



Deconstruction & Construction Materials Management Ordinance

Feb 2021

www.cityofpaloalto.org/deconstruction



Overview

- Ordinance background
- Ordinance requirements
- Ordinance development
- Building permit application review
- Document submittal review
- Current status and lessons learned



Ordinance Background

- 44% of Palo Alto's landfilled waste comes from construction and demolition projects
- Zero Waste Goal and SCAP Goal - 90% by 2030
- Goals of the Ordinance:
 - recover valuable building materials
 - reduce the amount of waste going to landfills
- The new requirements will:
 - increase reuse and recycling,
 - conserve natural resources,
 - reduce greenhouse gas emissions,
 - encourage Zero Waste.



Ordinance Requirements

Effective July 1, 2020

Building permit applications submitted on or after this date will be subject to these new requirements.

- [Palo Alto Municipal Code Chapter 5.24](#)
- Demolition will no longer be allowed
 - For full structure removal
- Deconstruction will now be required
- Complete structure removals (aka demolition)
- Approx. 115 projects per year (Residential & Commercial)



Ordinance Requirements

Deconstruction requirements:

- Schedule a Reuse Organization to conduct a salvage survey
- Deconstruct the structure
- Source separation of recyclable & recoverable materials
- Source separation and preparation of salvageable materials for reuse
- Documentation of salvaged materials (survey & certification) & other material weight tags

Hauling Requirements:

- City contracted hauler to provide and collect materials if using containers (bins and debris boxes)
- Self-haul material using trucks still allowed



Ordinance Development - research

- Multi-phase approach
- Project trigger / threshold determination
 - Project value
 - Complete removal / Partial removal / Remodel
 - Residential / Commercial



Ordinance Development - decision

- Phase 1 – July 1, 2020
 - Complete structure removal projects
 - Both Commercial and Residential
 - No project value threshold
 - Exclude detached garage and storages
- Exclude Accessory Dwelling Units



Building permit application reviews

- Part of department review routing
 - Both building permits and planning entitlements
- Data collection
 - Project description
 - Permit type
 - Size of building >> estimated waste generation
 - Contact info
- Salvage survey submittal requirement



Document Submittal Review - Green Halo

- Permit holder upload all debris diversion documentation
 - initial salvage survey
 - weight tags and/or tonnage summary
 - certification of donated/salvaged materials
- Public Works - Zero Waste staff
 - Review and approval deconstruction requirements
- Planning & Development Services - C&D staff
 - Existing C&D diversion requirement (80%)
 - Clear for Final only when both C&D and Deconstruction requirements are met



Current Status

- 7 months since effective date
- Less projects than expected
- 20 deconstruction permit applications received
 - 1 commercial, 19 residential
 - 2 completed deconstruction, 2 permits issued
- Constant communications and answering questions from permit applicants, general contractors, & demo companies

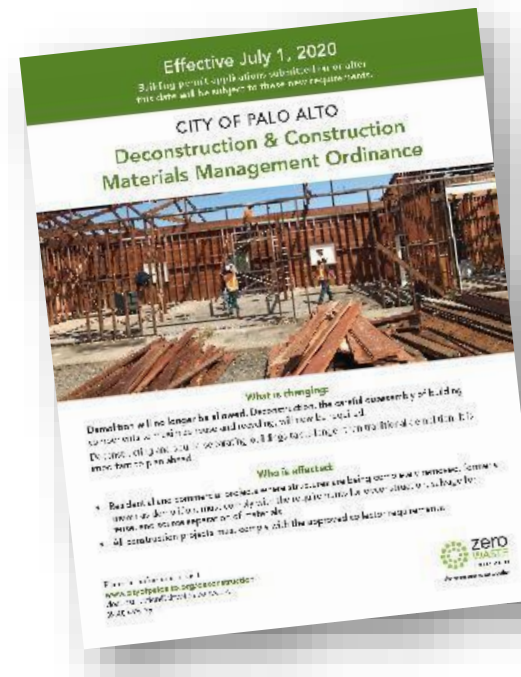


Lesson Learned

1. Questions on effective date
2. Internal training & FAQs
 - Building staff, C&D staff, Inspectors, hauler
3. Work with hauler and processing facilities to define guideline on source separation stream
4. Multiple touches for outreach prior to deconstruction
5. Build partnerships with contractors during this 'pilot' phase

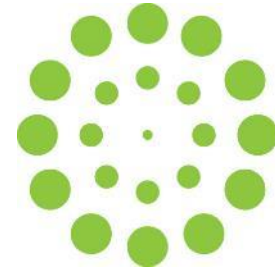
Resources

- Zero Waste Palo Alto Website: www.zerowastepaloalto.org
- Deconstruction Website: www.cityofpaloalto.org/deconstruction
- Ordinance text: [Palo Alto Municipal Code Chapter 5.24](#)
- [Program Flyer](#)
- [Deconstruction Permit Application Checklist](#)
- [Commercial Case study](#)
- [Residential Salvage Documentation](#)
- [Detail Construction Materials Guide](#)





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