



OC Waste & Recycling Construction & Demolition Program

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Construction & Demolition Program Fact Sheet

Diversification Requirements

- 50% of total estimated debris must be recycled using a County-approved facility or franchise waste hauler

Covered Projects

- Projects requiring any building, construction, or demolition permit that do not qualify for an exemption

Exemptions

- Work for which only a plumbing, electrical, or mechanical permit is required based upon information provided by the applicant.
 1. Residential pools, spas, and retaining walls
 2. Seismic tie-down projects
 3. Installation of pre-fabricated patio enclosures and covers where no foundation or other structural building modifications are required
 4. Installation of pre-fabricated accessories, such as signs or antennas, where no structural modifications are required
 5. Construction, demolition, or renovation projects that are less than 150 square feet in size
 6. Construction, demolition, or renovation projects that have a valuation of less than \$10,000
 7. Construction or renovation projects that involve only the replacing of a roof
 8. Aerial utilities
 9. Dewatering
 10. Drain lines
 11. Emergency repairs (utility/road/flood)
 12. Entrapment/temporary/fencing
 13. Permits requested for John Wayne Airport
 14. Monitoring wells
 15. Newport Tidelands (docks including pier construction)
 16. Non-storm water discharge
 17. Potholing
 18. Refuse containers
 19. Placement of signage
 20. Soil boring
 21. Stockpiling/storage
 22. Sunset Beach docks/encroachment
 23. Water diversion
 24. Other exemptions as identified by, and with the concurrence of, the Directors of OC Planning and OC Waste & Recycling

Approved Facilities and Franchised Waste Haulers

- Facilities or franchised waste haulers that appear on the provided list of “approved facilities and franchise waste haulers” are facilities that the County has determined utilize best management practices that meet industry standards relating to the proper recycling and diversion of appropriate materials. Utilizing one of these facilities will assist in the compliance of this policy.

Administrative Fee

- A \$25.00 administrative cost-recovery fee will be collected for all covered projects. The application fee is based on costs directly related to staff time and materials for processing and reviewing each application.

Process for Compliance

- Each applicant will be required to fill out the Construction and Demolition Waste Reduction and Recycling Application when applying for a permit.
- Upon completion of the recycling activity, the applicant will email, fax, mail, or hand-deliver copies of all receipts from the facility/hauler to OC Waste & Recycling.
- OC Waste & Recycling staff will reconcile the amount recycled and determine compliance.
- If applicant is deemed to be in compliance, no further action is required, and Certificates of Occupancy are issued as appropriate. If the applicant is deemed to be non-compliant, fines are assessed and must be paid prior to the issuance of any final Certificates of Occupancy.

Fines and Penalties for Non-Compliance

- Applicants are subject to a fine of up to 25% of the total estimated valuation of the permitted project. Should the applicant fail to meet diversion policy requirements, a fine will be assessed and must be paid prior to the issuance of the final Certificate of Occupancy.
- In cases involving multiple units or multiple Certificates of Occupancy, a determination of non-compliance will result in a maximum total of ten (10) percent, or at least one (1) unit, of the total permitted units not receiving final Certificates of Occupancy until the fine is paid or compliance is determined. The fines will be assessed using the tiered rates below:

Percentage of Debris Diverted	Non-Compliance Fine
50% or above of total estimated weight diverted	0% of total cost of project
30-49% of total estimated weight diverted	5% of total cost of project
11-29% of total estimated weight diverted	15% of total cost of project
0-10% of total estimated weight diverted	25% of total cost of project