

Effective July 1, 2020

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

CITY OF PALO ALTO

Deconstruction & Construction Materials Management Ordinance



What is changing:

Demolition will no longer be allowed. Deconstruction, the careful disassembly of building components to maximize reuse and recycling, will now be required.

Deconstructing and source separating buildings takes longer than traditional demolition. It is important to plan ahead.

Who is affected:

- Residential and commercial projects where structures are being completely removed, formerly known as demolition, must comply with the requirements for deconstruction, salvage for reuse, and source separation of materials.
- All construction projects must comply with the approved collector requirements.

For more information, visit
www.cityofpaloalto.org/deconstruction
zerowaste@cityofpaloalto.org
(650) 496-5910



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The new requirements help the environment: The goal of the new Deconstruction & Construction Materials Management Ordinance is to recover valuable materials through careful deconstruction that would have been destroyed by traditional demolition. Deconstruction attains a higher end use for building materials and reduces the amount of waste going to landfills.

Despite Palo Alto's already high recycling rate for construction projects, approximately 44% of what Palo Alto sends to the landfill comes from construction and demolition projects. The new requirements will increase reuse and recycling, conserve natural resources, reduce greenhouse gas emissions, and encourage Zero Waste.

WHAT IS REQUIRED:

HAULING REQUIREMENTS:

All construction projects are required to utilize GreenWaste of Palo Alto for the collection of all materials if using containers (bins or debris boxes) at project sites. Contractors can continue to self-haul material by using trucks, but must still deliver materials to one of the City approved processing facilities listed in Green Halo.

DECONSTRUCTION, SALVAGE SURVEY, AND SOURCE SEPARATION OF MATERIALS:

Residential and commercial projects where structures are being completely removed (previously referred to as "demolition") are required to conduct a survey designating the materials to be salvaged for reuse, deconstruct the structure, and source separate materials for reuse and recycling. A separate building permit (previously known as a demolition permit) is required for the removal of structures.

Step 1 – Prior to Building Permit Application Submittal

- o Obtain a salvage survey by a City approved reuse organization. It will be required as part of your permit application.
- o Visit www.cityofpaloalto.org/deconstruction for more information about approved reuse organizations.

Step 2 – After Building Permit Issuance

- o Deconstruct structures by carefully disassembling building components.
- o Separate deconstruction materials into:
 - Materials for reuse
 - Materials for recycle – separate into specific categories (e.g., obtain separate containers provided by GreenWaste for sheetrock, clean wood, etc.). All materials are to be delivered to one of the City approved materials recovery facilities listed in Green Halo.
- o Visit www.cityofpaloalto.org/deconstruction for information on deconstruction and materials separation.

Step 3 – Prior to Final Inspection for Building Permit

- o Upload certification to Green Halo that all materials indicated on the salvage survey were properly salvaged by a City approved reuse organization.
- o Upload all other material weights from deconstruction to Green Halo.

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