

Construction Waste Management Plan

This fact sheet describes a Fort Collins building code change effective January 1, 2012. The requirements apply to all new residential and non-residential construction.

Code reference

International Building Code—(IBC) 3602.1 Commercial and all multifamily housing

International Residential Code—(IRC)R 324.1 Single-family detached housing, duplexes, townhomes

“For new residential and non-residential buildings, a construction waste management plan acceptable to the Building Official that includes recycling of concrete, wood, metals and cardboard, is required at time of application for a building permit. The plan shall be implemented and conspicuously posted on the construction site. Substantive changes to the plan shall be subject to prior approval by the Building Official”.

What is construction waste management and why is it important?

Construction waste management is applying management practices that result in less waste going to the landfill. At least 16% of the waste buried in the Larimer County landfill is directly attributed to construction and demolition (C & D) activities. Diverting construction and demolition waste extends the life of landfills, while contributing to the community’s waste diversion and carbon emissions reduction goals. Waste management techniques also save natural resources and can reduce a project’s overall disposal costs.

Techniques fall into “reduce, reuse, recycle” categories:

- Waste prevention: generating less waste to begin with. Plan efficient use of materials during the design and specification process, use scrap materials from one process for another process on the same job site.
- Reuse: set aside surplus or off-spec materials for use on other projects, or donate them to architectural materials retailers such as the non-profit organizations in Fort Collins (ReSource Fort Collins or Habitat for Humanity).
- Deconstruction: disassemble a structure instead of demolishing it, to salvage materials such as cabinetry and porcelain appliances, lumber, landscaping elements, windows, doors.
- On-site recycling: use waste materials from the project by reprocessing them for other applications on the same site. One example for large projects is to grind waste materials to use as a soil amendment.
- Off-site recycling: collect materials on site for recycling at other facilities.

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How do I comply with the code requirement?

The code outlines a three-step process:

1. Develop a construction waste management plan. This helps you get organized on the front end. The plan must address, at minimum, recycling of four materials: concrete, wood, metals and cardboard. The plan must address how these materials will be collected and recycled. For example, for each material, will a recycling service provider pick it up? Or, will the contractor haul the material to a designated location? A template for a simple plan is provided below. The plan is submitted with the building permit application. The Building Services Division will review it.
2. Post the plan on the job site. Be sure everyone on the project understands the CWM plan and commits to following through with it.
3. Implement the plan. To help ensure the designated materials are separated from other construction waste, post signage. Monitor receptacles to ensure materials aren't ending up in the wrong place. Building inspectors will be spot checking during site visits for other inspections.

The code requirement focuses on recycling four common materials. City of Fort Collins encourages building owners, designers and builders to plan ahead and more comprehensively manage construction waste. Some projects, such as Poudre School District's construction of new schools, result in over 90% waste diversion levels, with only small amounts of waste going to landfills. See other tips and resources below.

Are there local providers who can help with construction waste management?

Yes. There are a mix of specialty providers and conventional waste haulers who also provide recycling services. City of Fort Collins Natural Resources Department provides a current list of local hauling companies, salvage and deconstruction businesses, and recycling facilities noted in the fourth resource listed below.

For more information

- City of Fort Collins Natural Resources Department, 970-221-6600, www.fcgov.com/naturalresources/recycling.
- Construction Materials Recycling Association: www.cdrecycling.org
- U.S. Environmental Protection Agency: www.epa.gov/osw/conservation/rrr/imr/cdm
- Information on local hauling companies, salvage and deconstruction businesses, and recycling facilities can be found on the City's website at <http://www.fcgov.com/recycling/centers.php>

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CONSTRUCTION WASTE MANAGEMENT PLAN and DOCUMENTATION

Note: Environmental Services staff is able to assist with questions about getting a recycle program implemented, and will also provide education and site visits upon request (call Caroline Mitchell at (970) 221-6288).

PROJECT INFORMATION

Address _____ Date _____

Permit No. _____

General Contractor & Contact Info: _____

Material ¹	Vendor hauling the material ²	Facility recycling the material ³	Total volume or weight of material ⁴
Concrete/Masonry			
Wood/Lumber			
Metals			
Cardboard			
Trash		N/A	
Other (describe)			

Required Documentation⁴: Provide signed documentation from the hauling company that the volumes & weights listed above are accurate. If you hauled the materials yourself, attach tickets from locations receiving the recyclables. Documentation is required in order to receive final project approval from the City.

I and my City-licensed hauler certify that the above materials from my construction site were recycled in the volume / weight described and were taken to the facilities described.

 Signature (Contractor or Owner)

 Date

 Signature (Licensed Hauler)

 Date

¹ At minimum, the four listed materials must be recycled.

² Enter vendor name and phone number. If the applicant will haul the material themselves, state such.

³ Where will applicant or vendor take the material for recycling? Enter facility name and address.

⁴ To be completed at the end of the project. Please re-submit this form at end of project with these sections completed.