

County's latest green ordinance requires recycling and reuse of demolition debris

By [mary.paleologos](#) at July 31, 2012 | 12:37 pm | [Print](#)



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A groundbreaking ordinance approved July 24 by the Cook County Board of Commissioners will require the bulk of the region's demolition debris to be recycled and reused instead of clogging up the county's remaining landfill, President Preckwinkle announced today.

The Demolition Debris Diversion ordinance requires demolition contractors working in suburban and unincorporated Cook County to recycle 70% of their debris for all demolition projects. Residential properties must show 5 percent is being diverted for reuse. Only sheds and garages are excluded.

The ordinance, which goes into effect November 21, is part of President Toni Preckwinkle's Sustainability Initiative, launched at the start of her administration with the goals of reducing energy consumption, decreasing pollution, and creating livable and sustainable communities. The recycling requirement also moves the county closer to achieving the ambitious zero waste goal set forth in [the board](#)-approved Solid Waste Plan Update.

“Reusing and recycling demolition debris is another important step toward building a greener Cook County,” President Preckwinkle said. “The benefits go beyond positive environmental impacts. This also creates jobs, stabilizes local economies and creates materials for construction, renovation and infrastructure building.” Recycling five percent of demolition debris from about 30 houses could support at least one new retail center, with up to five jobs and 30 full-time deconstruction workers, according to Deborah Stone, director of the Department of Environmental Control.

The ordinance is directly enforceable since Environmental Control issues demolition permits for all buildings within suburban Cook County. And while contractors currently salvage a significant percentage of materials from demolition sites, the reuse requirement is groundbreaking in the region. Reusing materials reduces the demand for new products made from virgin materials and saves 95 percent of the “stored energy” that already went into manufacturing the product, according to Stone.

“There’s been a significant market growth for deconstructed materials,” Stone said, with customers ranging from contractors, to multi-family building owners to homeowners on a budget.

“We know that greater public awareness will make reuse become more mainstream, as building owners learn of options.”

Over the next few months, the Department of Environmental Control will be working with business partners and industry groups to educate contractors and building owners about the requirements of the new ordinance, along with the many benefits.

The U.S. Environmental Protection Agency has found that nationally, 40 percent of what ends up in landfills is building waste. Cook County’s one remaining landfill has only a few years of capacity left. Only a few localities in the nation now require reuse, including Seattle Washington, Berkely, California and Boulder, Colorado.

[For more on recycling demolition debris, click here for our Sustainability website](#)

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ASBESTOS AND DEMOLITION POLICY

DEMOLITION: the wrecking or taking out of any load-supporting structural member of the building, whether or not there are regulated asbestos containing materials (ACM) present

RENOVATION: does not involve the wrecking or taking out of any load-supporting structural member of the building, but does include the stripping or removal of any ACM

PHASING: contractor is off-site for more than 10 days; the scope of work is increased by more than 15% within 5 days of the project's completion; on-site work dates cannot specifically identified.

Cook County does not permit PHASING as defined above!

PERMIT APPLICATION FORMS

Residential Demolition Application is required for the **demolition** of a residential building with four or less dwelling units (includes garages). The following **five (5) items**, must be submitted to this Department at least **ten (10) working days** before the start of the project.

1. Residential Demolition Application
2. Permit fees (explained below)
3. Plat of Survey/Photographs of the Structure (Nothing else is acceptable)
4. Asbestos assessment report conducted by a licensed (Illinois Department of Public Health) asbestos inspector. For residential demolition applications, if the property was constructed prior to 1980 (must provide proof of the construction date) – ALL suspect materials must be sampled. Suspect materials within residential properties generally include but are not limited to floor tile (and associated mastic), window caulking/glazing, roofing materials, plaster, drywall tape, joint, and compound, ceiling tiles, and/or boiler insulations.
5. Copy of official Cook County tax bill

State of Illinois Asbestos Abatement/Demolition Notification Application is required for **all asbestos** projects (residential, commercial and industrial). This form is also required for **demolition** of all industrial structures, all commercial (owned by anyone other domestic resident) structures, and residential buildings which have more than four or more dwelling units. The following **five (5) items**, must be submitted to this Department at least **ten (10) working days** before the start of the project.

1. State of Illinois Asbestos Abatement/Demolition Notification Application
2. Permit fees (explained below)
3. Plat of Survey/Photographs of the Structure demolition ONLY (not renovations)
4. Asbestos assessment report conducted by a license (Illinois Department of Public Health) asbestos inspector (**for demolition projects only**)
5. Copy of official Cook County tax bill

PERMIT FEES

Cook County does not distinguish between **friable and non-friable ACM** in below stated fee schedule. Check or money order for payment should be made payable to the Cook County Collector.

Asbestos Removal Permit Fees

- **Filing Fee** \$200.00 (per building)

- **Inspection Fees (For Commercial properties):** \$6.00/per square foot or \$2.00/per lineal foot. Inspectional fees shall not exceed \$2,000. Residential properties are exempt from inspectional fees.

All structures/individual buildings that have had an **asbestos removal permit** issued will be **exempt** (free) from any additional fees for demolition if the ACM permit has been issued **within a 12 month** time period. A copy of the original ACM report and a clearance letter from the abatement contractor which should indicate the Asbestos permit number must accompany the demolition application at the time of submittal.

Demolition Permit Fees

Commercial structures

- **Filing Fee** \$600.00 (per building)
- **Inspection Fee** \$150.00 (per building)

Residential structures

- **Filing Fee** \$150.00 (one time only per address)
- **Inspection fee** \$150.00 (per building)

REVISIONS

Permits modifications may be requested within the original start and completion dates of the project.

- Revisions may be made up to six (6) times (with the exclusion of Operations Maintenance (O&M) permits). Each revision is subject to a \$55 processing fee.
- All modifications **must be requested no later than 48 hours** prior to the date(s) being modified.
- Permits are valid for intervals of 30 days at a time and contractors are not permitted to be off –site for more than 10 days at a time without pulling a new permit.
- You are required to notify our office if you're work hours/shifts differ from what is on your application failure to do so will automatically VOID the permit.

OPERATIONS AND MAINTENANCE PERMITS

To obtain an Operations and Maintenance Asbestos Removal Permit an applicant must submit a written request to the Director or his or her designee no less than 15 days prior to the scheduled start of the asbestos renovation project. This request shall include, but not be limited to, a completed Cook County notification form, an explanation of the unique circumstances involved in the project, schematic drawings and blueprints (when available) of the structure and the appropriate filing fee. Although an application may be submitted at any time, O&M permits are valid for one calendar year (the calendar year in which the permit was issued), January 1 – December 31. The filing fee for these permits for healthcare facilities and schools is \$500; the filing fee for commercial and/or industrial buildings is \$1,000. The inspectional fees will remain unchanged (\$6 per square foot and \$2 for linear foot). Summary reports of work completed, along with the relevant inspectional fees are due ever quarter for commercial and/or industrial buildings and every 6 months for healthcare facilities and schools.