

ORDINANCE NO. 2544

AN ORDINANCE OF THE CITY OF REDLANDS ADDING CHAPTER 13.66 TO THE REDLANDS MUNICIPAL CODE TO ESTABLISH RECYCLING REQUIREMENTS FOR SPECIFIED DEVELOPMENT ACTIVITY

The City Council of the City of Redlands does ordain as follows:

Section 1. Chapter 13.66 entitled Recycling Requirements for Specified Development Activity is hereby added to the Redlands Municipal Code to read as follows:

"CHAPTER 13.66
RECYCLING REQUIREMENTS FOR SPECIFIED DEVELOPMENT ACTIVITY

13.66.010	Purpose
13.66.020	Applicability
13.66.030	Site and Building Recycling Requirements
13.66.040	Construction and Demolition Recycling Requirements
13.66.050	Exceptions to the Development Standards and Conditions

13.66.010 Purpose of Chapter. The purpose of this Chapter is to establish requirements for recycling by specified development activities to facilitate the City's compliance with State recycling mandates, remove architectural barriers to recycling and ensure the recycling of construction and demolition debris.

13.66.020 Applicability. This Chapter shall apply to applicants for the following types of development activities:

- A. The demolition of any structure.
- B. The construction of, and additions or tenant improvements to, any building other than a single family residential building.
- C. All reroofing activities.

13.66.030 Site and Building Recycling Plan Requirements. The applicant for any development activity subject to this Chapter shall, as a condition of approval of that application, submit for review and approval a completed Site and Building Recycling Plan to the City's Municipal Utilities Department. The Site and Building Recycling Plan shall be based upon the application form of the Municipal Utilities Department and consists of two components (site plan and building recycling plan). The Plan shall include the location and design of all existing and proposed recycling and trash enclosures, design of site access points for solid waste and recycling collection vehicles and a design of the grading of the site, operational criteria for the proposed use of the property and capacity requirements for the waste generation of the building. The Municipal Utilities Director may waive the requirement for a Site plan upon its finding that: a) the development activity is a re-roofing project or a demolition; or b) the development activity is a tenant

improvement not requiring significant site improvements; or c) the existing trash and recycling enclosure is adequate to provide the required level of service, including capacity and access, for trash collection for recycling, for the facility.

A. Site Plan Requirements.

1. For development activity other than duplexes, triplexes and fourplexes, the site plan shall provide for one or more double enclosures. If a trash compactor is proposed for use, the design and manufacturer=s detail drawings shall be submitted with the site plan submittal. The plans shall comply with the Solid Waste Recycling Access Act of 1991, the solid waste development requirements for the activity and the requirements of this Code.
2. Trash and recycling containers shall be shown on the Site Plan at grade.
3. Trash and recycling enclosures shall be accessible to solid waste collection vehicles. Location and access shall be designed to minimize potential injury to employees or the public and damage to property from collection vehicles. The plan shall include design for solid waste truck turn-around movements, showing access and turn-around areas, and Akeep clear≅ areas, for solid waste collection vehicles.
4. Adequate capacity shall be provided for the trash and recycling enclosure design as shown on the Site. Such requirements shall be based on the volume and tonnage generated by the development activity, as estimated by the City.
5. Recycling and trash enclosures shall be required where trash receptacles are not stored wholly within a building and in any industrial project where trash receptacles are being used and the trash receptacles are not stored wholly within the building or screened by landscaping, fencing or a structure.
 - a. Size -- Recycling and trash bin enclosures shall be sized to provide for both recycling and trash receptacles without one blocking the other for proper access.
 - b. Design specifications -- The design of the recycling and trash bin enclosures shall conform to the City's adopted standard specifications and plans. Alternative designs are subject to the approval of the Municipal Utilities Director. The storage of grease or oils in the trash and recycling enclosure is prohibited.
6. Issuance of Building Permit -- No building permit shall be issued for any development activity subject to this Chapter unless the Site Plan has been approved by the Municipal Utilities Director.

B. Building Recycling Plan requirements:

1. The storage of trash and recyclables shall be contained in dumpsters or other receptacles approved by the City.
2. The storage of non-trash or non-recyclables in the trash and recycling enclosure is prohibited.
3. The flow of materials through the facility shall be indicated. Interior space shall be identified in centralized areas for the consolidation of trash and recyclables (e.g., lounges, copy machine areas, etc.).
4. An Education/Public Outreach Program shall be implemented to instruct occupants of the development about the benefits of recycling and how to recycle.
 - a. Promotional literature - The owners/property managers of the development shall provide tenants with information on the proper separation of recyclables from trash. Such information will be provided upon move-in and at least once each year thereafter. Employees of commercial businesses shall receive periodic training to reinforce the proper separation of materials, including the distribution of a flier that lists the materials for recycling.
 - b. Signage shall be permanently posted on recycling containers to distinguish them from refuse or trash containers. General instructions about how to recycle shall be posted within the recycling and trash enclosure at or near the receptacle area and shall be visible to the enclosure/receptacle users. The name and phone number of the person responsible for maintenance of the enclosure or receptacle shall be posted. Any sign visible from outside of the enclosure shall be no larger than two square feet.
5. Recycling receptacles shall be co-located next to trash containers in the centralized areas of office work spaces. Signage shall be employed to instruct users as to the proper separation of recyclables from trash. Signage may be posted on the wall above or adjacent to the containers or affixed to the containers. Signage shall be large enough to read from five feet distance by a person with average eyesight.
6. No Certificate of Occupancy shall be issued for any development activity subject to this Chapter structure until the adequacy of the Building Recycling Plan has been approved by the Municipal Utilities Director.

13.66.040 Construction and Demolition Recycling Requirements. The construction and demolition requirements specify recycling or deconstruction for reuse in the removal, remodeling or new construction of any structure on the site. The Construction and Demolition Recycling Plan shall include the following:

- A. The Construction and Demolition Recycling Plan shall include a drawing that identifies an area for the loading and collection of recyclable materials with appropriate access for collection vehicles.
- B. Targeted materials for recycling shall include concrete, asphalt, clean wood (unpainted or untreated), brick, metal, cardboard and sheetrock. The Municipal Utilities Director may modify the targeted materials based on available markets.
- C. The Demolition and Construction Plan shall specify how the materials will be separated at the source and/or recycled by utilizing the services of a processor.
- D. The Demolition and Construction Plan shall demonstrate compliance with the following construction site requirements:
 - 1. Construction waste and demolition debris shall be removed from the construction site on a regular basis and shall not be stored on site and in the open for a period in excess of four weeks, provided that such waste is not hazardous or noxious and does not constitute a nuisance, in which case it must be appropriately secured and regularly removed from the construction site.
 - 2. Reasonable efforts shall be demonstrated to provide for segregation of recyclable construction materials and demolition debris for diversion from landfills.
 - 3. Construction waste and demolition debris that may become windblown shall be containerized to prevent litter.
- E. Recycled Materials -- Recycled Materials to be used in construction or remodeling of the facility shall be identified.
- F. Approved Demolition Permit and Building Permit -- No Demolition Permit or Building Permit shall be issued for any development activity subject to this Chapter unless the Construction and Demolition Recycling Plan has been approved by the Municipal Utilities Director.
- G. Certificate of Occupancy and Reporting Requirements/Documentation of Compliance with Construction and Demolition Plan
 - 1. Recycling report a condition of Certificate of Occupancy -- The applicant shall submit a report to the Municipal Utilities Director that documents the construction and demolition debris recycled as a condition of issuing a Certificate of

Occupancy.

2. Requirement to report quantities of waste recycled as a condition of the Certificate of Occupancy -- The Construction and Demolition Report shall report the estimate quantities of all construction waste and demolition debris listed in the Recycling Plan.
3. Documentation of reported quantities -- The applicant shall attach recycling receipts or provide other pertinent documentation that demonstrates waste diversion and recycling in conformance with the approved Construction and Demolition Recycling Plan.

13.66.050 Exceptions for Existing Development

- A. Existing Recycling and Trash Bin Enclosure B If the development activity is a tenant improvement for a site, not requiring significant site improvements, that has an existing trash enclosure, then the required recycling containers for the facility shall be located inside the trash enclosure. If it is not possible to locate the required recycling receptacles in the trash enclosure, based on the Municipal Utilities Director's estimate of required volume, then recycling receptacles shall be located adjacent to the existing trash enclosure. Any proposed modifications to the existing trash enclosure shall comply with the requirements listed in Section 13.66.030.
- B. No Existing Recycling and Trash Bin Enclosure B If the development activity does not have an existing trash enclosure, the development may be required to install a trash enclosure that will meet the requirements of Section 13.66.030. If it is determined by the Municipal Utilities Director that there is insufficient space to construct a trash and recycling enclosure, the required recycling receptacle shall be located adjacent to the existing trash receptacles. Any proposed recycling and trash enclosure shall comply with the requirements listed in Section 13.66.030. The Municipal Utilities Director shall have the authority to grant exceptions to the requirements under §13.66.030 based on space and access considerations.
- C. Waiver of Parking Requirement B In order to meet the required recycling volume requirement for the size of the facility, the Planning Commission and/or City Council may grant a waiver to reduce required parking through approval of a variance. The Municipal Utilities Director and the Community Development Director shall have the authority to grant the use of parking spaces for the location of recycling receptacles, provided the enclosure or receptacles meet the design specifications in §13.66.030 and the reduction in parking spaces does not violate the minimum requirement for the development."

Section 2. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and shall cause it, or a summary of it, to be published once in the

Redlands Daily Facts, a newspaper of general circulation within the City, and thereafter this ordinance shall take effect as provided by law.

Mayor of the City of Redlands

Attest:

City Clerk

I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the ____ day of _____, 2003 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

City Clerk, City of Redlands