



DEMOLITION REQUIREMENTS B-9

Development Services

*Building Division
1635 Faraday Avenue
760-602-2719
www.carlsbadca.gov*

A permit for demolition of a structure can be issued after approval and issuance of a grading permit. Please contact the building division with questions on the demolition process.

The following items must be completed prior to issuance of a demolition permit.

- Completed Building Permit Application (Form B-1):** A demolition permit may only be issued to the owner of the property or the State Licensed Contractor that is doing the work.
- Four (4) sets of plans:** Building, Planning, Engineering and Fire division will review and comment/approve the submittal.
- Letter from Property Owner:** The contractor must provide a letter, signed and dated by the property owner, giving permission for the building to be demolished.
- Demolition Asbestos Certification:** This certification must be completed, signed and have the correct square footage of the structure being demolished, as well as its use.
- San Diego Regional Hazardous Materials Questionnaire:** For ALL demolition projects, proof of application to County of San Diego Air Pollution Control District must also be provided. Asbestos or lead paint remediation must occur prior to issuance of a demolition permit by the City
- San Diego Gas and Electric:** Applicant must provide a letter from San Diego Gas and Electric stating that the utilities have been disconnected.
- Waste Management Plan (Form B-59):** Comply with California Green Code waste disposal and recycling management program (65%). Section 4.408.1 and Section 5.408.1. Complete the attached B-59, Waste Management Plan which estimates the waste to be recycled.
- Public Property:** If applicable provide plans and details demonstrating measures to protect public property and walkways.

Additional items that may be required:

1. **Water Agency:** Arrange for appropriate Water Agency to remove water meter unless construction of replacement structure is to begin shortly.
2. The **Planning** Division will determine if the structure is in the Village Review area, the South Carlsbad Review area, the Coastal Zone or if discretionary mitigation conditions apply. (760) 602-4610
3. The **Land Development & Engineering** Division will determine if a Haul Route, Right-of-Way Permit or Storm Water Permit is required. (760) 602-2750.
4. **Fire** Department may need the use of the building for training purposes. (760) 602-4665.



CONSTRUCTION WASTE MANAGEMENT PLAN B-59

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Section 4.408.1 and Section 5.408.1 of the 2016 California Green Building Standards requires at least 65% of non-hazardous construction debris is recycled and/or salvaged for reuse.

With the submitting of your application for a Building Permit or permit issuance, you must have completed a Construction Waste Management Plan (CWMP) demonstrating how you will **recycle a minimum of 65%** of the construction waste generated from your project.

NOTICE: Applicant (contractor and subcontractors) shall comply with the project's CWMP. It is the Applicant's responsibility to collect all receipts from the facilities that recycle their materials AND all project waste/landfill disposal receipts. When working with the City's franchised hauler, Waste Management, one cumulative project receipt is acceptable. However, it is the Applicant's responsibility to confirm that the bins are collected for C&D Recycling.

1. This project shall generate the least amount of waste possible by planning and ordering carefully, following all proper storage and handling procedures to reduce broken and damaged materials, and reusing materials whenever possible.
2. Waste Management Services can provide 2 roll-off bins, one for commingled construction debris and one for trash. The commingled construction roll-off bin will be taken to a Certified Mixed C&D Processing Facility to sort the material and create receipt(s), to demonstrate the project has met a 65% diversion rate or greater.
3. Applicants with a goal of recycling greater than 65% of the project's total waste should work with, the City's exclusive franchised waste hauler, to develop a more specific CWMP. This plan may include using additional roll-off bins for particular phases of construction (e.g., concrete and wood waste) to ensure the highest waste diversion rate possible.
4. Contractors/subcontractors hauling their own waste as part of their scope of work (e.g., construction clean up companies, etc.) SHALL NOT be excluded from complying with the CWMP and shall provide weight and waste diversion receipts from a Certified Source Separated Recycling Facility. For a current list of Certified Recycling Facilities go to <http://www.sandiego.gov/environmental-services/recycling/cd/index.shtml>.
5. If contractors/subcontractors furnish their own debris boxes as part of their scope of work, they SHALL NOT be excluded from complying with the CWMP and shall provide weight and waste diversion receipts from a Certified Source Separated Recycling Facility.

Part 1 - Before the Project Begins

Prior to issuance of a Building Permit, Applicant must submit PART 1 of the Construction Waste Management Plan (CWMP) Table.

- a. Submit completed and signed form to City with Building Permit application.

Part 2 – During and After the Project

Prior to receiving inspection for final sign off of the Building Permit or Certificate of Occupancy, Applicant must submit the fully completed and approved PART 2 of the Construction Waste Management Plan (CWMP) Table.

- a. Save all receipts and/or documents from reuse facilities, recycling centers, processing facilities, and landfills where materials were taken.
- b. Complete the Debris Recycling Report (DRR) as your project progresses. Recycling/diversion goals are (at a minimum) 65% of the waste generated by your project.
- c. Return completed form to: City of Carlsbad Building Division - 1635 Faraday Ave, Carlsbad, CA 92008 or your inspector prior to requesting final inspection.



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Many of the materials generated from your project can be recycled. You are required to list materials that will be reused, recycled or disposed from your project. If you have questions about the recycling requirement or completing this form, please contact Waste Management at (760) 929-9400, a certified C&D recycler, or the Carlsbad Building Division at (760) 602-2700. Please note: Unless you are self-hauling, Waste Management or approved haulers must be used for all construction projects within the City of Carlsbad.

PART 1 Complete and submit this form when applying for a Building Permit. Note: Permits will not be issued without a completed Construction Waste Management Plan.

Applicant Information

Permit No. Project Title

Project Address APN

Applicant Name Owner Contractor Architect Other
Last First

Applicant Address

Phone () E-mail Address

Applicant Mailing Address
(if different than project address)

Project Type Residential Commercial Public Building Industrial
(check all that apply):

Brief Description

Project Size Estimated Cost of Project \$
(square footage)

Please check the appropriate box:

- I plan on using WASTE MANAGEMENT roll-off bin(s) for all materials and will provide all receipts after construction.
I plan on self-hauling to a certified recycling facility and will provide all receipts after construction.
This is a proposed LEED certified project and I plan on separating materials on site in conjunction with WASTE MANAGEMENT.

Acknowledgement: I certify under penalty of perjury under the laws of the State of California that the information provided in and with this form pertains to construction and demolition debris generated only from the project listed in PART 1, that I have reviewed the accuracy of the information, and that the information is true and correct to the best of my knowledge and belief.

Print Name Signature Date

PART 1 Complete, obtain signature, and submit this form when applying for a Building Permit. Note: Permits will (cont'd) not be issued without a completed Construction Waste Management Plan.

DEBRIS RECYCLING ESTIMATE:

SECTION A	Permit No. _____ Project Title _____
Project Address _____ APN _____	
Applicant Name _____ Phone () _____	
<i>Last</i>	<i>First</i>

SECTION B Complete the following table with estimated waste tonnage to be generated by your project.

This is your plan for construction waste management. Changes can be made on the final recycle report.

Goal: the diversion rate shall be 65% by weights of debris.

Material Type	Estimated Waste Quantity (tons)	A Place a (✓) check next to items to be reused or salvaged	B Place a (✓) check next to items to be recycled	C Place a (✓) check next to items to be disposed at landfill
<i>Complete this line of the table only if only using WASTE MANAGEMENT roll-off bins.</i>				
Mixed C&D Debris				
Asphalt & Concrete				
Brick / Masonry / Tile				
Mixed Inert Debris				
Cabinets, Doors, Fixtures, Windows (circle all that apply)				
Carpet				
Carpet Padding / Foam				
Cardboard				
Ceiling Tile (acoustic)				
Drywall (used, new, scrap)				
Landscape Debris (brush, trees, stumps, etc.) No dirt.				
Unpainted Wood & Pallets				
Roofing Materials				
Scrap Metal				
Stucco				
Other: _____				
TOTAL	=			

SECTION C

To meet 65% Diversion Requirement (estimate) _____ x 0.65 = _____ tons
Total Estimated Waste from above *Minimum Required Diversion*

Contractor/Owner Signature _____ Date _____

DEBRIS RECYCLING REPORT (ACTUAL):

SECTION A Acknowledgement

I certify under penalty of perjury under the laws of the State of California that the information provided in and with this form pertains to construction and demolition debris generated only from the project listed in PART 1, that I have reviewed the accuracy of the information, and that the information is true and correct to the best of my knowledge and belief.

Permit No. _____ Print Name _____
 Address _____ Date _____

SECTION B Use this Final Log below to track loads of materials as they leave the job site.

Ⓢ Ⓢ SAVE RECEIPTS Ⓢ Ⓢ

Indicate FINAL quantities in tons for each material and save receipts and documents from facilities where material is taken. Additional Project Log pages are available if necessary. Use City Conversion Table to convert volume to tons.

Date	Material Type	A Actual Amt Reused or Salvaged	B Actual Amt Recycled	C Actual Amt Disposed in Landfill	Destination Facility (Name, Address, Phone)
<i>Example: 01/05/2018</i>	<i>Concrete (broken)</i>		<i>5 tons</i>		<i>Palomar Transfer Station, 5960 El Camino Real - (760) 603-0153</i>
Ⓢ TOTAL					

SECTION C

Diversion Rate Achieved _____ / _____ = _____ % ≥ 65%
≤ 65%
Total of columns A + B Total of columns A + B + C DIVERSION

Contractor/Owner Signature _____ Date _____

- Attach the following documentation to this Report:**
- Original recycling weight tickets, landfill weight tickets
 - Original donation receipts with photos and/or itemized descriptions
 - Any other relevant information to support Recycling Report

Return completed form and documentation to:
 City of Carlsbad
 Building Division (1st Floor)
 1635 Faraday Avenue
 Carlsbad, CA 92008

Conversion Table for Common Construction Waste

This document is informational only. It is here to help you convert truckload quantities to tons, if necessary.

<u>Category</u>	<u>Material</u>	<u>Column A</u> <u>Volume</u>		<u>Column B</u> <u>Tons/Unit</u>	<u>Column C</u> <u>Tons</u>
Mixed Debris	Construction	_____	cy	x	0.18 = _____
	Demolition	_____	cy	x	1.19 = _____
Asphalt/Concrete	Asphalt (broken)	_____	cy	x	0.70 = _____
	Concrete (broken)	_____	cy	x	1.20 = _____
	Concrete (solid slab)	_____	cy	x	1.30 = _____
Brick/Masonry/Tile	Brick (broken)	_____	cy	x	0.70 = _____
	Brick (whole, palletized)	_____	cy	x	1.51 = _____
	Masonry brick (broken)	_____	cy	x	0.60 = _____
	Tile	_____	sq ft	x	0.00175 = _____
Building Materials (cabinets, doors, windows, etc.)		_____	cy	x	0.15 = _____
Cardboard (flat)		_____	cy	x	0.05 = _____
Carpet	By square foot	_____	sq ft	x	0.0005 = _____
	By cubic yard	_____	cy	x	0.30 = _____
Carpet Padding/Foam		_____	sq ft	x	0.000125 = _____
Ceiling Tiles	Whole (palletized)	_____	cy	x	0.0003 = _____
	Loose	_____	cy	x	0.09 = _____
Drywall (new or used)	1/2" (by square foot)	_____	sq ft	x	0.0008 = _____
	5/8" (by square foot)	_____	sq ft	x	0.00105 = _____
	Demo/used (by cu. yd.)	_____	cy	x	0.25 = _____
Landscape Debris (brush, trees, etc.)		_____	cy	x	0.15 = _____
	Asphalt Composition				
Shingles, asphalt	Shingle	_____	cy	x	0.22 = _____
Unpainted Wood/Pallets	By board foot	_____	bd ft	x	0.001375 = _____
	By cubic yard	_____	cy	x	0.15 = _____
Trash/Garbage		_____	cy	x	0.18 = _____
Other (estimated weight)		_____	cy	x	estimate = _____
		_____	cy	x	estimate = _____
		_____	cy	x	estimate = _____
		_____	cy	x	estimate = _____
Total all					= _____

DEMOLITION ASBESTOS CERTIFICATION

ADDRESS: _____

USE OF BUILDING TO BE DEMOLISHED: _____

SQUARE FEET _____ **X NUMBER OF STORIES** _____

PROPERTY OWNER: _____

ADDRESS: _____ **PHONE** _____

APPLICANT: _____

ADDRESS: _____ **PHONE** _____

Section 19827.5 of California Health and Safety Code states in part:

“A demolition permit shall not be issued by any city ...as to any building or other structure except upon receipt from the permit applicant of a copy of each written asbestos notification regarding the building that has been required to be submitted to the United States Environmental Protection Agency or to a designated state agency, or both, pursuant to Part 61 of Title 40 of the Code of Federal Regulations, or the successor to that part. The permit may be issued without the applicant submitting a copy of the written notification if the applicant declares that the notification is not applicable to the scheduled demolition project.”

As applicant for a demolition permit in the City of Carlsbad, I certify that; I have read the excerpt from Section 19827.5 of the Health and Safety Code provided above; the information I have provided on this form is true and correct; and I further certify the following:

- () On the attached _____ pages are copies of all written asbestos notifications regarding the above referenced building that are required to be submitted to the United States Environmental Protection Agency or to Part 61 of Title 40 of the Code of Federal Regulations, or successor to that part.**

- () I declare that the written asbestos notification is not applicable to the scheduled demolition project.**

Applicant’s Signature

Date