

DPD

Director's Rule 4-2009

Applicant: City of Seattle Department of Planning and Development	Page 1 of 2	Supersedes:
	Publication: 2/9/09	Effective: 2/27/09
Subject: Demolition Permit with a Waste Diversion Plan	Code and Section Reference: SMC 23.40	
	Type of Rule: Code Interpretation	
Index: Demolition, Building Materials, Deconstruction, Salvage, Waste Diversion	Ordinance Authority: SMC 3.06.040	
	Approved (signature on file)	Date Diane M. Sugimura, Director, DPD

PURPOSE

Pursuant to Seattle Municipal Code (SMC) 23.40.006 C, DPD may issue a demolition permit for a structure containing a dwelling unit if:

1. A complete building permit application for construction of a new principal structure on the same lot as the structure to be demolished has been submitted to the Director;
2. The demolition permit application and the building permit application are categorically exempt from review under SMC Chapter 25.05 (the City's State Environmental Policy Act provisions);
3. The issuance of some other approval is not required by Title 23 or Title 25 as a condition to issuing the demolition permit; and

4. The Director has approved a waste diversion plan.

Pursuant to SMC 23.40.007, DPD must promulgate rules that define the requirements of an acceptable waste diversion plan. The purpose of this rule is to provide that definition.

DEFINITIONS

“Beneficial use” means the use of solid waste as an ingredient in a manufacturing process, or as an effective substitute for natural or commercial products, in a manner that does not pose a threat to human health or the environment. Avoidance of processing or disposal cost alone does not constitute beneficial use.

“Building materials” means all components of the structure for which the demolition permit is sought, including (but not limited to) such material as concrete, drywall, asphalt, wood, masonry, roofing (including composition roofing), siding, metal, wire, and insulation. “Building materials” also include (but are not limited to) such discrete elements of structures as cabinets, fixtures, flooring, dimensional lumber, doors, siding, and windows.

“Recycling” or “recycle” means transforming or remanufacturing waste materials into usable or marketable materials for use other than incineration (including incineration for energy recovery) or other methods of disposal.

“Reuse” means the recovery of material for repeated use in the same form. “Reuse” includes materials that are reused at the same location as they are generated.

“Structure” means anything constructed or erected on the ground or any improvement built up or composed of parts joined together in some definite manner and affixed to the ground, including fences, walls and signs, but not including poles, flowerbed frames and such minor incidental improvements.

RULE

DPD will approve a waste diversion plan if the applicant executes the plan and submits a form supplied by DPD representing that:

1. A minimum of 20% of the building materials, by weight and excluding asphalt, brick and concrete, will be reused;
2. A minimum of 50% of the building materials, by weight and excluding asphalt, brick and concrete, will be reused, recycled or beneficially used; and
3. 100% of asphalt, brick and concrete will be reused, recycled or beneficially used.