CITY OF MISSION VIEJO
CONSTRUCTION AND DEMOLITION
WASTE RECYCLING PROGRAM INFORMATION SHEET
DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING DIVISION
(949) 470-3054

The City of Mission Viejo has implemented a Construction and Demolition (C&D) Waste Recycling Program (Ordinance No. 04-225) to divert C&D material from California landfills and to assist the City in achieving the 50% diversion requirement mandated by Assembly Bill 939. This program requires that 75% of C&D waste generated at "covered projects" in the City be diverted from landfill disposal through reuse and recycling.

1. WHAT PROJECTS REQUIRE THE DIVERSION OF C&D DEBRIS?

Applicants for the following "covered projects" are required to divert 75% of C&D debris generated from projects:

- The construction of a new residential or commercial structure that involves 250 square feet or more of floor area, and that has a valuation equal to or exceeding $10,000.
- The renovation of an existing residential or commercial structure that involves 250 square feet or more of floor area, and that has a valuation equal to or exceeding $10,000.
- The construction of an accessory structure or other addition to an existing residential or commercial structure that involves 250 square feet or more of floor area, and that has a valuation equal to or exceeding $10,000.
- A demolition project that involves a residential or commercial structure or structures on the same or abutting property that equals or exceeds 250 square feet in floor area, and that has a valuation equal to or exceeding $10,000.
- The re-roofing of a structure that requires the removal of the existing roof.

2. WHAT PROJECTS ARE EXEMPT FROM THE C&D DIVERSION REQUIREMENTS?

The following are not "covered projects" and are exempt from the diversion requirements:

- Work for which only a plumbing, electrical, or mechanical permit is required, and which the Building Official determines, based on information provided by the applicant, will not generate more than one ton of C&D waste.
- Seismic tie-down projects.
- Installation of prefabricated patio enclosures and covers where no foundation or other structural building modifications are required.
- Installation of prefabricated accessories, such as signs or antennas, where no structural building modifications are required.
- Construction or renovation projects that are less than 250 square feet in floor area.
- Construction or renovation projects that have a valuation of less than $10,000.
- Construction or renovation projects that involve a roof, but the tear-off of the existing roof is not required.
- The construction of new fencing.
- Construction, renovation, or demolition work that the Building Official determines, based upon information provided by the applicant, will not generate more than one ton of construction or demolition waste.

3. HOW DOES AN APPLICANT COMPLY WITH THE PROVISIONS OF THE C&D WASTE RECYCLING ORDINANCE?

An applicant for a "covered project" has three options to comply with the ordinance:

1) Use one or more construction bins provided by the City's solid waste hauler Waste Management to dispose of C&D material generated by the project. See number 4 for further instructions.
2) Self-haul all construction and demolition debris generated at the project site to Sunset Environmental (Waste Management's C&D processing facility). See number 4 for further instructions.

3) Self-haul all construction and demolition debris generated at the project site to a C&D recycling facility. Skip to number 5 for further directions.

4. WHAT IS THE REQUIREMENT IF OPTION 1 OR 2 IS SELECTED?

STEP 1: Submit the following with your building permit application:

A signed C&D Options Form stating you will use option 1 or 2 to dispose of C&D material:
a) Use construction bins provided by Waste Management for the removal of C&D debris; or
b) Self-haul C&D material to Sunset Environmental (Waste Management's processing facility)

STEP 2: Contact Waste Management at (949) 642-1191 to order construction bins. Provide Waste Management with your permit number and let them know you are using the construction bins to comply with Mission Viejo's C&D Ordinance. Make sure to obtain a receipt, weight tags, or invoice for all bins used.

OR

Self-haul C&D material to Sunset Environmental (Waste Management's processing facility) at 16122 Construction Circle East, Irvine (949) 642-1191. Make sure to obtain a gate receipt or weight tags for all loads delivered to Sunset Environmental.

STEP 3: Submit a Performance Diversion Deposit (amount based on project).

STEP 4: At the end of the project, submit all original gate receipts, weight tags, or invoices to the Building Division to provide proof of disposal by Waste Management/Sunset Environmental to receive a refund of the diversion performance deposit. Requests for refunds should be submitted within six months from the date of project completion; otherwise, your deposit may be forfeited.

5. WHAT ARE THE REQUIREMENTS IF OPTION 3 IS SELECTED?

STEP 1: If you wish to self-haul C&D material to a processing facility of your choice, complete and/or submit the following with your building permit application:

1) Waste Diversion Plan. The Waste Diversion Plan (form provided by the City) will require the following information:
   a) The vendor or the C&D facility or facilities that the permit applicant proposes to use to collect or to receive C&D waste.
   b) The estimated tonnage or volume of C&D waste, by materials type, that is expected to be generated by the project.
   c) The estimated tonnage or volume of C&D waste, by materials type, that may be salvaged, recycled, reused, or diverted from landfill disposal.
   d) The estimated tonnage or volume of C&D waste that is expected to be disposed of in a landfill.
2) Performance Diversion Deposit (amount based on project)
3) Administrative Fee (amount based on project)

STEP 2: During construction/demolition, gather data for your **Waste Diversion Report** (due at completion of the project). You are required to keep all original weight tags, gate receipts, and/or invoices necessary to document actual quantities of materials generated, reused, recycled, and/or disposed of throughout your project, as well as facilities or service providers used for disposal of material.

STEP 3: Complete and submit a **Construction and Demolition Waste Diversion Report**, the previously approved **Waste Diversion Plan**, and all documentation gathered in Step 2. Unlike the **Waste Diversion Plan**, which is an estimate, the **Waste Diversion Report** documents your actual C&D tonnages. The **Waste Diversion Report** must be completed prior to the final inspection and the release of the diversion performance deposit.

STEP 4: The City will refund your diversion performance deposit if you have diverted at least 75% of C&D waste generated from the covered project from landfill disposal. To apply for a refund of the diversion performance deposit, please submit documentation within six months from the date of project completion; otherwise, your deposit may be forfeited. The Building Official may provide a partial refund if he determines a good faith effort to comply with the diversion requirements.