entity or individual is authorized to validate a qualified processor's average
15 diversion rate if the entity or individual:

16 (1) has operational or consulting experience in waste management, building
17 design, construction, demolition, renovation, environmental protection, or
18 accounting;

19 (2) if required by the director, completes City-approved training on
20 construction and diversion material recycling, Zero Waste, or other related
21 topics; and

22 (3) is approved by director.

23 (C) An entity or individual qualified under this Section to validate average
24 diversion rate may not charge fees contingent upon a City registering a facility
25 as a qualified processor.

26 (D) An employee, owner, or other agent of the qualified processor may not
27 validate the average diversion rate for the qualified processor.

28 **§ 15-6-163 AUDIT REQUIREMENTS.**

29 (A) A qualified processor shall make its records available for audit by the
30 department during regular business hours.

1 (B) Failure to comply with Subsection (A) is cause to suspend the qualified
2 processor's registration

3 **§ 15-6-164 SUSPENSION.**

4 (A) The department may suspend a qualified processor's registration if the
5 qualified processor fails to comply with the requirements in this division.

6 (B) Prior to suspending a registration, a written notice of proposed suspension
7 must be sent to the facility owner and operator.

8 (C) The notice described in Subsection (B) will include the violation and a time
9 period to correct the violation.

10 (D) If the facility does not correct the violation within the time period stated in the
11 notice, the department will notify the facility owner and operator that it is no
12 longer a qualified processor.

13 (E) A facility owner or operator may appeal the decision to suspend the qualified
14 processor's registration. An appeal must be filed with the director no later than
15 the 20th day following the date the registration was suspended. The appeal
16 must identify each alleged point of error, facts and evidence supporting the
17 appeal, reasons why the suspension should be set aside, and must be signed by
18 the facility owner or operator. The director must provide a written response to
19 the appeal within 30 days from the date the appeal is received by the director

20 **DIVISION 3. ENFORCEMENT**

21 **§ 15-6-170 ENFORCEMENT.**

22 (A) A permittee who fails to submit the report required in Section 15-6-153
23 (*Project Disposal and Diversion Rate Report*) commits an offense punishable
24 as described in Section 1-1-99 (*Offenses; General Penalty*).

25 (B) A permittee who fails to submit a substantially complete report required in
26 Section 15-6-153 (*Project Disposal and Diversion Rate Report*) commits an
27 offense punishable as described in Section 1-1-99 (*Offenses; General Penalty*).

28 (C) A permittee who fails to meet the requirements in Section 15-6-151 (*Project*
29 *Disposal Rates*) or Section 15-6-152 (*Project Diversion Rates*) commits an
30 offense punishable as described in Section 1-1-99 (*Offenses; General Penalty*).

31 (D) A culpable mental state is not required, and need not be proved.

1 (E) Each day a permittee fails to submit a report is a separate offense.

2 **PART 3.** City Code Section 15-6-44 (*Reporting Requirements*) is amended to read as
3 follows.

4 **§ 15-6-44 REPORTING REQUIREMENTS.**

- 5 (A) A licensee shall maintain a list of the containers used for the collection,
6 storage, or disposal of solid waste that are owned or serviced by the licensee,
7 with the customer number and the location of each container.
- 8 (B) A licensee shall file a quarterly report of the number of containers it services in
9 the city. A licensee shall submit the container fee required by this article with a
10 report filed under this section.
- 11 (C) A licensee who provides solid waste collection service under Article 3 (*Private*
12 *Solid Waste Collection Service*) or recycling service under Article 5 (*Universal*
13 *Recycling*) shall file a report with the Austin Code Department [Compliance].
14 The report shall be on a form provided by the Austin Code Department
15 [Compliance]. The report shall be filed with the Austin Code Department
16 [Compliance] semi-annually on or before the last business day in January and
17 July of each calendar year. Beginning with the report due in July, 2016, for the
18 six-month reporting period that ends June 30, 2016, t[F]he report shall contain
19 the following information:
- 20 (1) the amount in tons of solid waste, recyclables, and organic materials (but
21 excluding construction and demolition materials) [each of the following
22 types of material] hauled to:
- 23 (a) landfills [solid waste];
- 24 (b) recycling facilities [recyclables]; and
- 25 (c) organic materials processing facilities [collected and transported to
26 a receiving facility];
- 27 (2) the amount in tons of construction and demolition materials hauled
28 directly to:
- 29 (a) landfills;
- 30 (b) recycling facilities; and
- 31 (c) organic materials processing facilities; and

1 (3) other information required by the Austin Code Department [Compliance].

2 **PART 4.** City Code Chapter 25-11 (*Building, Demolition, and Relocation Permits;*
3 *Special Requirements for Historic Structures*) is amended to add a new Section 25-11-39
4 (*Construction and Demolition Materials Diversion Required*) to read as follows.

5 **§ 25-11-39 CONSTRUCTION AND DEMOLITION MATERIALS DIVERSION**
6 **REQUIRED.**

7 (A) Except as provided in Subsection (D), each person that applies for a building
8 permit or demolition permit for activities described in Subsection (C) must
9 acknowledge the person's need to comply with this Section and Chapter 15-6,
10 Article 9 (*Construction and Demolition Materials Diversion Program*) before
11 a building or demolition permit is issued.

12 (B) This section is applicable in the City's zoning jurisdiction.

13 (C) Except as provided in Subsection (D), construction and demolition materials
14 diversion is required for

15 (1) construction projects that exceed 5,000 square feet of new, added, or
16 remodeled floor area; and

17 (2) beginning October 1, 2019, commercial and multifamily projects that
18 require a demolition permit.

19 (D) Construction and demolition materials diversion is not required for the
20 following activities:

21 (1) projects for which only mechanical, electrical, or plumbing permits are
22 required or

23 (2) work for which a building or demolition permit is not required.

24 **PART 5.** The Council directs the City Manager to provide a report concerning the
25 economic impact of these requirements on household affordability and an assessment of
26 the markets for reuse of construction and demolition materials. The report should be
27 provided to the City Council 4 years from the effective date of this ordinance.

28 **PART 6.** This ordinance takes effect on October 1, 2016.

PASSED AND APPROVED

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Steve Adler
Mayor

APPROVED: _____

Anne L. Morgan
Interim City Attorney

ATTEST: _____

Jannette S. Goodall
City Clerk

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