

Solid Waste Enclosure Area Guidelines for New Construction and Redevelopment Projects

The following guidelines are intended to facilitate compliance with City of San José Municipal Code sections 9.10 and 15.14 governing solid waste management and stormwater pollution prevention. For questions or clarification regarding these guidelines, please contact the Integrated Waste Management Division at (408) 535-8550 or solidwasteguidelines@sanjoseca.gov. For questions regarding Building, Fire, and Planning requirements, please call the Development Services Hotline at (408) 535-3555.

A. Capacity

Enclosure areas must have adequate storage space for waste and recycling. Per Section 42911(b) of the Public Resources Code of the State of California, a local agency shall not issue a building permit to a development project, unless the development project provides adequate areas for collecting and loading recyclable materials. Compactors, composting systems, food waste bins, and Fats, Oils, and Grease (FOG) bins should also be stored in an enclosure or inside a building.

- For assistance calculating solid waste generation levels, consult the CalRecycle website: <http://www.calrecycle.ca.gov/WasteChar/WasteGenRates/>
- As a general guideline, most small to mid-sized uses with once-weekly solid waste service and no organics or FOG storage needs will be adequately served with a solid waste enclosure sized for one 3 cu/yd refuse bin and one 3 cu/yd recycling bin. Examples of such small to mid-sized uses include:
 - A multi-unit residential complex with 20 units or less
 - An office or general commercial building less than 20,000 square feet in size
 - A retail building less than 8,000 square feet
 - An industrial building less than 20,000 square feet
- The minimum enclosure area size to accommodate two 3 cu/yd bins (one for waste and one for recycling) facing each other is 11.5 feet by 8 feet with an additional 8 feet in front for the service pad (see **Figure 1**). A side-by-side configuration would require 16.5 wide by 5.5 deep, plus the 8 feet service pad in front (see **Figure 2 "Side by Side"**)
- For sites with limited space, smaller bin sizes and more frequent pickups may be considered; however, additional hauler pickup fees may apply.
- **Food Service Facilities** (such as bakeries, restaurants, take-outs, and businesses with cafeterias): If the facilities maintain a food waste and a FOG bin, then the enclosure area should be sized to accommodate the access to and service of those bins. The size of food waste and FOG bins varies by hauler. As a general recommendation, provide sufficient space to accommodate a minimum 1.5 cu/yd bin for food waste and a 1.5 cu/yd bin for FOG waste or larger to accommodate anticipated generation rates (see **Figure 3**).
- **Mixed-Use Facilities:** Residential and commercial waste streams must be collected separately, unless approved by the Environmental Services Department (ESD). See Municipal Code Section 9.10.1810 (excerpt provided in **Reference Section**).

Note: The City is enhancing elements of the solid waste management program for commercial and industrial developments, which include the recycling of food waste and related materials. Beginning in July 2012, developments will need to provide adequate space for the collection of food waste material in addition to garbage and recycling.

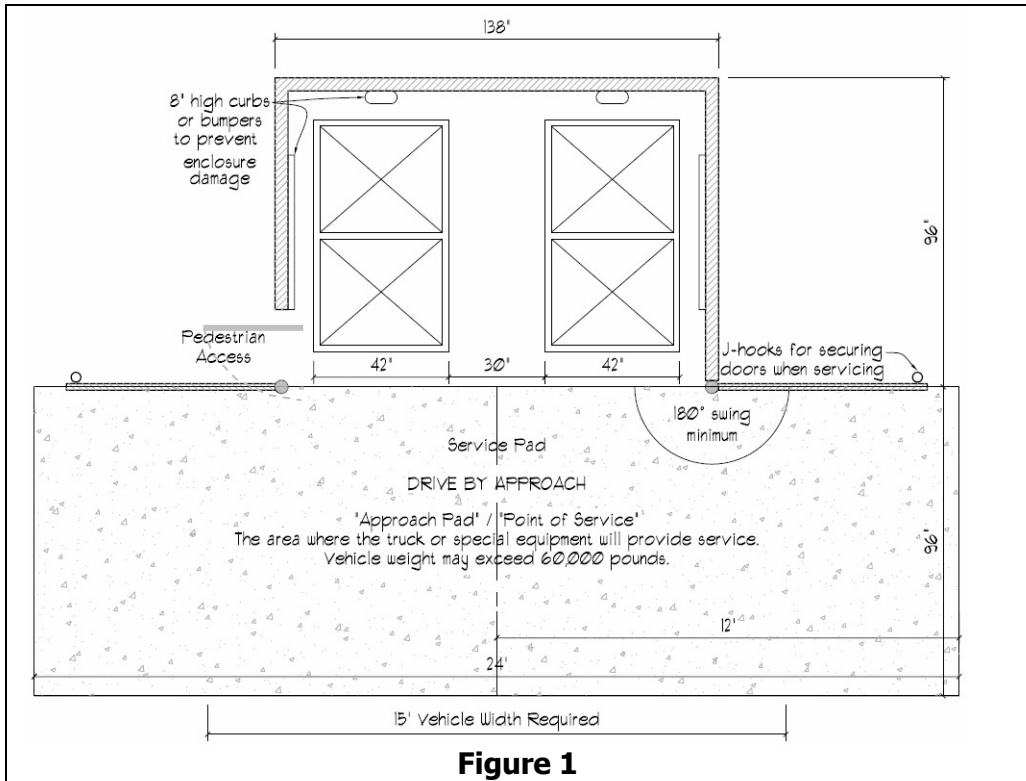


Figure 1

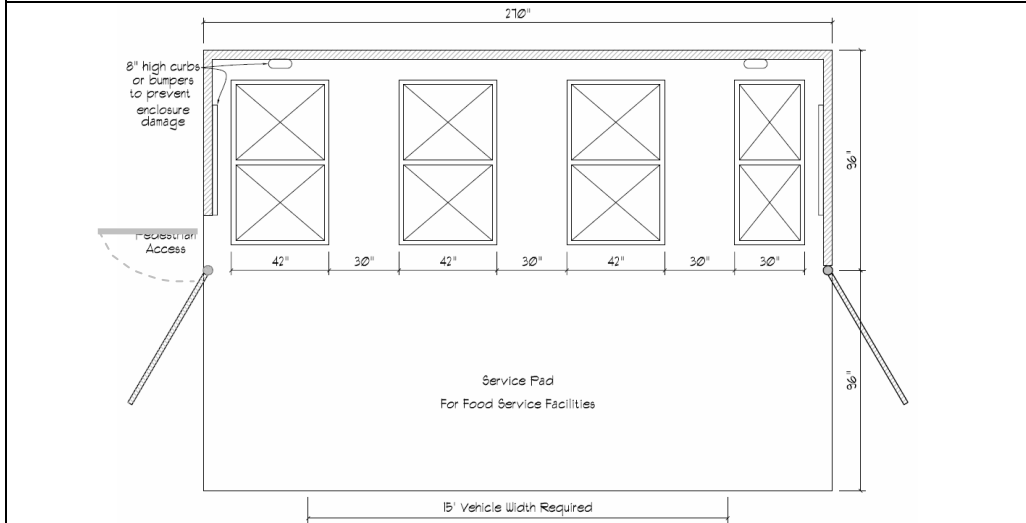


Figure 3

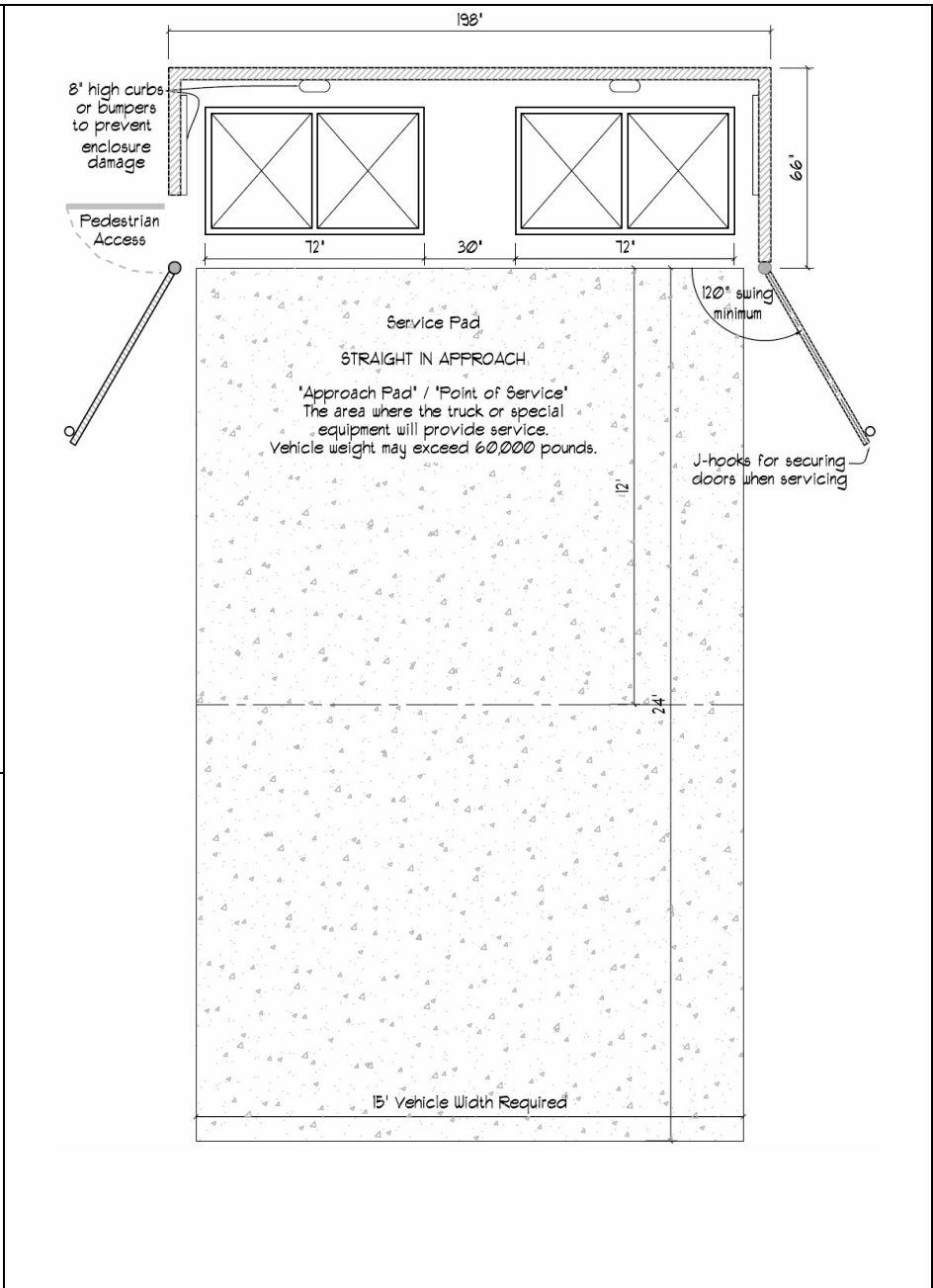


Figure 2 "Side by Side"

B. Stormwater Pollution Prevention

Enclosure areas should be covered to prevent rain from falling on containers, compactors, or the enclosure floor and carrying contaminants to the stormwater system. Though recycling/trash containers and compactors are required to be watertight, overfilled containers with partially raised lids allow rain to saturate waste and recyclables, and compactors that are filled with wet waste commonly leak. Additionally, polluted water can enter the storm drain through leaks or spills when the containers are emptied. City Municipal Code 15.14.515 prohibits discharge of any sewage, industrial waste or other polluted waters into City storm drains. The property owner will be responsible for administrative citations and remediation related to stormwater contamination and any other violations of the City's Municipal Code.

- The cover/roof may be part of the solid waste enclosure or the roof of a building.
- The roof canopy should extend sufficiently outward in all directions so that wind-blown rain will not enter the interior of the storage area. A horizontal or sloped canopy measuring approximately one-half the height of the canopy to the ground is recommended.
- The minimum clearance inside a roofed enclosure shall be 7'6" with a 6'8"-high entryway for pedestrian access.

Stormwater runoff from the roof of the enclosure areas should drain away from the enclosure area.

- A grade break should be used to prevent run-off from outside of the enclosure area from entering the enclosure area.
- There should be no storm drains located inside the enclosure area or in the immediate vicinity of the recycling/trash storage area.
- Runoff from the roof of the enclosure area should drain to landscaping or other stormwater treatment system before discharging to the municipal storm sewer system.

Enclosure areas should be plumbed to the sanitary sewer so that waste spills, leaks, and wastewater from bin washouts does not run out of the enclosure area and into storm drains. Food Service Facilities (such as bakeries, restaurants, take-outs, and businesses with cafeterias) should include a sanitary sewer connection in the enclosure area.

- If FOG is stored in the enclosure, the sanitary drain should discharge to a grease interceptor if there is one nearby. A trap primer is required per Plumbing code.
- Spills and leaks should be cleaned up immediately using a spill kit and/or appropriate Best Management Practices (BMP) that utilize absorbents or equivalent "dry" methods.
- Educational materials focusing on BMPs for compactors, dumpsters, and FOG bins should be posted in solid waste enclosure and trash compactor areas.
 1. See http://www.sanjoseca.gov/esd/pub_res.asp for templates.

C. Access

Solid waste enclosure areas should be accessible by garbage/recycling trucks (unless other waste management practices will be implemented):

- Provide a minimum 22-foot wide driveway, notwithstanding standards for fire truck access and Public Works and Department of Transportation requirements. For further information, consult with appropriate City Departments, such as Public Works, Transportation, and Fire.
 1. At their discretion, the Fire Department may approve variances to driveway widths. In contrast to emergency vehicles, however, garbage trucks travel the routes on a weekly or more frequent basis and often under full load. The widths and radii provided in these Guidelines are the minimums recommended by solid waste haulers operating in the City of San Jose.
- Provide a minimum vehicle turning radius of 34 feet for the inside wheel and 50 feet for the outside wheel (see **Figure 4**).

- Do not allow parked cars and/or parking spaces to block access to the solid waste areas.
- Provide a 25' overhead clearance above the enclosure area so that hauler vehicles can access and empty the containers therein.

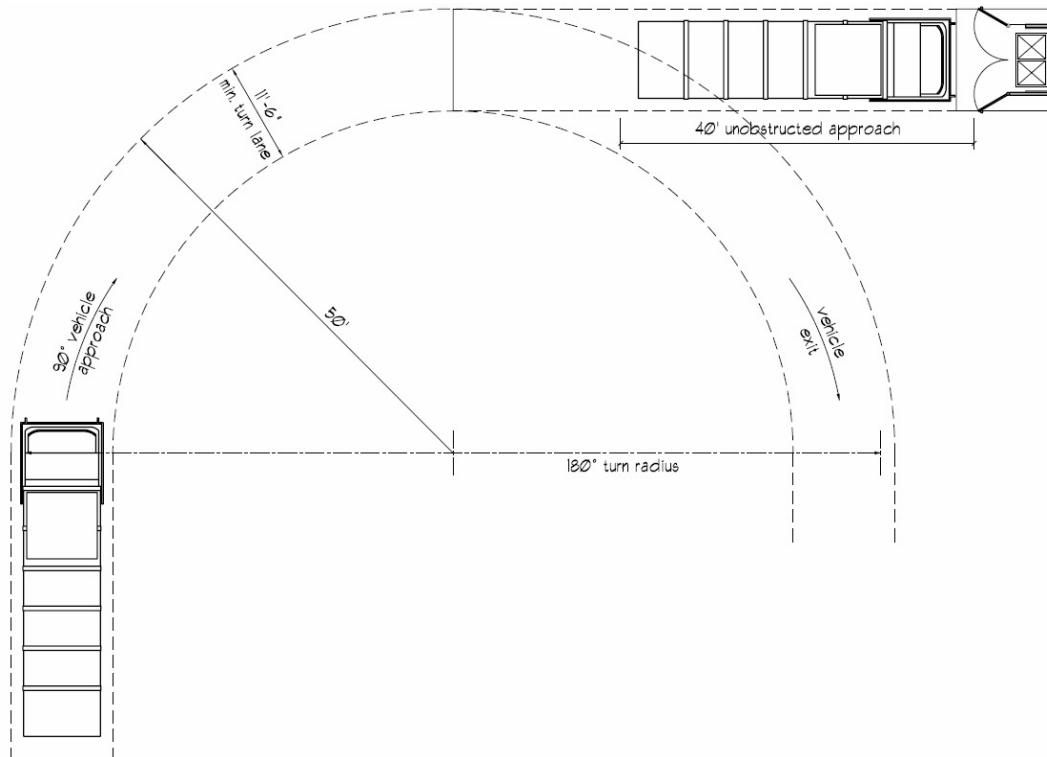


Figure 4

A stress pad should be installed in front of the solid waste enclosure area.

- Fortify the 8-foot area in front of the solid waste enclosure area with a concrete stress pad.
 - The pad should be engineered to withstand up to 20,000 pounds of direct force.
 - The solid waste area pad and apron should slope 1/8 inch per foot to facilitate proper drainage.
 - The apron surface should be the same elevation as the pad threshold and the surrounding surfaces.

Notes Regarding Independent Hauler Services

For a fee, haulers may be able to move dumpsters, carts, or bins on paved surfaces at level grade. Contact haulers for rates and services. Hauler contact information is available at: www.sjrecycles.org.

- For multi-family residential developments, there is typically a minimum charge of a 25-foot push anytime a driver has to exit the vehicle to maneuver bins or open an enclosure gate.
- Push services may be available up to 300 feet, check with the hauler. Garbage trucks require 15 feet of clearance while driving to the area and 25 feet at the point of loading.
- Push service may be required to remove the containers from the enclosure and to empty them into the garbage truck.
- Hauler vehicles cannot collect trash/recyclables from underground locations and hauler staff cannot push bins out of an underground location. Property owners/staff will be responsible for pushing the bins to a serviceable location and may still have to pay the bin-push service rates if the driver must exit the vehicle to maneuver bins.

D. Requirements of other City Departments

Building and Fire Code requirements must be satisfied. The following information is provided as a general guideline and should not be considered a definitive listing of Building and Fire Code requirements. For further information, please contact those departments through the Development Services Hotline: (408) 535-3555.

- ***Accessibility Requirements.*** Refer to current California Building Code for requirements.
- ***Sprinklers and Wall Openings.*** Sprinklers may be required if the solid waste area roof canopy is attached to the building or the roof canopy extends more than 4 feet from the building. Depending on the proximity to a property line or structure, Building and Fire Code requirements may limit the size of openings allowed on building elevations that face a property line or structure. Please consult with the Building and Fire Departments.

Planning design criteria and guidelines must be satisfied. The following information is provided as a general guideline and should not be considered a definitive listing of Planning requirements. For further information, please contact the Planning Division through the Development Services Hotline: (408) 535-3555.

- ***Commercial Projects.***
 1. Trash enclosures should allow convenient access for each tenant. Enclosure locations should not be blocked by parking spaces.
 2. Trash enclosures should be located away from residential uses and should not create a nuisance for the adjacent property owners.
 3. Trash enclosures should be constructed with masonry walls and heavy wood and/or metal doors and should be architecturally compatible with the project.
 4. Trash enclosures near residential areas and/or streets should include screens/solid covers to prevent odor and wind blown litter.
 5. Trash/garbage compactors should be used by all major tenants (15,000+ square feet) in retail centers and for office buildings over 3 stories.
- ***Industrial Projects.***
 1. Trash/recycle enclosures should be located for convenient tenant access. Enclosures should not be blocked with parking spaces or interfere with on-site circulation.
 2. Trash/recycle enclosures should be located away from residential uses and should not create a nuisance for adjacent properties.
 3. Trash/recycle enclosures should be constructed with masonry walls and the enclosure gate should be of metal with heavy duty hardware. Chain link is not appropriate. Finishes and colors for enclosures should be compatible with the buildings.
 4. Trash/recycle enclosures should include provisions for concrete stress pads to reduce pavement damage from disposal trucks.
 5. The height of trash/recycle enclosures should be at least 6 feet and should be adequate to conceal its contents.
 6. Trash compactors should be considered for large facilities.
- ***Residential Projects.*** Trash enclosures are required for all housing types except single-family detached houses, courthomes, rowhouses and paired dwellings that front directly onto public or

private streets provided that such units include accessible rear yard locations or separate compartmentalized space for individual cans and bins. Trash enclosures should be:

1. Located away from existing adjacent residences and new unit entries and windows.
2. Convenient to dwelling units.
3. Designed to provide screening of storage containers inside the enclosure.
4. Bordered by landscaping along their accessible sides.
5. Constructed of durable materials, preferably masonry or concrete for the walls and heavy wood or steel for the doors.

Safety measures should be incorporated.

- **Security.** The solid waste enclosure areas should allow for visual scrutiny and observation into the enclosure. If possible, enclosure areas should have a light source for security to deter illegal activity and illegal dumping during the hours of darkness. Access into the enclosure area, including pedestrian access doors, should be lockable to discourage trespassing and illegal dumping. The removal of refuse that is illegally dumped on the subject property becomes the responsibility of the property owner.



Examples Only. Please work with Planning and Building staff to design a structure appropriate to your site.

E. Reference

For reference, some excerpts from the Municipal Code are provided below. The City of San José Municipal Code may be accessed online:

[http://sanjose.amlegal.com/nxt/gateway.dll/California/sanjose_ca/sanjosemunicipalcode?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:sanjose_ca](http://sanjose.amlegal.com/nxt/gateway.dll/California/sanjose_ca/sanjosemunicipalcode?f=templates$fn=default.htm$3.0$vid=amlegal:sanjose_ca)

All Uses (Commercial, Industrial, Mixed-Use, Multi-family Residential)

- **Section 9.10.430 (E)**

E. The garbage generator shall not cause or permit any garbage container to be filled in any manner which causes solid waste to overflow from the container.
- **Section 9.10.430 (F)**

F. The garbage generator shall at all times keep the garbage container clean and sanitary, shall treat the garbage container in such manner and to such extent and with such substance as may be necessary to repel and keep away flies and rodents, and shall keep the garbage container odor-proof.
- **Section 15.14.515**

It shall be unlawful to discharge any sewage, industrial waste or other polluted waters into any storm drain or natural outlet or channel without a valid National Pollutant Discharge Elimination System (NPDES) permit.
- **Section 15.14.565**

No person shall discharge, cause, allow, or permit to be discharged into the sanitary sewer system any liquid or other waste containing floatable and/or dispersed grease, vegetable oil, petroleum oil, non-biodegradable cutting oil, or fat, oil, or grease or products of animal, vegetable or mineral origin, in excess of one hundred fifty parts per million by weight.

Mixed-Use

- **Section 9.10.1810 (A)**

A. The director may authorize a mixed-use development to combine the residential solid waste and the commercial solid waste generated at the mixed-use development upon the application of the owner of the mixed-use development or the owner's agent.

Multi-family Residential

- **Section 9.10.1100 (I)**

I. All solid waste containers at multifamily dwellings shall be set out for collection either in a location that is readily accessible by the collection vehicles or in a location that is at-grade with the collection vehicle access.
- **Section 9.10.1100 (K)**

K. In the event the director determines that garbage or recyclables containers have been left in the street or upon the public parkway in violation of Paragraph A.2. or B.2. above in such a manner as to hinder parking or traffic flow or in such a manner as to pose a threat to public health or safety, the director may require the owner of the multi-family dwelling where such violation occurs to subscribe to and pay for "bin push services" (where the solid waste collector moves the bins to the street for collection and moves them back onto the premises after collection) for garbage collection, recyclables collection or both.