

Management and Disposal of Construction Wastes

The purpose of this brochure is to assist builders or developers through the many environmental considerations and issues which may come into play when designing or building new structures or developing land.

"This information is provided for convenience only and is not in substitution of applicable City Bylaws or Provincial or Federal Codes or laws. You must satisfy yourself that any existing or proposed construction or other works complies with such Bylaws, Codes or other laws."

The costs of mismanagement

The mismanagement of construction waste and surplus construction material costs everybody money. If you are a builder or developer then you must be all too well aware of the fact that you have bought and paid for every piece of material that goes into that dumpster and is hauled to the landfill. The more waste you create on a job site, the more of your money you are throwing away.

The illegal dumping of waste materials in the City's parks or on publicly owned property and street allowances costs tens of thousands of dollars each year to clean up. Dispose of waste materials at approved disposal sites and always keep your receipt for proof. Anyone caught illegally dumping this material is subject to substantial fines.

Even when properly handled, waste costs us money. Transfer stations and landfills are expensive to operate now and their long term impact on the environment may cost us even more in years to come. In addition, many landfills will be reaching their design capacity in the near future.

Don't hide the problem

Burying gypsum board (drywall), paint and other waste materials on your construction site is not an acceptable method of disposal. These materials will contaminate the soil and ground water. They may also cause differential ground settlement which will give rise to structural problems in the future. Don't hide your problems or pass them on to future generations. It's your waste - manage it properly!

Demolition

The following is a list of potentially hazardous materials which require proper disposal when a building is to undergo demolition:

- **Waste Gypsum Board**
This product is not taken by most landfills or the incinerator. Information on disposal may be obtained from the Recycling Hotline (604-732-9253).
- **Asbestos**
Great care needs to be taken in the removal of this product. When any suspect material is found, tests should be performed to confirm its composition. Several companies are listed in the Yellow Pages for testing and/or removal of asbestos.
- **Oil Storage Tanks**
Before a building is demolished, it and its surrounding areas should be checked for evidence of storage tanks - fill caps, vents, etc. It is recommended that the tank is decommissioned prior to demolition of the building. Several companies are involved in decommissioning of storage tanks and are listed in the Yellow Pages under "Oil Reclaiming."
- **PCB Containing Equipment**
This is more of a concern with commercial/industrial premises, and especially buildings constructed before 1973. PCB disposal and storage still can be an expensive problem. However, there are several companies listed in the Yellow Pages under "Waste Reduction and Disposal Service - Industrial" that will handle PCB containing waste.
- **Chemical Storage**
Commercial and Industrial buildings should be checked for any abandoned chemicals. These chemicals should be properly disposed of through a licenced waste disposal company. Several companies that handle waste chemicals are listed in the Yellow Pages under "Waste Reduction and Disposal Service - Industrial".

Waste management action plan

The attached Waste Management Action Plan for the residential building industry has been prepared and provided by the Canadian Mortgage and Housing Corporation. This document will assist those people involved in the construction industry to reduce the waste generated on their construction sites. It emphasizes that with careful planning many wastes can be avoided and it provides insights on how to handle wastes which are generated in an environmentally sound and friendly way.

This handout does not cover all the issues, answers or solutions. Each development project is site specific involving a variety of different concerns and issues. This document will guide you in the development of an action plan for responsible waste management. In every case it is the owner or his agent's responsibility to ensure that all waste products generated by a construction project on a property are handled and disposed of in conformance with the applicable environmental regulations. The attached information has been assembled by the CMHC and is provided by the City of Burnaby as a service only. The Housing Corporation and the City accept no responsibility whatsoever for its completeness or accuracy.

More information

For additional information on the management and disposal of construction waste, including the most current recycling opportunities and appropriate disposal sites, call the B.C. Recycling Hot Line at R-E-C-Y-C-L-E (604-732-9253).

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(Attachment – CMHC – Waste Management Action Plan)