

CODE

CITY OF REDMOND
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON AMENDING REDMOND MUNICIPAL CODE
TITLE 15, BUILDINGS AND CONSTRUCTION, ADDING
NEW CHAPTER 15.30 CONSTRUCTION AND DEMOLITION
DEBRIS RECYCLING AND REUSE; PROVIDING FOR
SEVERABILITY AND ESTABLISHING AN EFFECTIVE
DATE

WHEREAS, the City's Climate Action Implementation Plan adopted in 2014 recommends the creation of a construction and demolition waste recycling program as a strategy to reduce greenhouse gas emissions; and

WHEREAS, the 2020 Environmental Sustainability Action Plan (ESAP) provides a strategic roadmap for achieving a climate friendly and environmentally sustainable community. This plan directs the City to prepare, adopt, and implement source reduction and recycling programs to reach its landfill diversion goals, and requires the City to substantially reduce its waste materials going to landfill, specifically by achieving a diversion rate of 80%; and

WHEREAS, the City's 2020 Climate Emergency Declaration establishes a goal of carbon neutrality for City operations by 2030 and makes other key climate and sustainability commitments; and

WHEREAS, recycling construction and demolition materials will substantially advance progress towards the Environmental Sustainability Action Plan and Climate Emergency Declaration goals; and

WHEREAS, the King County Cities Climate Collaboration (K4C), of which Redmond is a founding member, urges cities to adopt Construction and Demolition ordinances in alignment with collective K4C goals; and

WHEREAS, King County, pursuant to State legislation and King County Codes (KCCs), may require generators of solid waste generated within its jurisdiction (including construction and demolition waste) to make use of disposal, transfer, or resource recovery sites or facilities designated by the County; and

WHEREAS, the County is authorized to enter into Designated Facility agreements with the owners and operators of Construction and Demolition processing facilities that meet criteria established by the King County Solid Waste Division to receive, recycle and dispose of Construction and Demolition waste; and

WHEREAS, King County has banned from disposal at Cedar Hills, specific materials commonly generated during construction, demolition, and salvage activities; and

WHEREAS, demolition projects in King County above 6,000 square feet must submit a diversion plan for prohibited materials.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND,
WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Classification. This ordinance is of a
general and permanent nature and shall become a part of the City
Code.

Section 2. Amendment to Redmond Municipal Code (RMC),
Title 15, Buildings and Construction. To include new Chapter
15.30, Construction and Demolition Debris Recycling and Reuse, to
read as follows:

15.30.010 Definitions

15.30.020 Purpose and Intent

15.30.030 Applicability for covered projects

15.30.040 Requirements

15.30.050 Exemption

15.30.060 Penalties for violation

15.30.070 Enforcement

15.30.010 Definitions.

The following definitions shall apply:

- "Banned Materials" Materials banned from disposal in
landfills by King County construction and demolition
receiving facilities, as identified by King County.
- "Certified Deconstruction Contractor" A licensed
contractor having at least one current employee who has

successfully completed a deconstruction certification program recognized by King County.

- "Certified salvage verifier" An independent person, company or agency approved by the King County Solid Waste Division, or designee, deemed capable to prepare a deconstruction and salvage assessment.
- "City-Sponsored" project means a project constructed or administered by the city (including demolition and deconstruction projects).
- "Construction and Demolition Material (C&D material)" refers to building materials and solid waste resulting from construction, remodeling, repair, cleanup, or demolition operations, which are not dangerous as defined in RCW 70A.300.010. C&D materials include, but are not limited to: asphalt, concrete, Portland cement concrete, brick, lumber, gypsum wallboard, cardboard, and other associated packaging, roofing material, ceramic tile, carpeting, plastic pipe, and steel. The material may be commingled with rock, soil, tree stumps, and other vegetative matter resulting from land clearing and landscaping for construction or land development projects.

- "Construction and Demolition (C&D) Material Recovery Facility (MRF)" means a facility that receives only C&D material, in which the residual (disposed) amount of waste in the material is less than ten percent of the average weight of material separated for reuse received by the facility over a one-month period.
- "Covered Project" refers to residential, commercial, and city-sponsored deconstruction, demolition, renovation, and construction projects and shall be further defined by the thresholds set forth in Section 15.30.030: Applicability for covered projects.
- "Deconstruction" the systematic disassembly of a building, and the subsequent return to commerce and reuse of a substantial percentage of salvaged materials, with a secondary purpose of recycling the remaining materials. Heavy machinery may be used in the deconstruction process.
- "Deconstruction and salvage assessment" A document summarizing the building components of an existing building that, if removed, have potential to be reused. This assessment shall be signed by the owner or authorized agent and serve as an affidavit stating that

the project shall be executed in compliance with the requirements of this code.

- "Demolition" The process of razing, relocating, or removing an existing building or structure, or a portion thereof.
- "Designated Facility" or "King County Designated Facility" A designated facility is either a Construction and Demolition Debris Material Recovery Facility (MRF) or a privately owned transfer station that has a signed agreement with King County that permits it to accept mixed C&D debris and waste C&D debris from jobsites located within the county's jurisdiction.
- "Director" Unless otherwise specified, shall be the Director of Public Works or his/her designated representative.
- "Disposal" means the discharge, deposit, injection, dumping, leaking, or placing of any solid waste into or on any land or water.
- "Diversion/Divert" means to use material for any reuse or recycling purpose other than disposal in a landfill or for use as fuel.
- "Project" means any activity that requires a building or demolition permit or any similar permit from the city.

- "Recycling" means the process of collecting, sorting, cleansing, treating, and reconstituting materials for the purpose of using the altered form in the manufacture of a new product. Recycling does not include burning, incinerating, or thermally destroying solid waste.
- "Reuse". The return of a commodity into the economic stream for use.
- "Salvage" The recovery of C&D building materials and components from a building or building site in order to increase the reuse or repurpose potential of these materials and decrease the amount of material being sent to the landfill. Salvaged material may be sold, donated, or reused on site.
- "Solid waste" or "wastes" means all putrescible and non-putrescible solid and semisolid wastes, except wastes identified in WAC 173-350- 394 020, including, but not limited to, garbage, rubbish, ashes, industrial wastes, commercial waste, sewage sludge, demolition and construction wastes, abandoned vehicles or parts thereof, contaminated soils and contaminated dredged material, discarded commodities and recyclable materials.

- "Source Separated Materials" means materials that are sorted at the site of generation by individual material types, including commingled recyclable materials, for the purpose of recycling.
- "Volume-to-Weight Conversion Rate" means the rate set forth in the standardized conversion rate table approved by the city, pursuant to this chapter, for use in converting the volume of materials identified in the waste management plan to weight.
- "Waste diversion plan" means a plan prepared in a format approved by the city and submitted to the city by the generator, including but not limited to the property owner or demolition contractor, for an eligible demolition project
- "Waste Diversion Report" means a report to the city of the material from the project meeting the requirements of Section 15.30.040 C. Reporting.
- "Waste Hauler" means a company that possesses a valid permit from an authorizing governmental body to collect and transport solid wastes from individuals or businesses for the purpose of recycling or disposal under the City of Redmond's name.

- "Waste Management Plan (WMP)" means a completed waste management plan form, approved by the city and county for the purpose of compliance with this chapter, submitted by the applicant for any covered or non-covered project.

15.30.020 Purpose and Intent

A. Prevent disposal of valuable reusable materials through the following methods.

1. Ensure construction and demolition projects are sending materials of value to King County designated C&D material recovery facilities;

2. Require salvage assessments are conducted before every demolition project to highlight the value and market for the material being created by the demolition, and encourage deconstruction as an alternative to demolition;

3. Require tonnage and destination of generated C&D materials to be reported to the city from all covered projects.

15.30.030: Applicability for covered projects.

A. Applicability

1. These regulations shall apply to all residential, commercial, and city-sponsored deconstruction, demolition, renovation, and construction projects 200 square

feet or greater in area. Projects that do not qualify as a "work exempt from permit" as determined by the city are not exempt from these regulations. All city-sponsored projects shall be considered covered projects, unless specifically exempted, regardless of whether a building or demolition permit is required.

2. All covered demolition and deconstruction projects must obtain a salvage and deconstruction assessment from a King County certified salvage verifier.

B. Transparent Communication:

The requirements of this section shall be clearly communicated on all city-issued permit applications for deconstruction, demolition, renovation, and construction permits. All such applications shall include a required signature box allowing applicants to confirm they have reviewed the requirements.

15.30.040 Requirements.

A. Diversion

All banned materials shall be diverted from disposal per King County Code 10.30.020.

Mixed construction and demolition waste shall be sent to a material recovery facility (MRF) designated under King County Code 10.30.020.

B. Reporting

Documents to be Submitted to the City of Redmond

1. At application for a demolition permit, the owner or authorized agent shall submit one or more of the following documents:

a. Deconstruction and salvage assessment.

Exception: Projects that include only new construction.

b. A statement of compliance with either the regulations of the Puget Sound Clean Air Agency regarding asbestos identification, notification, and abatement; or the Washington Department of Labor and Industries asbestos project notice of intent.

2. Prior to Certificate of Occupancy or permit final, the owner or authorized agent shall submit a completed waste diversion report to the City of Redmond along with the following documentation:

3. Receipts for materials taken to be recycled or landfilled. Receipts shall be provided for C&D material recycled or disposed at each designated facility that received material for processing or transfer, and shall include the following information:

a. The weight of each load,

b. Whether the material was disposed in a landfill or diverted for reuse, recycling, or beneficial use,

c. Permit number or site address, and

d. The date materials were accepted by the receiving facility.

4. Receipts for materials that were salvaged. Receipts shall be submitted for construction and demolition material that was salvaged for reuse:

a. The weights or quantity of each material,

b. Permit number or site address

c. The receiving location, and

d. The date materials were accepted at the receiving location.

Exception: When a receipt cannot be obtained, a signed statement from the receiving location and photo documentation shall be provided. If the receipt provides information for multiple projects, the permit number or address and the amount of material for each project must be clearly identified.

5. Any additional information needed to support claims of compliance.

6. When the required documentation is not able to be provided, a notarized affidavit of compliance may be allowed as proof of diversion.

7. Where shared construction and demolition collection containers are used by 2 or more permitted projects, a final waste diversion report may be substituted for periodic waste diversion reports on a submittal schedule determined by the Director.

8. Tonnages shall be submitted using City-approved forms, which may include online submittal.

C. Salvage Assessment

All covered demolition projects must obtain a salvage and deconstruction assessment from a King County certified salvage verifier.

D. Weighing of Wastes

Permit applicants shall ensure that all C&D material, both diverted and landfilled, is measured, and recorded using best management practices. To the extent practical, all C&D material shall be weighed on scales. Such scales shall comply with all State and County regulatory requirements for accuracy and maintenance. To measure C&D materials for which weighing is not practical due to their small size or other considerations, a volumetric measurement shall be used. For the conversion of volumetric measurements to weight, the applicant shall use standardized volume-to-weight conversion rates, per material type, as set forth in the standardized

conversion rate table approved by the City pursuant to this Chapter.

E. City-Sponsored Projects:

All City-sponsored deconstruction, demolition, renovation, or construction projects shall require City contractors to submit a Waste Diversion Plan identifying where materials will be taken for salvage, reuse, recycling, or disposal. A report shall be submitted listing the final, measured weight, by destination, of all such materials transported, and shall use City-approved forms, which may include online submittal.

15.30.050 Exemption.

A. Application

If an applicant believes it is infeasible to comply with the requirements of this Chapter due to the circumstances delineated in this Section, the applicant may apply for an exemption. Exemptions may be granted based on the unsuitability of materials for recycling (such as burned materials, disaster-generated materials, etc.), necessity to remove material promptly due to threat to human health or the environment, or other extenuating circumstances.

B. Granting of Exemption

If the city determines that it is infeasible for the applicant to meet the reporting or deconstruction and salvage assessment requirement due to the above considerations, the applicant shall determine the maximum feasible diversion rate for each material and shall indicate this rate on the Waste Diversion Report they submit.

C. Denial of Exemption

Upon a denial by the city, the applicant shall have ten business days from the time of denial to file an appeal, and thirty days from the time of denial to resubmit an approach to achieving full compliance. If the applicant fails to resubmit, or if the resubmittal is inadequate to achieve full compliance, the city shall deny any requested permits or permission to proceed with the project.

15.30.060 Enforcement and penalties.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof, at the discretion of the Building Official, shall be subject to the enforcement and penalties provided in RMC Chapter 1.14.

Section 3. Preparation of Final Documents. The Administration is directed to prepare the Redmond Municipal Code and Planning Department Fee documents, including updates to chapter numbers, correction of any typographical errors, minor

stylistic or editorial revisions, general formatting, and include appropriate graphic illustrations.

Section 4. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 5. Effective date. This ordinance shall become effective May 1, 2025, provided five days have passed since the date of publication of a summary in the city's official newspaper or as otherwise provided by law.

ADOPTED by the Redmond City Council this 16th day of April,
2024.

CITY OF REDMOND

ANGELA BIRNEY, MAYOR

ATTEST:

CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

DANIEL P KENNY, CITY ATTORNEY

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.