

Stakeholder Meeting Two

August 14, 2014 11:00a.m-1:30p.m.

One Texas Center, Rm 325

Take Away Points

Affected Projects:

- Demolition is too large of a category.
- There is concern about the ratio of commercial projects to residential projects.
- Moving or relocating a house should count as 100% diversion to emphasize preservation.
- Residential demolition should not have to follow the same requirements because it is too hard to separate all the materials since a lot of it is contaminated.
- Include single trade projects rather than exempt them, if that is easier on administration.
- Lots in residential areas are not large enough to stage materials. Residential construction projects often share dumpsters.
- There are code challenges to reusing material (i.e. gypsum/wood) on site.
- Maybe all projects should be required, and take away that blanket rule of 5,000sqft.

Affected Project Requirements:

- There shouldn't be a specific number of materials required. 50% diversion should be the goal, not 50% and 4 materials.
- Some think that alternative daily cover and fuel should be allowed as beneficial use. Others think that it should not be allowed and champion that 50% diversion can be achieved without using the materials in these ways.
- If reuse on site is allowed, that might limit the number of materials for other diversion.
- Perhaps consider how many lbs /sqft of waste are being generated. Projects that throw away less than a certain number of lbs/sqft could be in compliance this way.
- Some materials weigh more than others, and reaching 50% by weight will be easier with materials like gypsum or concrete.
- The ordinance should allow for recycling on site, and you should get double credit if you can document reuse of materials on site (i.e. concrete crusher).
- Instead of excluding all projects under 5,000sqft and having a blanket 50% diversion, set different threshold requirements for different types of projects.
- Projects should not have to submit a form or plan to abide by city code. Add a check box that certifies you are aware you must comply with the diversion rates and goals. Then it doesn't need to be called a plan, but a certification or acknowledgement. Change the term from a plan to acknowledgment.
- Try to keep this plan process away from the permitting process.

- Reporting can increase the cost of a single family home by \$400/\$500 per sqft.

Qualified Processors/Contractor and Hauler Requirements:

- Refer to the Hauler Ordinance and URO for haulers. The hauler ordinance takes care of many of these issues so that all that needs to be done is adding a revision to the rules and adjusting the existing form and reporting mechanism.
- If a project can select certified haulers and processors to comply, it is much easier for the project and increases the competitive market for the processors/haulers.
- There should be a choice to either go the route of a licensed hauler and qualified processor OR submit the plan and report. A project with a large scope, may find it easier to hire someone to take care of all the tracking and reporting. A smaller project may want to use a hauler/processor requirement because it is less of an administrative burden.
- Haulers and processors are already reporting to TCEQ, it should not be required to do more reporting or reinvent the wheel.
- Tie using a qualified processor and licensed hauler into the permitting process by providing a list of eligible processors and haulers. This could reduce the cost and eliminate the need to distinguish above or below 5,000sqft.
- Third party certifications can be costly and may be flawed. They may require unnecessary reporting or not understand the circumstances in Austin. Consider an audit process that is similar to the hauler ordinance.

Penalties and Fines:

- The certificate of occupancy should not be withheld, regardless of circumstances (i.e. hauler or processor goes out of business).
- The ordinance should dictate where the money from a permitting fee would go. It should push developing a market for these materials.
- A portion of the money should go to the historic preservation office.