

RECOMMENDED APPROACH

CONSTRUCTION/DEMOLITION/BULKY WASTE SUBCOMMITTEE

Summary Overview

- Property Owners and Contractors for projects over \$50k would be responsible for using licensed haulers and franchised processors to meet recycling requirements for construction, demolition and bulky waste.

Program Evolution from Current System

- This approach would expand on and enhance the existing bulky waste and recycling services the City offers through the Drop-off Station System that City, County and Township sponsors with Recycle Ann Arbor.

Program Description – Processors and Haulers of C&D and Bulky Waste

- Processors of construction/demolition waste would be franchised (non-exclusive) through the City of Ann Arbor, meeting established criteria for pricing, separation, recovery and reporting. Licensed haulers will be required to deliver recyclables (either source separated or commingled) to these franchised facilities, with lower tip fees provided based on higher degrees of material separation.
- Haulers of construction/demolition waste within the City of Ann Arbor should be licensed through the City of Ann Arbor, meeting established criteria for the hauling of properly separated C&D materials, record-keeping, reporting and payment of annual licensing fees to the City.

Program Description –Property Owners and Contractors

- “Recycling plans” would be required of all contractors/property owners submitting building permits through the City of Ann Arbor (construction or demolition), when the value of such project exceeds \$50,000. Such plans must include specific details relating to the separation (at minimum) of non-treated wood, cardboard, metals and concrete on the job site.
- The contractor or property owner (permittee) will be responsible for insuring that designated materials are properly separated for recycling on-site. The designated hauler’s license will require that they not transport C & D materials that are not properly prepared for recycling. Violations of this requirement (per job site) by the permittee and/or hauler will lead to additional technical support provided by the City (first violation), monetary fine (second violation) and increased monetary fines and final building inspection delays (third or more violations). Licensed haulers will face loss of their license for the remainder of the license year for a third offense per job site.
- The City should establish an exception/exemption process for these recycling requirements for specific job sites based on special circumstances, filed along with the property owner/contractor’s original recycling plan. In addition, the City should be prepared to facilitate the recovery of waste on-site by providing flexibility on the placement of containers in right-of-ways, etc. as part of the recycling plan approval process.

Program Description –Coordination and Technical Assistance

- The City of Ann Arbor should fund technical support for developers, contractors and haulers to provide ongoing education and insure compliance of City standards, to be

funded through annual franchise and licensing fees and penalties (and supplemented with Solid Waste operating fund \$\$ as needed).

- The City's franchised processors will be responsible for providing weekly reports to the City summarizing activity by licensed haulers and providing information/photographic evidence of non-complying projects.
- An "appeals" process should be developed by the City for haulers and contractors/owners to appeal fines or penalties.
- Prior to implementation and enforcement of these requirements, the City should provide a number of workshops/training sessions to developers, contractors and haulers to insure full understanding of the new program.
- The appropriate City ordinances will need to be developed in order to activate and enforce the provisions described above.
- The addition, subtraction or clarification of C&D materials required for separation will be subject to periodic change based on market conditions, implementation performance and City goals.
- The City should continue to explore ways to maximize the recovery of bulky waste materials from the commercial (and residential) sectors, particularly at the City's proposed new drop-off station.