

**RECYCLING ORDINANCE REFORM
SWAC SUBCOMMITTEE RECOMMENDATIONS**

Issue	Subcommittee Preliminary Recommendation	Code Section	Impact	Staff Recommendation
PROPERTY APPLICABILITY				
<p><i>Apartment/Multifamily Properties</i> Consider requiring all multi-family properties to provide recycling services either on-site or through other means. Currently, the ordinance applies to properties with 100 dwelling units or more.</p>	<p>Phase in approach: Year 1: 75 units and more Year 2: 50 units and more Year 3: 26 units and more Units with 1 to 25 units, provide access to COA single stream recycling</p>			
<p><i>Commercial Non-Residential and Institutions.</i> Consider requiring all commercial properties that do not have residential units to provide on-site recycling services. Currently, the ordinance applies to properties with 100 or more employees. Be sure to include religious institutions, non-profits, schools, medical facilities, etc.</p> <p>Consider a different criteria to determine compliance.</p> <p>No on-site management</p> <p>Ownership/logistical problems – example, strip centers where property owner is responsible for providing service, but each entity may contract out for their own services.</p>				
<p><i>Commercial Mixed Use (residential units and other services)</i> Consider requiring all mixed use properties to provide recycling to their tenants. Currently, the ordinance does not speak directly to this issue, however, some properties have multi-property owners making it difficult to determine responsibility for setting up programs.</p> <p>Consider a different criteria to determine compliance.</p> <p>No on-site management</p> <p>Ownership/logistical problems – example, strip centers where property owner is responsible for providing service, but each entity may contract out for their own services.</p>				

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MATERIAL APPLICABILITY				
<p><i>Apartment/Multi-family Properties</i> More materials should be included in the types of materials required to be recycled. Currently, the ordinance requires that properties provide 4 of 8 materials at apartments and 2 of 7 materials at commercial properties. Consider changing the material categories or increasing the minimum required to be recycled.</p>	<p>Small MF properties (25 units and less) should only be required to provide recycling on-site if single stream is available.</p>			
<p><i>Commercial Non-Residential Properties/Institutional</i> More materials should be included in the types of materials required to be recycled. Currently, the ordinance requires that 2 of 7 materials be recycled at commercial properties. Consider changing the material categories or increasing the minimum required to be recycled.</p> <p>In some cases, waste stream generated as a result of doing business is different and unique to that operation. Include other materials such as waste grease oil, pallets, organic materials, etc.</p>				
<p><i>Commercial Mixed Use (residential units and other services)</i> More materials should be included in the types of materials required to be recycled. Currently, the ordinance requires that 2 of 7 materials be recycled at commercial properties and 4 of 8 materials be recycled at apartments. Consider changing the material categories or increasing the minimum required to be recycled.</p>				
<p><i>Institutional Properties</i> Materials generated are unique. Properties are spread across the city and require different service demands (space, etc), creating inconsistencies.</p>				
CONTAINER REQUIREMENTS				
<p>Some properties do not have enough recycling containers for their tenants. Tenants end up landfilling recyclable materials.</p>				
<p>Containers are not screened from view, which is unsightly.</p>				
<p>Containers should be secure, leak proof, and covered.</p>				
CONTAINER REQUIREMENTS				
<p>Address liability issues since bar/restaurant industry experiences situations where people try to pull recyclables out of containers.</p>				

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SPACE CONSTRAINTS/PERMITTING				
<p>Existing Properties: Some properties do not have enough space outside of their buildings to accommodate dumpsters for collection of materials due to impervious cover limitations.</p>	<p>Properties with 99 units and less, allow property owners to exceed impervious cover limitations if that impervious cover pad is dedicated to provide a solid space for locating recycling containers or dumpsters.</p> <p>At all properties, haulers should be required to pick up recycling containers wherever they are placed on the property.</p>			
<p>Existing Properties: Some properties do not have enough space outside of their buildings to accommodate dumpsters for collection of materials due to parking limitations.</p>	<p>Properties with 99 units and less, allow property owners to carve out one parking space for recycling purposes and should not have to make up the parking space loss.</p> <p>If parking space is not an option, then property should be able to lease ROW. ROW Lease fees should be waived.</p> <p>At all properties, haulers should be required to pick up recycling containers wherever they are placed on the property.</p>			
<p>Existing Properties: Some properties do not have space inside their buildings to collect materials.</p>	<p>Apartments. COA should partner with MF properties to provide totes to each residential unit to make separation in unit easier.</p> <p>Commercial properties.</p>			
<p>New Builds/Remodels: Some properties do not have space on-site to manage recyclables. Or access to recycling is designed in such a way to make it more difficult to recycle than to landfill.</p>	<p>Any new commercial, institutional, or multifamily builds or rehabs must be required at the planning and permit stage to show a waste and recycling area on-site.</p> <p>Require equivalent space planning and design for recycling as is currently provided for garbage.</p>			

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<p>New Builds/Remodels: Some properties do not have space inside their buildings to collect materials. Or access to recycling is designed in such a way to make it more difficult to recycle than to landfill.</p>	<p>Any new commercial, institutional, or multifamily builds or rehabs must be required at the planning and permit stage to show a waste and recycling area inside each unit.</p> <p>Require equivalent space planning and design for recycling as is currently provided for garbage.</p>			
PLAN FORM REQUIREMENTS/REPORTING				
	<p>Provide exemption from Section 12-3-158 (Enforcement) of the Ordinance for all newly included Entities until such time as they have had their Recycling Plans (Plans) reviewed by Solid Waste Services Staff (Staff) or their designee. Said Plans must be presented to Staff voluntarily or on demand no sooner than nine (9) months following adoption of modifications to the Ordinance and/or Guidelines. Failure to present a Plan will terminate that Entity's exemption from Enforcement. Once an Entity's Plans have been appropriately reviewed and approved, the period of exemption from Enforcement shall cease for that Entity.</p>			
<p>Change reporting frequency requirements. Currently, property owners are required to report quarterly.</p>	<p>Consider reducing reporting frequency to semi-annual or annual reporting.</p>			
<p>Property owners have a difficult time of complying with reporting requirements which also aides in inconsistency in reporting diversion rates.</p>				
<p>New public or private MRFs should help service providers in documentation/reporting efforts.</p>	<p>Material Recovery Facilities located within the City of Austin would be required to report tonnage received by material, tonnage disposed and their diversion rate annually.</p>			
<p>Property owners do not have an easy way to access information regarding their diversion rates.</p>	<p>Provide a centralized database for property owners/managers to monitor their diversion rates</p>	<p>Not a code amendment</p>		

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EDUCATION REQUIREMENTS				
Change frequency of education requirement. Seems to be insufficient education among tenants of properties.	<p>Increase the frequency to semi-annual (twice a year) education.</p> <p>Apartments. Provide totes or recycling containers in each unit with education information about recycling upon move in or as soon as program is implemented.</p> <p>Commercial.</p>			
COA needs to play a larger role in helping with education.		Not an ordinance amendment		
Signage and collateral should speak to audiences of different languages.	Mandate that all collateral, including signage on recycling containers, be bilingual.			
Create educational material that provides training for staff on how to separate recyclables – best practices guides for properties		Not an ordinance amendment		
INCENTIVES & COSTS FOR PROPERTY OWNERS				
Property owners rely on tenants to recycle. Property owners should be provided with incentives to provide service and encourage tenants to utilize service to recoup costs.	<p>Charge multi-family tenants a \$2 to \$2.50 fee on utility bills per unit, regardless as to whether or not the city provides the service to the tenant.</p> <p>Rebate the funding collected to the property owner on their master bill.</p>			
Cost to provide recycling is real and can be expensive.	COA should restrict the fees that haulers charge to provide for recycling services.			
SERVICE PROVIDER ISSUES				
In areas with limited space, service providers have difficulty finding parking and may exceed parking allotment.	<p>City should exempt or provide more leeway to service providers who service provide service in urban core areas where parking is limited.</p> <p>City should explore some type of hang tag or decal to identify service providers and give additional time to provide service to the businesses in the area.</p>			

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SERVICE PROVIDER ISSUES				
Need incentives to help burgeoning companies and make sure that ordinance revisions do not inhibit their growth.				
Open up downtown contract area to allow for increased competition. Increased competition will allow for more innovation in ways to provide service.				
Ban Plastic Straws				
Ban styrofoam cups and containers				
Hold processors and service providers to minimum standards to ensure materials are actually being recycled.				
ENFORCEMENT				
Education requirement is difficult to monitor and enforce.				
After a property submits their plan form, SWS Staff has difficulty knowing which properties may change their service. Current ordinance stipulates that a property must submit an update to their plan form if they change service providers.				
Develop a mandatory food service recycling ordinance to address composting by the food service industry.				

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