

DEMOLITION CHECKLIST

1. Complete and submit a Building Permit Application form. Also complete the Residential Structure Demolition Application Form if unit provides living accommodations for low- and/or moderate-income residents.
2. Submit site plan and dimensioned floor plan. Indicate total square footage of each structure to be demolished. Indicate all plumbing fixtures in each structure.
3. Complete the attached Utility Sign Off/ APCD Approval Form and return it with the required signatures to the Community Development Department, prior to permit issuance. To retain the existing water meter for dust control of project site, contact the Public Works Department at (805) 473-4520.
4. Contact the Air Pollution Control District (APCD) regarding asbestos notification pursuant to Health and Safety Code Section 19827.5. Review APCD's attached forms. The city must receive APCD approval, prior to permit issuance. (<http://www.slccleanair.org/business/asbestos.php>)
5. If applicable, plans shall detail the location and method of pedestrian protection as required in accordance with Chapter 33 of the 1997 Uniform Building Code.
6. The existing sewer lateral shall be abandoned in an approved manner to the satisfaction of the Public Works Superintendent. Show the locations of all site utilities and any proposal for abandonment or reuse.
7. Clearly indicate on the plans the scope of the demolition, including site improvements, paving materials and any tree removals. Show location of any trees to remain. Note any tree protection measures as required by the City.
8. Note on site plan: "Dust control shall be maintained to the satisfaction of the Community Development Director."
9. Identify the hauler and disposal facility (see attached City's list) where the building material will be hauled for recycling.
10. Following approval of a permit, the fee as set forth in the Master Fee Schedule is required to be paid for permit issuance.

For questions regarding this plan review, please contact the Community Development Department of Grover Beach at (805) 473-4520.



CITY OF GROVER BEACH CONSTRUCTION AND DEMOLITION RECYCLING AND DISPOSAL

California Green Building Codes requires most construction and demolition projects to recycle at least 50% of the waste generated by the project. A project is exempt if the:

- Residential alteration does not increase the building's conditioned area, volume or size; or
- Commercial alteration is less than \$200,000 in value; or
- Commercial addition is less than 1,000 square feet.

Unless the project is exempt, the building and/or demolition permit cannot be issued until a recycling plan has been reviewed and approved. Each project owner must complete a "Construction and Demolition Waste Management Plan" and indicate the manner of recycling that best fits the project and their contractor's operation. There are two options:

1. **Use an Integrated Waste Management Authority (IWMA) certified facility.** IWMA-certified facilities recycle at least 50% of the waste they receive. Therefore, by using one of these facilities, you will have met the requirement to recycle 50% of your waste. You can either haul your waste to one of these facilities, or hire a hauling company to do it. Be sure to get a receipt that shows you used the recycling portion of the facility. Prior to final inspection, you must submit the receipts for all of the recycling and landfill facilities utilized for the project.
2. **Use other recycling and disposal facilities.** Many facilities will recycle specific materials from construction and demolition sites. If you take the waste from your project to one or more of these facilities (e.g., concrete to a concrete recycler, metals to a scrap metal recycler, wood to a compost facility) you need to fill out the "Detailed Recycling Plan" before your building permit can be issued. When complete, the "Detailed Recycling Plan" form will show which facilities you will use to recycle at least 50% (by weight) of your construction and demolition waste.

With both options, at the end of your project, all the original receipts from the facilities must be submitted and approved prior to the building final. **DO NOT USE A REGULARLY SCHEDULED GARBAGE/RECYCLING COLLECTION SERVICE** because you will not have proper documentation for the amount of waste generated and where it went.

Construction Waste Estimation Guide	
Project Type	Approximate Waste Generated Factor (Divide by 2000 to convert pounds to tons)
Commercial	
Addition	27 pounds per sq. ft.
Demolition	70 pounds per sq. ft.
New	13 pounds per sq. ft.
Tenant Improvement	10 pounds per sq. ft.
Single Family Residential	
Addition	33 pounds per sq. ft.
Demolition	83 pounds per sq. ft.
New	5 pounds per sq. ft.
Remodel	39 pounds per sq. ft.
Multi-family Residential	
Addition	4.5 pounds per sq. ft.
Demolition	16 pounds per sq. ft.
New	9.5 pounds per sq. ft.
Remodel	16 pounds per sq. ft.

IWMA Certified Recycling Collection Facilities	
Facility	Phone Number
API Roll-Off Services, Santa Maria	(805) 928-8689
Bedford Enterprises Inc./SMART, Santa Maria	(805) 922-4977
C&D Recycling Facility at Chicago Grade Landfill, Atascadero	(805) 466-2985
C&D Resource Recovery Park at Cold Canyon Landfill, San Luis Obispo	(805) 549-8332
Coastal Roll-Off, San Luis Obispo	(805) 543-0473
Have Bins (WMI), Atascadero	(805) 466-3636
Health Sanitation Services, Santa Maria	(805) 922-2121
Mid-State Solid Waste & Recycling, Templeton	(805) 434-9112
North SLO County Recycling, Templeton	(805) 434-0043
R&R Roll-Off, Nipomo	(805) 929-8000
Santa Maria Transfer Station	(805) 929-9255



CITY OF GROVER BEACH

CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT PLAN

This form shall be completed to document compliance with the California Green Building Code. Section 1, and if applicable, Section 2, shall be completed prior to permit issuance. Section 3 shall be completed prior to final inspection. Recyclable construction waste materials include vegetation, asphalt, concrete, metals, wood, insulation, ceiling tile, drywall, carpet, plastic, plastic pipe and buckets, glass, cardboard, and many composites such as Hardiplank siding, etc.

Section 1: Site Address: _____ Permit Application Number: _____

Project Type: Single-Family Residence Multi-family Residential Commercial

Demolished Floor Area: _____ square feet New Floor Area: _____ square feet Project Valuation: _____

Owner / Contractor (Circle one) Name: _____

Mailing Address: _____

Email Address: _____ Phone: _____

Project's overall waste diversion rate will be: 50% (Minimum required) 65% 80%

Select Construction Waste Diversion Method:

- Project will exclusively use IWMA Certified Recycling Facilities. (No need to fill out Section 2)
- Project will not use IWMA Certified Recycling Facilities exclusively. Complete Section 2 and "Detailed Recycling Plan"

Section 2: To be filled out unless exclusively using Certified Recycling Facilities.

1. Estimated Total Construction Waste: _____ tons (See Construction Waste Estimation Guide)
2. Estimated Recycled/Reused Waste: _____ tons (Must meet diversion rate from Section 1)
3. Estimated Disposed Waste to Landfill: _____ tons

Each subcontractor shall be responsible for waste diversion and recycling activities. Where a Certified Recycling Facility is used, additional drop boxes may be required at particular phases of construction (e.g., concrete and wood waste) to ensure the highest waste diversion rate possible.

I understand that weight receipts must be produced for all materials leaving the project site, regardless of destination or method of removal. I acknowledge that the requirements of this plan will be communicated to all subcontractors and other personnel who may be involved in disposal of materials from this project so they can provide necessary weight receipts. I further acknowledge that I will submit all disposal and recycling receipts for this project prior to requesting final inspection approval.

Owner or Contractor Printed Name	Signature	Date
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Section 3: To be filled out upon completion of project. Weight receipts required for recycled and reused materials.

1. Waste Recycled: _____ tons
2. Waste Reused On-site: _____ tons
3. Total: _____ tons
4. Percentage of Materials Recycled and Reused: _____ %
*Divide Line 3, Section 3 by Line 1, Section 2.
Must satisfy diversion rate from Section 1*

DETAILED RECYCLING PLAN

for projects that will not exclusively use IWMA Certified Recycling Facilities

Site Address: _____ Permit Application Number: _____

Contact Name: _____ Email Address: _____ Phone: _____

	Before Construction		After Construction	
	Landfill (tons)	Recycling (tons)	Landfill (tons)	Recycling
<p>To be completed by all unincorporated county Project Applicants prior to the permit being issued <u>unless</u> an IWMA-Certified facility is used for recycling and disposal.</p> <p>To be completed before Final Approval/Sign Off. The Disposal Report must be completed for all projects not using an IWMA-Certified recycling facility. Fill in quantities below and attach all original disposal & recycling receipts.</p>				
Materials				Facility
Land Clearing			On-site Reuse (tons)	Off-site Recycling (tons)
Inerts (concrete, a/c, etc)				
Drywall				
Metals				
Lumber				
Cardboard				
Mixed Recyclables				
Trash				
TOTAL				
%Diversion				

CITY OF GROVER BEACH
UTILITY SIGN OFF / APCD APPROVAL FORM

Prior to issuance of a demolition or moving permit for a structure, it will be necessary to contact the agencies listed below. The following agencies shall be advised of the proposed demolition/move in order that they may remove their meters and/or related service equipment. The signature of an authorized representative of each utility company will serve as acknowledgement that the structure will be demolished or moved on or after the listed demo/move date and that their meters and/or equipment will be removed prior to that date.

This completed form shall be returned to the Community Development Department prior to permit issuance.

Project Address: _____

Demo/Move Date: _____

x

The Gas Company
Contact: Jason Bradway, 805-781-2430
Fax: 1-800-633-4310

x

AT&T (Phone)
Contacts: David Whithead, 805-546-7389
Ron Metzler, 805-546-7365
Fax: 805-543-6609

x

Pacific Gas & Electric (Electric only)
Contact: Denise Clarke, 805-546-5210

x

Charter Communications (Cable & Internet)
Contact: Bruce Jensen, 805-783-4950

x

Water and Sewer
Contact: Greg Ray, 805-473-4535
Fax: 805-489-9657

x

APCD
Contact: Tim Fuhs, 805-781-5912
Fax: 805-781-1002

x

Property Owner(s) Authorization

Date Contact Phone Number

RESIDENTIAL STRUCTURE DEMOLITION APPLICATION FORM

Proposed Demolition Site Address _____ APN 060 - _____ - _____

Property Owner Name _____ Signature _____

Address _____ City _____ State _____ Zip _____ Telephone _____

Please check section(s) below which qualify this residential structure for demolition

Housing that provides living accommodation for low- and moderate-income households shall not be demolished unless any of the following criteria apply:

___ (1) It is necessary to demolish the structure for health and safety reasons, as evidenced by the determination of the Building Official that it is substandard (in accordance with the criteria set forth in Chapter 10 of the Uniform Housing Code as amended from time to time) and that the cost of remediating the code violations would:

- ___ (a) result in housing which is not affordable to low and moderate income households: or
- ___ (b) exceed 50 percent of the assessed value of the structure in its present condition

___ (2) It is necessary to carry out a public project that would improve coastal access or other direct public benefit.

___ (3) The unit to be demolished is owner-occupied housing.

___ (4) The unit to be demolished is a non-conforming use according to the requirements of the General Plan or Zoning Ordinance.

___ (5) The unit to be demolished will be replaced with a rental unit available to low- or moderate-income households.

Date Application Received by City _____ *

___ A permit will be issued by the Community Development Department within 10 working days of this * date if your proposed demolition qualified for demolition under subsection (2), (3) or (4) above.

Date Approved

Date Denied

Community Development Director Signature

___ A permit will be issued by the Community Development Department within 30 working days of this * date if your proposed demolition qualified for demolition under subsection (1) or (5) above.

Date Approved

Date Denied

Community Development Director Signature

NOTE: In the event the proposed demolition is denied, appeal may be made to the Planning Commission of the City of Grover Beach if a written appeal and appeal fee of \$300.00 are received by the Community Development Department within 10 working days of the denial date above. Please note that the Planning Commission cannot change the five reasons which allow demolition.

**ASBESTOS DEMOLITION/RENOVATION NOTIFICATION FORM
GENERAL INFORMATION**

The asbestos NESHAP, 40 CFR, Part 61, Subpart M, requires written notification of demolition or renovation operations under Section 61.145. This form may be used to fulfill this requirement. Only complete notification forms are acceptable. A complete accredited asbestos survey must accompany the notification in order to be complete. Incomplete notification may result in enforcement action.

The notification should be typewritten and postmarked or delivered no later than **ten working days** prior to the beginning of the asbestos removal activity (dates specified in Section VIII) or demolition (dates specified in Section IX). Please submit this form to:



Tim Fuhs, Air Quality Specialist
Enforcement Division
3433 Roberto Court
San Luis Obispo, CA 93401
(805) 781-5912

I. **Type of Notification:** Enter "O" if the notification is a first time or original notification, "R" if the notification is a revision of a prior notification, or "C" if the activity has been cancelled.

II. **Facility Information:** Enter the names, addresses, contact persons and telephone numbers of the following:

Owner: Legal owner of the site at which asbestos is being removed or demolition planned.

Removal Contractor: Contractor hired to remove asbestos.

Other Operator: Demolition contractor, general contractor, or any other person who leases, operates, controls or supervises the site.

If known, the name of the site supervisor should be entered as the contact person for the notification. If additional parties share responsibility for the site, demolition activity, renovations or ACM removal, include complete information (including name, address, contact person and telephone number) on additional sheets submitted with the form.

III. **Type of Operation:** Enter "D" for facility demolition, "R" for facility renovation, "O" for ordered demolitions, or "E" for emergency renovations.

IV. **Is Asbestos Present?** Answer "Yes" or "No" regardless of the amount or type of asbestos. Pursuant to Section 61.145.a, submit a complete accredited asbestos survey with this notification.

V. **Facility Description:** Provide detailed information on the areas being renovated or demolished. If applicable, provide the floor numbers and room numbers where renovations are to be conducted.

Site Location: Provide information needed to locate site in the event that the address alone is inadequate.

Building Size: Provide in square meters or square feet.

No. of Floors: Enter the number of floors including basement or ground level floors.

Age in Years: Enter approximate age of the facility.

Present Use/Prior Use: Describe the primary use of the facility or enter the following codes:
H – Hospital; S – School; P – Public Building; O – Office; I – Industrial; U – University or College;
B – Ship; C – Commercial; or R – Residence.

- VI. **Asbestos Detection Procedure:** Describe methods and procedures used to determine whether ACM is present at the site, including a description of the analytical methods employed. This must be performed by a licensed asbestos consultant or site surveillance technician.
- VII. **Approximate Amount of Asbestos Including:** (1) Regulated ACM to be removed (including nonfriable ACM to be sanded, ground or abraded); (2) Category I ACM not removed; and (3) Category II ACM not removed.
- For both removals and demolitions, enter the amount of RACM to be removed by entering a number in the appropriate box and an "X" for the unit. For demolitions only, enter the amount of Category I and II nonfriable asbestos not to be removed in the appropriate boxes.
- Category I nonfriable material includes packing, gaskets, resilient floor covering and asphalt roofing materials containing more than one percent asbestos. Category II nonfriable material includes any material, excluding Category I products, containing more than one percent asbestos, that when dry, cannot be crumbled, pulverized or reduced to powder.
- VIII. **Scheduled Dates of Asbestos Removal (MM/DD/YY):** Enter scheduled dates (month/day/year) for asbestos removal work. Asbestos removal work includes any activity, including site preparation, which may break up, dislodge or disturb asbestos material.
- IX. **Scheduled Dates of Demo/Renovation (MM/DD/YY):** Enter scheduled dates (month/day/year) for beginning and ending the planned demolition or renovation.
- X. **Description of Planned Demolition or Renovation Work and Method(s) to be Used:** Include in this description of the demolition and renovation techniques to be used and a description of the areas and types of facility components which will be affected by this work.
- XI. **Description of Engineering Controls and Work Practices to be Used to Control Emissions of Asbestos at the Demolition and Renovation Site:** Describe the work practices and engineering controls selected to ensure compliance with the requirements of the regulations, including both asbestos removal and waste-handling emission control procedures.
- XII. **Waste Transporter:** Name, address and telephone number of the asbestos waste transporter.
- XIII. **Waste Disposal Site:** Identify the waste disposal site, including the complete name, location and telephone number of the facility. If ACM is to be disposed of at more than one site, provide complete information on an additional sheet submitted with the form
- XIV. **If Demolition Ordered by a Government Agency, please identify the Agency below:** Provide the name of the responsible official, title and agency, authority under which the order was issued, the dates of the order and the dates of the ordered demolition.
- XV. **Emergency Renovation Information:** Provide the date and time of the emergency, a description of the event and a description of unsafe conditions, equipment damage or financial burden resulting from the event. The information should be detailed enough to evaluate whether a renovation falls within the emergency exception.
- XVI. **Description of Procedures to be Followed in the Event that Unexpected Asbestos is Found or Previously Nonfriable Asbestos Material Becomes Crumbled, Pulverized or Reduced to Powder:** Provide adequate information to demonstrate that appropriate actions have been considered and can be implemented to control asbestos emissions adequately, including at a minimum, conformance with applicable work practice standards.
- XVII. **Certification of Presence of Trained Supervisor:** One year after promulgation of the applicable regulation, the notifier must certify that a person trained in asbestos-removal procedures will supervise the demolition or renovation. The supervisor is responsible for the activity on-site. Evidence that the training has been completed by the supervisor must be available for inspection during normal business hours.
- XVIII. **Certification:** Please certify the accuracy and completeness of the information provided by signing and dating the notification form.

NOTIFICATION OF DEMOLITION AND RENOVATION

OPERATOR PROJECT #	POSTMARK	DATE RECEIVED	NOTIFICATION #
I. TYPE OF NOTIFICATION (O - Original R - Revised C - Cancelled CO - Courtesy)		WPR Notice?	
II. FACILITY INFORMATION (Identify Owner, Removal Contractor, and Other Operator)			
OWNER NAME:			
ADDRESS:			
CITY:		STATE:	ZIP:
CONTACT:	EMAIL:	TELEPHONE:	
REMOVAL CONTRACTOR:			
ADDRESS:			
CITY:		STATE:	ZIP:
CONTACT:	EMAIL:	TELEPHONE:	
OTHER OPERATOR:			
ADDRESS:			
CITY:		STATE:	ZIP:
CONTACT:	EMAIL:	TELEPHONE:	
III. TYPE OF OPERATION D - Demo O - Ordered Demo (Must have written order from municipality) R - Renovation E - Emergency Renovation/Demolition (Written approval/authorization issued by APCD)			
IV. IS ASBESTOS PRESENT? Yes / No (Circle one) Attach an accredited asbestos survey in order to be accepted			
V. FACILITY DESCRIPTION (Include building name, number, and floor or room number)			
BUILDING NAME:			
ADDRESS:			
CITY:		STATE:	COUNTY:
SITE LOCATION:			
BUILDING SIZE:	NUMBER OF FLOORS:	AGE IN YEARS:	
PRESENT USE:		PRIOR USE:	
VI. PROCEDURE INCLUDING ANALYTICAL METHOD, IF APPROPRIATE, USED TO DETECT THE PRESENCE OF ASBESTOS MATERIAL			
VII. APPROXIMATE AMOUNT OF 1. Regulated ACM to be removed 2. Category I ACM not removed 3. Category II ACM not removed		RACM TO BE REMOVED	NONFRIABLE ASBESTOS MATERIAL NOT TO BE REMOVED
		CAT I	CAT II
		UNIT	
PIPES			Ln Ft: Ln m:
SURFACE AREA			Sq Ft: Sq m:
VOL RACM OFF FACILITY COMPONENT			Cu Ft: Cu m:
NONFRIABLE ASBESTOS REMOVED			Ln Ft: Sq. Ft:
VIII. SCHEDULED DATES ASBESTOS REMOVAL – Date Changes Require Faxed Revisions (805) 781-1002		START:	COMPLETE:
IX. SCHEDULED DATES DEMO/RENOVATION – Date Changes Require Faxed Revisions (805) 781-1002		START:	COMPLETE:

NOTIFICATION OF DEMOLITION AND RENOVATION *(Continued)*

X.	DESCRIPTION OF PLANNED DEMOLITION OR RENOVATION WORK, AND METHOD(S) TO BE USED:		
XI.	DESCRIPTION OF WORK PRACTICES AND ENGINEERING CONTROLS AND TO BE USED TO PREVENT EMISSIONS OF ASBESTOS AT THE DEMOLITION AND RENOVATION SITE:		
XII.	ASBESTOS WASTE TRANSPORTER #1:		
	OWNER NAME:		
	ADDRESS:		
	CITY:	STATE:	ZIP:
	CONTACT:		TELEPHONE:
	ASBESTOS WASTE TRANSPORTER #2:		
	NAME:		
	ADDRESS:		
	CITY:	STATE:	ZIP:
	CONTACT:		TELEPHONE:
XIII.	ASBESTOS WASTE DISPOSAL SITE:		
	NAME:		
	ADDRESS:		
	CITY:	STATE:	ZIP:
	CONTACT:		TELEPHONE:
XIV.	IF DEMOLITION ORDERED BY A GOVERNMENT AGENCY, PLEASE IDENTIFY THE AGENCY BELOW AND ATTACH ORDER		
	NAME:	TITLE:	
	AUTHORITY:		
	DATE OF ORDER (MM/DD/YY):	DATE ORDERED TO BEGIN (MM/DD/YY):	
	ADDRESS:		
XV.	FOR EMERGENCY RENOVATIONS <i>(Written authorization from the APCD is required):</i>		
	DATE AND HOUR OR EMERGENCY (MM/DD/YY):		
	DESCRIPTION OF THE SUDDEN, UNEXPECTED EVENT:		
	EXPLANATION OF HOW THE EVENT CAUSED UNSAFE CONDITIONS OR WOULD CAUSE EQUIPMENT DAMAGE OR AN UNREASONABLE FINANCIAL BURDEN:		
XVI.	DESCRIPTION OF PROCEDURES TO BE FOLLOWED IN THE EVENT THAT UNEXPECTED ASBESTOS IS FOUND OR PREVIOUSLY NONFRIABLE ASBESTOS MATERIAL BECOMES CRUMBLED, PULVERIZED, OR REDUCED TO POWDER:		
XVII.	I CERTIFY THAT AN INDIVIDUAL TRAINED IN THE PROVISIONS OF THIS REGULATION (40 CFR PART 61, SUBPART M) WILL BE ON-SITE DURING THE DEMOLITION OR RENOVATION AND EVIDENCE THAT THE REQUIRED TRAINING HAS BEEN ACCOMPLISHED BY THIS PERSON WILL BE AVAILABLE FOR INSPECTION DURING NORMAL BUSINESS HOURS (REQUIRED 1 YEAR AFTER PROMULGATION).		
	_____		_____
	(Signature of Owner/Operator)		(Date)
VIII.	I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT.		
	_____		_____
	(Signature of Owner/Operator)		(Date)



ASBESTOS COMPLIANCE: AN INTERIOR RENOVATION GUIDE

BACKGROUND

The San Luis Obispo County Air Pollution Control District (APCD) implements the asbestos National Emission Standards for Hazardous Air Pollutants Regulation (NESHAP). Before you begin your renovation project, this regulation requires that you must first survey the area for Asbestos Containing Materials (ACM) if your project could disturb greater than 160 Square Feet/260 Linear Feet of ACM. Basically, a survey is required if your project entails the interior demolition of building materials (such as drywall or flooring) in an area greater than 10'x 16'. **It is strongly recommended that this survey be completed during the planning stages of your project in order to avoid costly delays and change orders.**

AM I SUBJECT?

The NESHAP defines the term renovation as "altering a facility or one or more facility components in any way". Residences with four or less units are not subject to NESHAP. **Subject facilities** include the following categories:

- Any structure being used as a fire department training burn.
- Any commercial structure
- Any government owned structure
- Any residential structure that is part of "public housing"
- Any structure that was previously subject to the regulation regardless of its current use or function.
- Two or more residential structures as part of a single project

HELP IS ON THE WAY

Asbestos surveys must be performed by a Certified Asbestos Consultant (CAC). If ACM's are identified within an area of the project that could result in their disturbance, the ACM's must be removed by a licensed asbestos contractor prior to the commencement of the project. **STOP HERE** and notify the APCD at the phone number below. An Asbestos Notification of Demolition and Renovation form could be required before you begin. For your reference, we have provided a partial listing of CACs and licensed asbestos contractors in this packet.

COMPLIANCE DETERMINATION

If a notification form is required, you must submit the form to the APCD at least 10 working days prior to performing any asbestos abatement. This notification shall also include the asbestos survey conducted by a CAC identifying the ACM present.

FOR YOUR HEALTH

The purpose of this regulation is to prevent exposure to a known carcinogen (asbestos). By following these simple steps, you are helping to prevent asbestos exposure to yourself, workers, loved ones, and the general public.

ANY QUESTIONS?

PLEASE CALL THE APCD COMPLIANCE AND ENFORCEMENT SECTION AT: (805) 781-5912

For copies of notification forms and other asbestos information visit the APCD website at:

www.slcleanair.org