



*Alameda County's Mandatory Recycling Ordinance #2012-01 requires multifamily properties with five (5) units or more to have sufficient recycling collection services to handle the amount of recyclable material generated onsite. Multifamily property enclosures must have sufficient space to accommodate at least one recycling, one solid waste and one organics bin. These guidelines have been developed to ensure that architects, designers, and developers consider adequate capacity in their enclosure design.*



For all new construction projects, and for major additions/rehabilitation projects, the Applicant must clearly indicate the proposed location and dimensions of each solid waste/recycling area on the site plan, including the enclosure detail. The plan should also include the proposed size, number, and type of solid waste and recycling containers to be stored in each enclosure.

### **Determine Size and Capacity Needs**

The complex must have sufficient solid waste and recycling storage capacity for all tenants. Enclosures shall be of adequate size to accommodate at least one solid waste container and one recycling container of similar size. Enclosure must also accommodate a separate container for the collection of organics (food scraps, compostable paper, and plant debris). To determine the size of the enclosure, you must calculate the capacity needs for the complex. *(See Appendix A – Calculating Capacity Needs)*

Refer to the franchised waste hauler for further assistance with capacity needs and container sizes:

- ◆ **Alameda County Industries ~ (510) 357-7282**
- ◆ **Waste Management of Alameda County ~ (510) 613-8710**

### **Design/Construction**

1. Walls should be constructed of decorative block, masonry or similar materials at a minimum height of 6 feet.
2. Gates should be of solid construction to properly screen enclosure contents from view.
3. A minimum 12" buffer zone must be maintained between the containers and the enclosure walls to allow for maneuvering the containers.
4. If a roof is constructed, it must be at a height that allows sufficient clearance to open containers.
5. The enclosure must be constructed on a level pad with no more than a 2% grade.
6. A concrete slab shall be constructed either in front of each recycling and solid waste enclosure or at the point of receptacle pick-up by the collection vehicle to minimize damage to the surrounding asphalt paving. The slab should be sized appropriately to accommodate a container.

### **Location Review**

Solid waste/recycling enclosures shall be sited to minimize nuisance impacts, particularly noise impacts on tenants.

**Access/Clearance**

1. The enclosure should be easily accessible to collection vehicles and personnel yet secure enough to prevent unauthorized entry. A separate pedestrian path or gate should be constructed to allow continuous access to tenants.
2. The interior of the enclosure should have a 6"x6" concrete curb to prevent damage to the walls from container impact.
3. Driveways and/or travel aisles shall provide unobstructed access for collection vehicles and personnel.
4. The Applicant must ensure that there is adequate space for a collection vehicle to enter and exit the property in order to service each container (dumpster, compactor or roll-off). For safety reasons, a turnaround must be provided for any street that would otherwise require the collection truck to back up a distance greater than 150 feet. If a turnaround is required, the Applicant must provide a 40-foot turning radius for collection trucks.
5. If a collection vehicle must retrieve containers under a building, the height of the entrance must be a minimum 14 feet.
6. If gates with locks are planned to limit access to the property, then the Applicant must provide keys or cards to the franchised waste hauler. If keys or cards are not provided, then the Applicant must ensure that all secured gates are open at 6:00 a.m. for collection.

**Maintenance**

The property owner, occupant and tenants shall maintain enclosure(s) free of litter and other debris in accordance with the San Leandro Municipal Code §3-15-215. The franchised waste hauler is responsible for replacement of containers in the event that they are in a condition of disrepair.

Per the San Leandro Municipal Code §3-1-200, storage of solid waste, recycling, and other materials outside of the enclosure that is visible from the street is prohibited at all times.

**For More Information****City of San Leandro ~ Planning Department**

835 E. 14<sup>th</sup> Street

San Leandro, CA 94577

Phone: (510) 577-3325

Website: [www.sanleandro.org](http://www.sanleandro.org)

**City of San Leandro ~ Recycling Program**

Phone: (510) 577-6026

Email: [recycle@sanleandro.org](mailto:recycle@sanleandro.org)

Website: [www.recyclesanleandro.org](http://www.recyclesanleandro.org)

## Appendix A – Calculating Capacity Needs

Calculate capacity needs for weekly solid waste and recycling collection from a multifamily complex using the following formulas:

*# of dwelling units x 1.1 (move in/out factor) x 32 gallon service/unit x 1 cubic yard/200 gallons = total weekly **solid waste** capacity needed for complex (in cubic yards)<sup>1</sup>.*

*# of dwelling units x 1.1 (move in/out factor) x 32 gallon service/unit x 1 cubic yard/200 gallons = total weekly **recycling** capacity needed for complex (in cubic yards)<sup>1</sup>.*

Once you have determined your capacity needs, you can select the bin size for a minimum 1x per week collection. The size of dumpster required can be decreased with a corresponding increase in the number of dumpsters or in the frequency of collection such that the total weekly service capacity remains the same.

### Waste Management of Alameda County (510) 613-8710

Dumpsters for Garbage	Length	Width	Height
1 cy. (200 gal.)	7 feet	3.5 feet	4 feet
2 cy.	7 feet	3.5 feet	4.5 feet
3 cy.	7 feet	4 feet	5 feet
4 cy.	7 feet	5 feet	5.5 feet
6 cy.	7 feet	6.5 feet	6 feet
7 cy.	7 feet	7 feet	6 feet

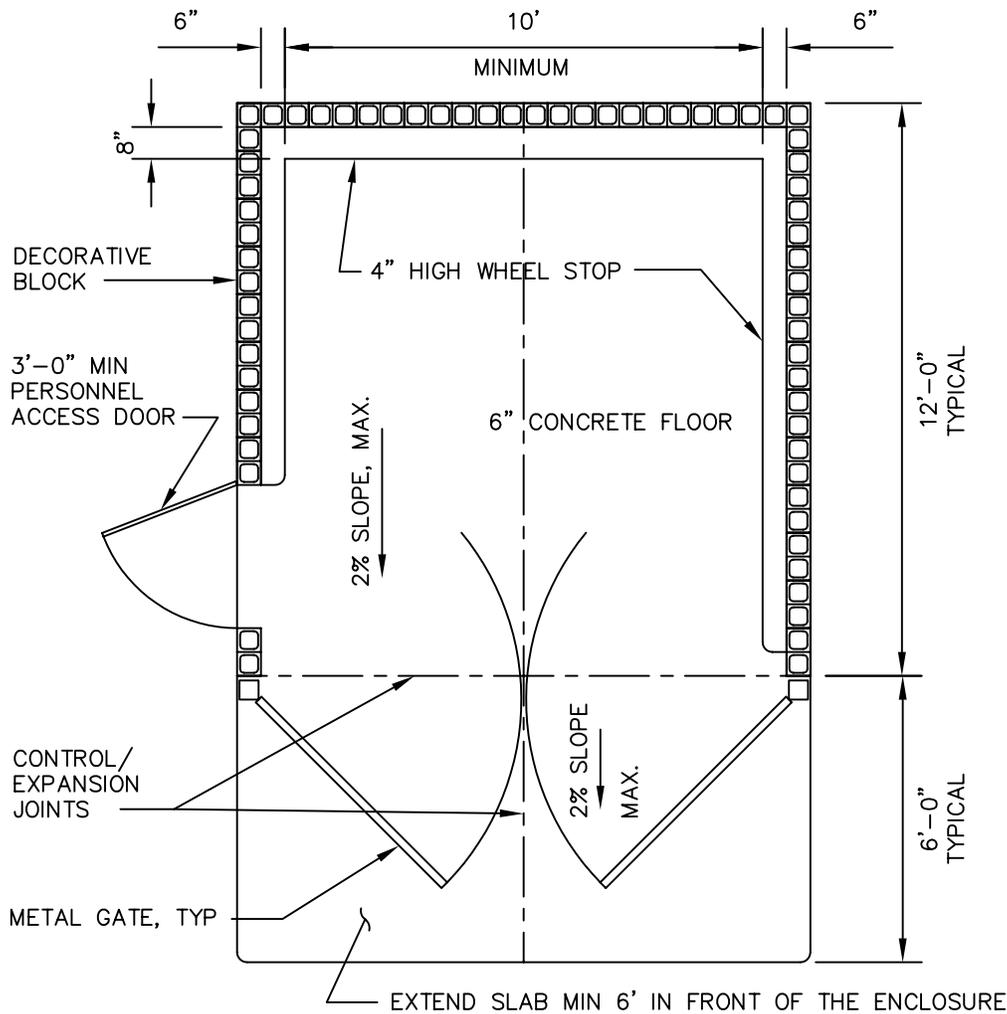
### Alameda County Industries (510) 357-7282

Dumpsters for Garbage/Recycling	Length	Width	Height
1 cy. (200 gal.)	6.75 feet	3 feet	3.25 feet
2 cy.	6.75 feet	3.25 feet	4 feet
3 cy.	6.75 feet	3.75 feet	4.75 feet
4 cy.	6.75 feet	5 feet	5 feet
6 cy.	6.75 feet	5.75 feet	5.25 feet
8 cy.	6.75 feet	6 feet	7 feet

Carts in 32, 64, and 96-gallon sizes are available for individual service for each unit.

\*It should also be noted that only dumpsters up to four (4) cubic yards have casters, therefore larger dumpsters must be serviced at the point of storage.

<sup>1</sup> Equivalent to 1 cubic yard for every six units in the complex.

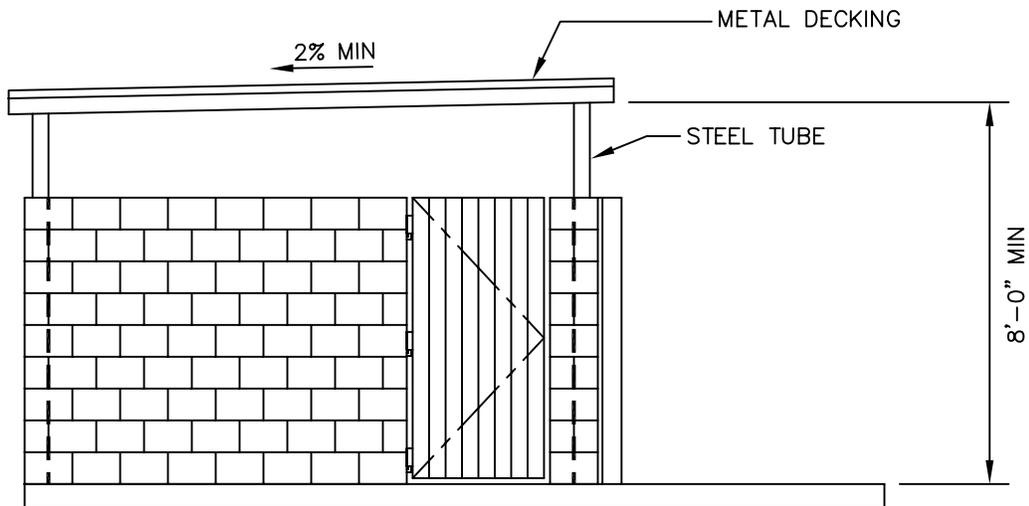


**ENCLOSURE FOR TWO THREE YARD  
DUMPSTERS FACING EACH OTHER**

**1/4" = 1'**

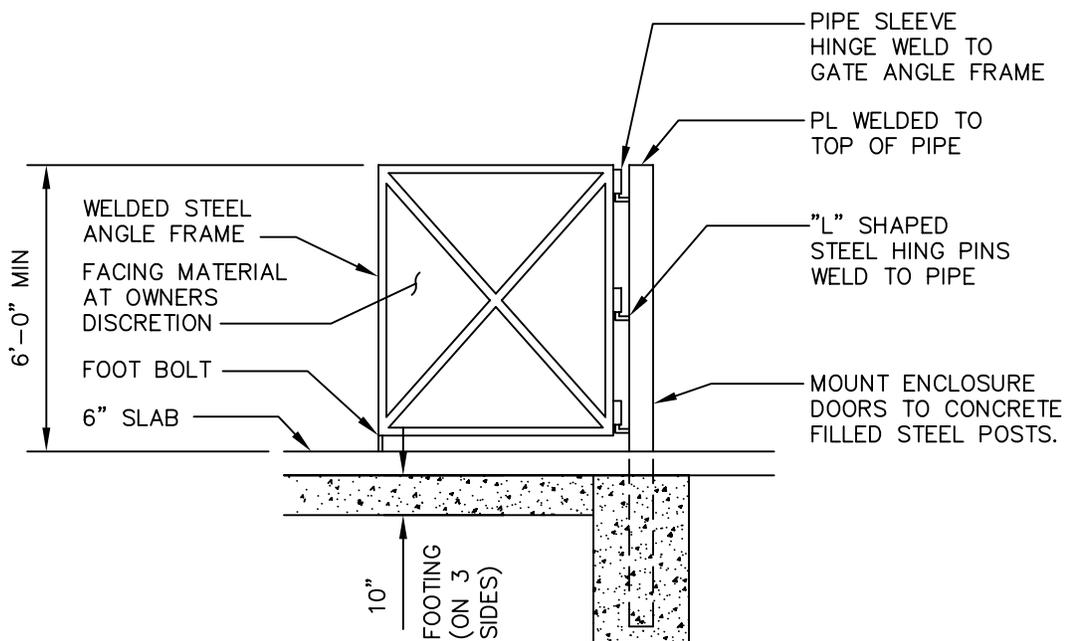
1. Walls are to be of decorative block, masonry, or similar materials. (Not precision block)
2. Gates are to be of solid construction.
3. Pedestrian access is advised if in multi-tenant areas. Consult with the Planning Department for those requirements.
4. Double swing gates shall have the swivel spots outside of the opening area of the enclosure. Swivel points shall be attached to concrete filled steel posts/columns at ends of walls.
5. Enclosure shall be on a level pad at ground level. The area between the pad and the pick up area shall be a paved area 6' deep for the width of the enclosure and shall not exceed a grade of 2 percent.
6. Minimum inside dimensions shall be as shown on sheet 2 of 2 of this standard for commercial, industrial and multi-tenant facilities.
7. Enclosures shall be configured to allow a minimum of two-three yard dumpsters.
8. Minimum wall and gate height to be 6'-0".

NO.	REVISIONS	DATE	TRASH ENCLOSURE DETAILS				DWG. NO. _____ CASE. _____
DRAWN NW		CHECKED JA	DATE Jan 2004	SCALE NONE	SHEET 1 OF 2		



**ELEVATION**

1/4" = 1'



**GATE FRAME AND FOOTING**

NOT TO SCALE

NO.	REVISIONS	DATE	TRASH ENCLOSURE DETAILS				DWG. NO. _____	CASE. _____	
DRAWN	NW	CHECKED	JA	DATE	Jan 2004	SCALE	NONE	SHEET	2 OF 2