



WASTE REDUCTION & RECYCLING REQUIREMENTS

Construction & Demolition Projects

The City of Irvine adopted the Construction and Demolition (C&D) Debris Recycling and Reuse Ordinance (07-18) on November 27, 2007. This Ordinance is now in effect and requires certain projects to recycle or reuse **75 percent of concrete and asphalt** and **50 percent of the other debris** generated. Its purpose is to increase the diversion of C&D debris from disposal facilities and will assist the City in meeting the State's 50 percent solid waste reduction mandate.

Key elements of the Ordinance include:

1. Requirement to arrange for or facilitate deconstruction, dismantling, salvage, and recovery of still usable or reusable components prior to demolition.
2. Submittal and Approval of a Waste Management Plan for any Covered Project. A Covered Project is defined as:
 - ◆ All projects involving new or existing residential development, except for renovations of a single residential unit;
 - ◆ All projects involving new non-residential development;
 - ◆ All projects involving new non-residential demolition and/or renovation of 10,000 square feet or greater of project area.

NOTE: Projects such as emergency demolitions to protect public health and safety, seismic retrofits, and other specialized projects identified in the ordinance are exempt.

3. Posting of a refundable "Waste Diversion Fee Deposit" to the City in the form of cash, letter of credit, money order, bond, or other method of payment acceptable to the City. This amount of the fee is calculated at \$1.00 per square foot of building area, up to \$50,000. The deposit will be refunded upon completion of the project if the applicant provides the City with satisfactory proof of required waste diversion. Failure to demonstrate achievement of diversion requirements could result in forfeiture of the fee deposit but will not prohibit release of Certificates of Occupancy.

The ordinance is intended to encourage developers and contractors to follow through in meeting waste diversion commitments and to fully implement approved recycling plans.

We appreciate the cooperation of all project applicants as we implement this ordinance. Thank you for your assistance in helping the City meet its goals to reduce the amount of waste flowing to local landfills.

Please contact Mike Byrne in the Public Works Department at (949) 724-6357 or mbyrne@ci.irvine.ca.us with any questions you may have regarding this ordinance and its requirements.