

Orange County Regulated Materials Ordinance

DECONSTRUCTION & MATERIALS REUSE



Areas Impacted

- Town of Chapel Hill, including annexed areas of Durham County
- Hillsborough
- Carrboro
- Unincorporated Orange County
- Mebane has chosen not to participate at this time



Ordinance Requirements

- Licensing Haulers of Regulated Materials
- Certified Mixed C/D recycling centers
- Regulates the disposal of three material
 - Clean Wood
 - Cardboard
 - Metal
- Applies to material NOT just construction
 - ie commercial businesses



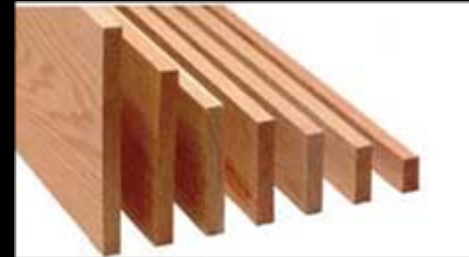
AND...

- Requires a Regulated Materials Permit along with other required permits
- Site Visits and Demolition Assessments
- Zoning Conditions (where available)



Regulated Materials

- Clean Wood
- Cardboard
- Metal



Clean Wood Waste



YES

- Scrap lumber
- OSB
- Pallets
- Plywood
- Regular construction nails, bolts, screws OK

NO

- Crossties
- Landscaping Timbers
- Masonite
- Painted or Stained
- Treated
- Telephone Poles
- Wood with tar or other roofing materials

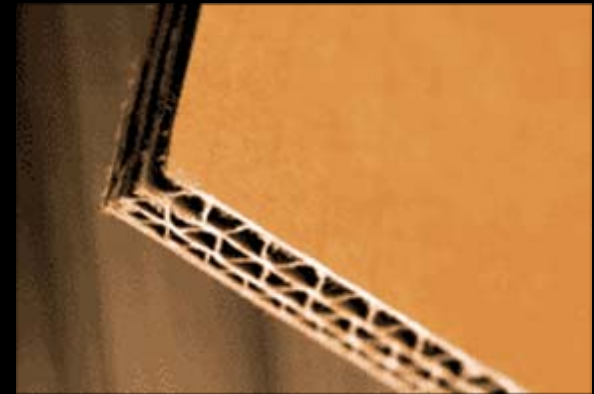


(No purposeful contamination!)



Corrugated Cardboard

- No pizza boxes
- No waxed cardboard
- No contaminated cardboard

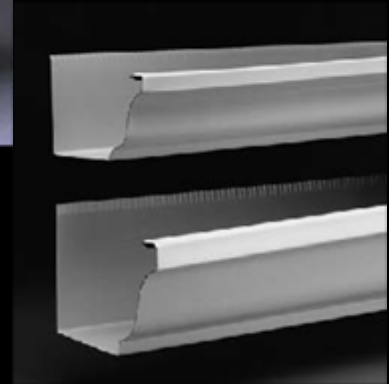


(No purposeful contamination!)



Scrap Metal

- Cast iron tubs
- Aluminum gutters and siding
- Bedsprings
- Metal pipes
- Steel studs
- Tin roofing
- Other metals
- Painted metal OK



(No purposeful contamination!)



RRMO

- Any person applying for a building permit and/or a zoning compliance permit from any unit of local government in Orange County authorized to issue such permits, shall, prior to applying for such permits and before construction, demolition, land clearing or other preparatory activity commences, make application to the Department for a regulated recyclable material management permit (RM permit) for the management of regulated recyclable material.



The BIG STICK

- Option to delay permit approval for up to 60 days
- Language and Intent is much like most Historic Preservation Ordinances.
 - Gives County 60 days to evaluate the structure to determine what may be recyclable.
 - Doesn't mandate deconstruction



SO HOW DOES IT WORK?

- Early access to development review process
- Early access to site
- Can request specific conditions related to deconstruction
- Two Step Process
 - Development Zoning Approval with Solid Waste Management Plan
 - Regulated Materials Permit Issued along with Building Permit



Development Review Process

- Concept Plan Review
 - Generally no involvement
- Department Head Review (Development Advisory Review)
 - Comments regarding site design (recycling collection)
 - Requires a predemolition assessment on all structures to be torn down or partially demolished



Conditions of Approval for ZCP

- Pre-demolition meeting/assessment
 - If historically significant, will work with Historic Preservation Staff also
 - If conducted early enough, can tie material recovery to permit approval
- Preconstruction meeting
 - Reinforce items to be salvaged



The Regulated Materials Permit



Town of Chapel Hill, Town of Carrboro and Orange County
Orange County Solid Waste Management
Recyclable Material Permit Application-Demolition
#919-968-2788

Approved by: _____
 Date: _____

Please read and understand the following terms:

- A Recyclable Material Permit is required before your Building Permit can be issued.
- Incomplete RM permit applications will not be considered & will be returned. It is the applicant's responsibility to resubmit the completed application before it can be considered.
- A permit applies only to the project listed below & is valid for as long as the related Building Permit.
- Non-adherence to permit conditions is a violation of the Regulated Recyclable Material Ordinance.
- Violations of the ordinance may result in Criminal or Civil Penalties or the revocation of a Recyclable Material Collectors' License, if applicable.
- A Collectors' License is required for hauling debris in vehicles larger than 9000 lbs GVW. Make certain that you or your hired waste hauler is licensed.
- Material Management Requirements:
 - **Clean Wood Waste, Scrap Metal, & Corrugated Cardboard must be separated for recycling.** Disposing of these materials at Orange County Landfill subjects the hauler to a surcharge doubling the tipping fee. Hauling these materials elsewhere for disposal in a landfill will result in Civil or Criminal penalties & may result in the loss of a Recyclable Material Collector's License. Facilities exist at Orange County Landfill to recycle these materials at reduced or zero tip-fees. **Do not use public recycling centers.**
 - **Certified recycling facilities** may be used as an alternate to the source-separation requirement. For a current list of certified facilities, contact the Orange County Solid Waste Management Department at #919-968-2788.
 - **Construction & Demolition Debris** may not be disposed of through open burning.
 - **Yard Waste** is banned from burial at Orange County Landfill. Disposing of this material subjects the hauler to a surcharge doubling the tipping fee. Facilities exist at Orange County Landfill for recycling this material at reduced tip-fees.
- Solid Waste Department enforcement staff may enter the jobsite to inspect waste collection areas.
- If Solid Waste Enforcement Staff observe waste mixed with Regulated Recyclable Material on the jobsite, a "Verification Tag" will be left visibly on the container. The Verification must be submitted to a Certified Recycling Facility.
- Your permit application will be reviewed & a decision will be made within 10 working days.
- The Recyclable Material Permit must be kept in the permit box for the duration of the project. No Tip Fee waiver or reduction is authorized with this permit. Recycling of Clean Wood, Cardboard and Metal are available at the Orange County Landfill for reduced tipping fees.
- No disposal at Orange County Convenience Centers is authorized for contractors. Homeowners working on their own residences may utilize the convenience centers subject to load limits.

I have read, understand, and will comply with the terms of the Recyclable Material Permit:

X _____ Date: _____

APPLICANT INFORMATION:

Project address: _____ TMBL/Parcel# _____

Applicant: _____ Owner: _____

Address: _____ Address: _____

Contact # _____ Contact # _____

JOB SUMMARY: Please explain briefly what this project entails. (i.e. Demolish existing 1200 ft² home & build 3500 ft² home wideck.)

SITE PREPARATION WASTES: (Land clearing, demolition, deconstruction) If any structure to be demolished is >500 ft², it must be assessed for deconstruction possibilities. Contact Solid Waste at 919-968-2788 to arrange assessment.

Please describe the structure to be removed (include square footage): _____

____ No structure(s) will be removed (proceed to Construction Waste Section) Could the structure be moved from the site? ____yes ____no

Has the sale or donation of the structure been considered? ____yes ____no Please explain: _____

How will the structure be removed otherwise? _____

What is the timetable on removal of the structure? _____

Are there salvageable materials (hardwood floors, fixtures, molding, etc.) that can be removed for reuse prior to demolition? ____yes ____no ____ Don't Know
 Please list. Use back of sheet if necessary:

Check method of waste collection & waste hauling you will use:
 ____ Self-haul
 ____ Licensed Hauling contractor (list hauling contractor below): _____

Check the method of waste Management you will use:
 ____ Jobsite Separation of Recyclables
 ____ Mixed Recycling Facility (list facility below) _____



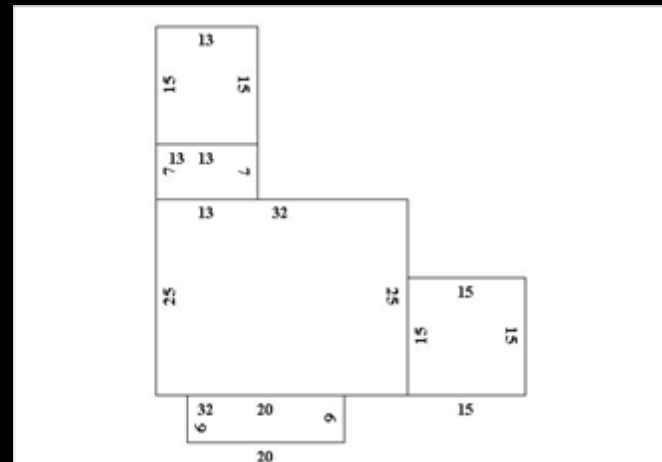
Deconstruction Assessment

- Background work to include:
 - Tax parcel information
 - Ownership History
 - Appraisal Information
 - History (if possible)
 - Reason for demo
 - Area and directions
- Meet on site with the property owner and contractor



Deconstruction Assessment

- Walk Through Property
- Photograph key features
- Discuss demolition process
- Look for potential problems



Recommendation

- Follow-up quickly
- Copy:
 - Inspections
 - Contractor
 - Owner
 - LEED Consultant (if applicable)
- We typically use three options:
 - Deconstructed
 - Partial Deconstruction
 - Demolition
- Provide Resource list
- Make Direct Connection



Orange County Solid Waste Management

P.O. Box 17177 Chapel Hill, NC 27516-7177 (919) 968-2788 FAX (919) 932-2900 www.co.orange.nc.us/recycling



Orange County Landfill 932-2989

Orange Community Recycling 968-2788



Thursday, July 02, 2009

[REDACTED]
[REDACTED] 705
Ref: Deconstruction Assessment Tax Parcel [REDACTED]

Dear [REDACTED];

Thank you for the opportunity to inspect the aforementioned property in compliance with the Town of Chapel Hill and Orange County Regulated Recyclable Materials Ordinance. After inspecting the property, we recommend that the property should be **Partially Deconstructed**. The structure contains many reusable materials that should be fairly easy to recover and put back into use. Specifically; this structure contains: flooring, mantels, kitchen cabinets and appliances, bathroom fixtures, decking and interior doors and trim. We also note a fair amount of tile in the kitchen that should easily detach and be reused.

We suggest you contact Durham/Orange Habitat for Humanity to consider removing some or all of the above mentioned items. They may be reached at (919) 403-8668. In addition, I am attaching a list of local deconstruction contractors that *may* be able to remove the structure for comparable cost to typical demolition. I encourage you to at least price deconstruction.

In addition, I recommend salvaging exterior walkway and foundation brick and stone for reuse on your site or others. This will reduce your tip fees and hauling costs and provide a quality product for your other properties.

Should you choose to demolish the structure, the RRMO still applies to the project. Any clean wood, corrugated cardboard or metal generated during the demolition must be separated for recycling. We would be happy to provide you with additional information. Our field staff will monitor to the area and will be available should questions arise.

Thank you again for the opportunity to review your site and hopefully divert a portion of your material from area landfills.

Best regards,


J. Grant Gale, MPA, CZO
Solid Waste Enforcement Supervisor
Orange County, NC





Deconstruction Assessment – Single family home

Date: 7/3/2009 10:00 AM	Completed By J.G.Gale	Current Use: Multi Unit Rentals
Property address: 232 W. Coaley Sq. CH	Contact: Daniela Melendo 968.6007	Owner: Adriana Melendez

 <p>Sketch:</p>	Built In	1937
	Heated Sq Ft	1746
	Other Sq Ft	136 Porch 438 Deck
	Outbuilding	1 small
	Total Sq Ft	2368
General Conditions:		

EXTERIOR

Driveway	Material: gravel	SQ FT
Comments: appears to be shared gravel drive at rear of property		
Patios	Material	
Comments		



Foundation Type:	STEMWALL OTHER
Material	BRICK
Chimney	YES NO Material brick Height:
Siding Type	
Fencing	
Decks	Area Roughly 300 square feet paint 2x2 decking. Odd pattern around front door and entrance. Fair shape
Windows	Comments: Non insulated glass with metal frames and wood surrounds. Minimal reuse potential likely.
Roof	Asphalt shingles. Not original. Likely added in 70s when rear addition was added. Poor shape, water damage on back
Exterior Trim	Wood trim with metal gutters on all sides. Metal should be recovered, existing wood trim may be beyond salvage
Exterior Doors	1 front and rear solid wood. Good shape





Roof System	Not assessed. Obvious structural damage from water around rear addition
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INTERIOR

Wall Coverings	Mostly drywall Comments:
Floor Covering	All rooms appear to contain 2 x 1 or similar hardwood flooring in very good condition. Rough estimate of 1200 sq ft of recoverable flooring Comments:
Interior Doors	Solid wood
Interior Trim	Baseboards: wood Good shape could be recovered Comments
Fire Place	Both fireplace mantels and surrounds should be recovered. ap
Interior Fixtures	Several light fixtures may be of interest to reuse professionals
Climate control:	Not viewed
Appliances:	Several kitchen appliances and wood stove exist in modest shape



Kitchen Remodeling Salvage Assessment

Cabinetry (including in islands)	
Toe:	Sections 8 Material solid wood Hardware metal pulls
Head	Sections 6 Material solid wood Hardware metal pulls
Comments: Some cabinets appear to have a minor amount of mold due to exposure to leaks in neighboring roof	

Countertop:	Poor condition
Sinks	1

Appliances	
Disposal	No disposal _____
Refrigerator	No refrigerator: _____
Freezer	No freezer _____
Dishwasher	No dishwasher _____
Range	No range _____
Hood	No hood _____

any additional items or materials of note:



NORTH CAROLINA **Recycling** Markets Directory

[RBAC Home](#)

[Search Directory](#) [Get Listed](#)

[N.C. WasteTrader](#)

[Links](#)

The following companies accept "Deconstruction Services" from N.C.:

Company Name	City	County	State	Phone Number
Asheville Architectural Salvage & Antiques	Dysartsville	McDowell	NC	(828) 659-9062
Building Supply Recycling Center	Hillsborough	Orange	NC	(919) 638-2117
EJE Recycling and Disposal, Inc.	Greenville	Pitt	NC	(252) 752-8274
Global Earthworks, Inc.	Raleigh	Wake	NC	(919) 422-9560
Green Disposal Solutions	Valdese	Burke	NC	(704) 582-3590
Habitat Charlotte ReStore - Wendover Rd.	Charlotte	Mecklenburg	NC	(704) 716-7044
Habitat Charlotte ReStore - Wilkinson Blvd.	Charlotte	Mecklenburg	NC	(704) 392-4495
Habitat for Humanity of Wake County ReUse Center	Raleigh	Wake	NC	(919) 833-6768
J.L. Powell and Company, Inc.	Whiteville	Columbus	NC	(800) 227-2007
Pete and Robin Hendricks	Wake Forest	Wake	NC	(919) 556-2284
Salvage America, Inc	Greensboro	Guilford	NC	(336) 215-5228
Salvage King	Staley	Chatham	NC	(336) 622-1595
Scotland Neck HeartPine Inc.	Scotland Neck	Halifax	NC	(252) 826-2755
The Linda Construction Co. Inc.	Charlotte	Mecklenburg	NC	(704) 333-7120
The Re-Store Warehouse, Inc.	Fayetteville		NC	(910) 321-0780



Other Versions

Kitchen Only

- Inventory of type and quantity of cabinets
- Quality of materials
- Construction Method
- Fixtures
- Appliances
- Flooring
- Windows/Doors

Bathroom Only

- Tub
- Surround
- Shower
- Fixture
- Flooring
- Doors/Windows
- Sinks



Example 1



On Site Example 1

- Former Army Barrack now Church Fellowship Hall
- Rural Orange County
- Late notification
- Contacted by Historic Preservation Planner to assist



Example 1 Findings

- Multiple areas of asbestos
- Involved late in process (no development review needed)
- Church salvage some exterior siding for reuse
- Remainder of building torn down
- Lost opportunity to relocate structure due to time constraints
- But...



Example 2

- Major Site Plan
- Chapel Hill Development Process
- Several Homes on the Site
- Early involvement at Concept Plan Stage



Example 2 Results

- 3 of 4 structures moved or deconstructed to some extent
- Roughly 318 tons diverted
- Motivated Property Owner
- Zoning Approval subject to deconstruction assessment and partial deconstruction
- Demo permit subject to certain level of deconstruction



Other Examples

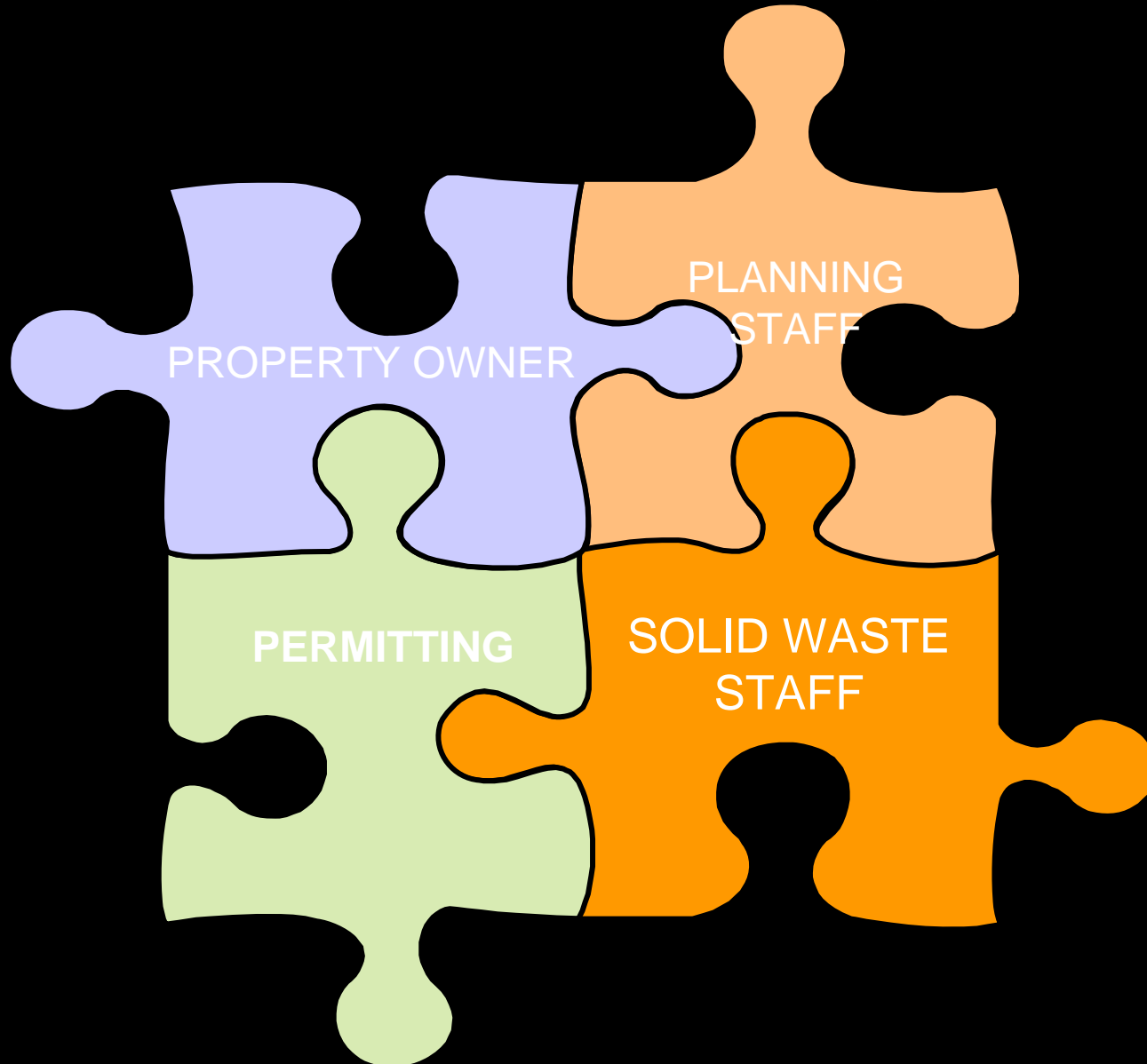
- Courtyard
- East 54
- Greenbridge
- Walgreens E Franklin
- County Projects



Photo from Carrboro Citizen



When it works best



What Else Can We Do??

- Offer press coverage in monthly newspaper articles
- Website
- Technical Guidance
- Funding???????



The Hows & Whys of Construction Waste Management in Orange County



Office of Waste Reduction and Recycling
at The University of North Carolina at Chapel Hill



LEARN HOW TO USE OLD MATERIALS IN NEW WAYS!

Join us for a free Building Material Re-Use Workshop sponsored by Orange and Chatham Counties and Central Carolina Community College.

Make your next home improvement or building project a little Greener!!!!

November 17 , 2009

5:30pm to 8 pm

Central Carolina Community College
Multipurpose Room
764 West Street
Pittsboro, NC

Contact: Sybil Tate @ sybil.tate@chathamnc.org 919.545.8302 or Grant Gale
ggale@co.orange.nc.us 968-2788

REGISTER ONLINE AT www.co.orange.nc.us/recycling/news.asp



Contact Information

Grant Gale

Enforcement Supervisor

919-968-2788 x 107

919-302-7701

Rod Jones

Environmental Enforcement Officer

919-968-2788 x 109

919-215-1630

