

Construction and Demolition Ordinance Fact Sheet

Covered Projects

Projects requiring a building, demolition, or encroachment permit.

Non-Covered Projects

- Residential construction and demolition projects less than 150 sq. ft.
- Residential pools, spas, retaining walls
- Commercial construction and demolition projects less than 250 sq. ft.
- Commercial retaining walls
- Residential or commercial re-roof when it does not include a tear-off.

Exemptions

- Only plumbing, only electrical, or only a mechanical permit
- Seismic Tie-down Projects
- Installation of pre-fabricated patio enclosures without foundation
- Installation of pre-fabricated accessories (i.e. antennas) where no structural modifications are necessary
- Project less than 150 square feet in size
- Projects with a valuation of less than \$10,000
- Roofing projects that do not include a tear-off
- Any other project that the compliance official determines as exempt

Diversion Requirements

- 75% of total debris at a City Certified Recycling Facility

Certified Facilities

- CR& R Incorporated (all waste)
- Tierra Verde at La Pata (landscaping and wood)
- Brea Green Recycling (dirt, landscaping, wood, roofing material)
- Ewles Materials (asphalt, concrete, loose rock)
- Madison Materials (all waste)
- Tierra Verde at Irvine (all waste)
- CR Transfer (all waste)

Security Deposits

- *Construction and Demolition*

Residential: 1% of the project valuation or \$150.00, whichever is greater.

Commercial: 1% of the project valuation or \$150.00, whichever is greater.

- *Re-Roofing*

Residential: 5% of the project valuation or \$500.00 whichever is greater.

Commercial: 5% of the project valuation or \$700.00 whichever is greater.

Deadlines

Applicant has 60 days from final date of project to submit receipts and statement of compliance to City.

Applicant has 10 days to appeal a decision by the Compliance Official to the City Manager.

Administrative Fee

\$25.00 administrative fee will be collected in addition to the deposit on all covered projects.

Construction and Demolition Dumpsters

The only dumpsters that are allowed in the City of Dana Point are from CR&R. These include 40 yard dumpsters, 40 yard low boys and 3 yard dumpsters. All other dumpsters are strictly PROHIBITED. The Director of Public Works and the City Engineer are the only staff members who can approve a dumpster on public streets in the public right of way.