



Home Renovation Waste Reduction & Recycling Pilot



This is an invitation to all residential renovation contractors to participate in a Metro Vancouver sponsored waste reduction and recycling pilot on a home renovation project. We would like you to submit information on a project that you will be starting in the fall of 2009 to be a test case for a new initiative to reduce waste on the jobsite.

Intent of Project

As part of the Zero Waste Challenge, Metro Vancouver's goal is to work with businesses in the region to reduce and recycle waste at construction and demolition sites. It has been estimated that wood waste (everything from land clearing waste to wood shingles to hardwood flooring) makes up 15% (about 240,000 tonnes) of Metro Vancouver waste. Much of this waste is generated from the demolition and renovation of residential buildings; which are responsible for 48% of waste generated (by weight) from the construction, renovation and demolition sectors.

Metro Vancouver is interested in working with renovation contractors to reduce the amount of waste going to disposal from the renovation of wood frame buildings. Several factors contribute to the low waste diversion rates from this sector; lack of services and information are two of them. To better understand all the barriers and challenges renovation contractors face, we developed a survey to determine the factors that hinder contractors from reducing waste on home renovation projects and potential measures that would encourage them to reduce waste and recycle more on their job sites.

Please check Metro Vancouver's website for survey results: www.metrovancouver.org (search: survey results)

As a result of the findings from this survey, we are now in the process of hiring a waste hauler to help us design and test a new waste collection system that would facilitate sorting of recyclables and waste on residential renovation projects.



Benefits

- Metro Vancouver will be responsible for contracting a waste and recycling hauler to design and set up a waste management program on the job site. This will include costs of collection, hauling and tipping fees for recyclable materials.
- Project and company promotion and recognition on any specific education and signage materials Metro Vancouver develops for the project.
- Project and company promotion and recognition via Metro Vancouver's website, and outreach materials.
- Technical support and training will be provided by Metro Vancouver throughout the project.

Selection Criteria

- The renovation project must have significant streams of both demolition and construction waste generated (i.e. not a roofing or flooring project). Potential projects could include an addition to a house, a kitchen renovation, or any other combination of rooms.
- The project must obtain all necessary permit approvals prior to start of project.
- The contractor must have a plan to properly identify, remove and abate hazardous materials found on the site, in accordance with all applicable Worker's Compensation Board (WCB), municipal and provincial regulations.
- The project should offer significant salvage and reuse potential (GVHBA has expressed interest in holding a neighbourhood salvage/yard sale as a feature of the project).
- The home owner must support and be in agreement with the waste diversion efforts planned for the renovation project.
- A project goal is to feature the renovation and lessons learned through the 2010 Parade of Renovated Homes.
- The project must be located close to recycling facilities.



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Involvement of Contractor (estimated time commitment 30-35 hours)

The contractor/project manager will be an integral member of the waste reduction project team and is expected to be involved in the pre-project planning phase, execution of project and post-project wrap-up.

Planning:

The contractor will attend an initial meeting to go over the work plan with the project team. If the contractor is in agreement with the work plan, Metro Vancouver staff will review the contractor's existing waste management practices (estimated time commitment 2-3 hours):

- a. Identify current waste management practices, i.e. materials available for salvage, reuse, and/or recycling; as well as materials managed by trades.
- b. Identify waste contractors and services provided including: salvage contractor, demolition contractor, hauling contractors for both waste and recycling, and waste/ recycling facilities used.
- c. Identify records maintained by the renovation contractor: materials salvaged/reused, waste disposed (tonnes), recycling by material (tonnes).
- d. Estimate projected costs of waste management/recycling, offset by revenues from salvage/reuse activities.
- e. Identify barriers faced by the contractor to increase salvage, reuse and recycling on jobsites.

Contractor will participate in formulating a project specific Waste Management Plan with project team (3 hours).

Commitment and staff orientation:

- a. The contractor will be responsible for obtaining written commitments (prepared by Metro Vancouver) of participation from site staff, trades and/or any other site personnel who will be involved with salvage, reuse, demolition and/or construction activities on site (2 hours).
- b. The contractor with assistance from Metro Vancouver and contracted waste hauler will be responsible for informing and educating staff and trades about the waste reduction pilot and expected practices on-site (time commitment will depend on number of staff and trades on-site, about 30-45 minutes per session).



Execution

- a. Prior to any demolition activities the contractor with assistance from Metro Vancouver will survey the area planned for renovation to identify opportunities for reuse and salvage from the demolition phase. This will include compiling an inventory of materials that will be generated from the demolition; materials for reuse, salvage, recycling and disposal (2-3 hours).
- b. Start deconstruction/demolition work.
- c. Metro Vancouver will not pay for materials going for disposal.
- d. The contractor will be responsible, on behalf of the homeowner, for the sale of any salvaged materials.
- e. Monitor and track removal of salvageable and recyclable materials to ensure materials are salvaged, reused, recycled and disposed of as previously specified (5-6 hours).
- f. The contractor and site staff will record any difficulties and/or challenges faced that might prevent the salvage of materials and/or reuse and recycling as planned (2-3 hours).
- g. The same steps above will be repeated before start of the construction phase.

Evaluation and wrap-up:

- a. The contractor with assistance from Metro Vancouver and waste hauler will review data collected from the demolition/deconstruction phase and calculate waste diversion rate achieved, challenges faced, opportunities found and evaluate if objectives and waste diversion targets were met for this stage (3 hours).
- b. A full evaluation will be done upon project completion to determine outcomes and if the project goals and targets have been met (3 hours).