city of edmonds
development information

Inc. 1890

# GARBAGE & RECYCLE COLLECTION ENCLOSURE & ACCESS POLICY

## DESIGN STANDARDS FOR COMMERCIAL AND MULTI-FAMILY PROPERTIES

### GENERAL INFORMATION

Within the City of Edmonds, waste hauling service is provided by private companies to commercial and multi-family customers.. Each company has a designated geographic area that it serves. Both garbage and recycle collection are provided by the same company within its service area. One company (Sound Disposal) exclusively uses rear-load collection trucks and containers, while the other (Allied Waste also known as Rabanco or Lynnwood Disposal) uses front-load collection trucks. Contact information and collection territory is located on the back page.

Therefore, the size and type of collection containers and screened enclosures (necessary for any outdoor storage) will vary with each company's service area. Container size and type is also affected by the proposed location of the collection container enclosure, the number of multi-family units served and/or the size and nature of commercial business served.

Mixed-use projects combining office, retail and/or condominiums are common in Edmonds and may present further design challenges. Properties that design for and use compactor units or roll-off container service may be subject to these standards, particularly those concerning access.

The standards outlined in this policy, particularly the inside dimensions and open gate clearances, have been proven to provide the most workable and efficient use of the enclosure area. In an effort to coordinate acceptable enclosure design and access with development projects, the City will review development projects for compliance with these standards. In the case where the applicant feels the typical size and access requirements don't work in their specific instance, the City will coordinate between the applicant and the service provider to reach an acceptable solution.

Properties will be reviewed for compliance with these standards upon receipt of a permit application for remodeling, change of use, or parking lot revision, any existing non-conforming garbage and recycle collection enclosures (or lack thereof) may be subject to evaluation for upgrades to this policy to the maximum extent feasible.

## PROCESS

When an applicant submits a permit application to the City for: any new commercial or multifamily project, remodeling or changing the use of existing commercial or multi-family project, a parking lot revision, the City shall review the project for compliance with these standards.

If the project requires land use approvals prior to submitting for building permits, the Planning Division will route the plans to the Public Works Department through their normal routing process. Site plans will need to show compliance with the standards shown in this document for both enclosure size and access needs. The Public Works Department will confirm compliance of the project with these standards and note any additional conditions or concerns that still need to be incorporated or resolved. In the case where an applicant would like to modify the typical standards due to specific site conditions, they should include with their application a request to meet with the Public Works Director's representative to review their proposal and reach a solution.

The enclosure layout and access plan approved with a land use permit is considered to be a condition of approval and must be complied with through building permit submittal and construction.

For projects that have already received their land use permit and are applying for a building permit, or for those projects that require a building permit only, the Public Works Department will be responsible for reviewing the layout and access plan and enclosure details as part of their standard review of building permits. The approved layout and access plan and enclosure details for the garbage and recycling area is considered to be a condition of approval for the building permit that must be complied with through construction.

Inspection of the installed garbage and recycling areas will be the responsibility of the Public Works Department in coordination with the Engineering Division.

## ENCLOSURE DESIGN STANDARDS

**A. GENERAL:** The following basic standards shall apply to all enclosures:

- Detailed drawings must be submitted for review and approval of all enclosures and shall meet the design and material standards described within this policy. For the ADB application, the minimum required to be shown is the location, orientation, and minimum inside dimensions of the enclosure(s). When further applying for the Building Permit, full details will be required.
- Rooms or areas designed within buildings for use as locations for collection containers, shall be considered the same as enclosures. (These rooms are a common design for projects that back up to an alleyway, for example.)
- **Enclosures shall be sized to allow for both garbage and recycle containers.**
- Proposed location and orientation shall be depicted on the Civil, Architectural, and Landscape plans to avoid overlap of utilities, landscaping and to insure consistency between drawings.
- **Enclosures, as defined by this policy, shall be for garbage, recycle or other waste containers only and shall not house mechanical equipment, electrical equipment or substations, gas meters, storm drainage catch basins, fire sprinkler equipment, etc.**

- Bollards shall not be placed within the enclosure, unless adequate depth and width is maintained for container placement and movement.
- Bollards shall not be placed outside the enclosure where they will create interference with gate operations, parking spaces, or create traffic hazards.
- Enclosure surfaces shall be at grade with adjacent drive aisles and alleyways, or be provided appropriate curb cuts or ramps.

**B. LOCATION**

- Priority shall be given to locate enclosures along accessible alleyways, if the property abuts it; or, integrated into the building design with accessibility to an alleyway or street; or, in a parking area, preferably toward the back or side of the lot, in the most unobtrusive manner possible while maintaining proper service access and truck maneuverability.
- Enclosures shall be readily accessible and convenient to both the hauler and building tenants and custodians.
- No sight distance hazards shall be created.
- Location needs to be considered when designing to meet requirements for collection of rear-load containers, which are often different from collection of front-load containers.

**C. ACCESS**

- Collection trucks need appropriate turning radii and approaches that minimize or eliminates the need for trucks to backup, especially onto a main street or road.
- When front-load containers, sized at 4 cubic yards and larger, are to be used, they shall be provided a minimum direct approach of 70 feet for the collection truck. ***Please note:*** Businesses with continuous heavy and or wet garbage, such as restaurants, cafeterias, bakeries, for example, may be required to have direct front-load container service, or more frequent service if a smaller container is used and rolled out for service. The smaller footprint that may apply in that case must be agreed upon by the hauler.
- Access to the enclosure shall be provided on the longest side of the enclosure, (i.e., the enclosure shall be wider than deeper) to eliminate garbage and recycle container interference.
- Access gates shall be unobstructed, be able to open past 90 degrees at a minimum, and must be able to be secured in an open and closed position. A set of gates opening up to 180 degrees may be recommended or required in certain scenarios. Read more at materials.
- Gates for front-load type containers shall be a minimum of 12 feet wide clear when gates are open. **There shall be no permanent center posts within any gate openings.**
- When the gate opening exceeds 12 feet in width, it is recommended that a 3-foot employee/tenant opening should be placed in an appropriate section of the enclosure for convenience. This opening need not be gated.
- Offset gates are an acceptable option to allow tenant access, however the depth of the enclosure must be adjusted accordingly to insure adequate depth. (see drawing of sample enclosure and gate options)
- For collection areas located within a building and opening onto an alleyway, a roll-up type door is the most appropriate.

**D. SIZE**

- Enclosures shall provide sufficient space for unrestricted movement of containers on casters/wheels and lifting of stationary containers while being serviced.
- **Enclosures shall be sized to allow for both garbage and recycle containers.**
- The minimum height of the required solid screening shall be 6 feet.

- The minimum height of a collection area in a building shall be 8 feet, exclusive of lighting, sprinklers, etc.
- Enclosures that will also be used to store waste containers for fats, oils and grease (some restaurants, donut shops, for example) shall be sized larger to accommodate those containers.

The following minimum dimensions have been shown to provide the most workable and efficient use of an enclosed area to insure proper placement and movement of both garbage and recycle containers and the space for people to use them.

**MINIMUM ENCLOSURE SIZES**

| | **Use of REAR-load containers** | **Use of FRONT-load containers** |
|---|---|---|
| **Number of Units or Type** | **Finished Inside Dimensions** | **Finished Inside Dimensions** |
| 2-6 | 8 ft. deep x 10 ft. wide | 10 ft. deep x 10 ft. wide |
| 7-12 | 10 ft. deep x 10 ft. wide | 10 ft. deep x 12 ft. wide |
| 13-17 | 10 ft. deep x 12 ft. wide | 10 ft. deep x 14 ft. wide |
| 18-29 | 10 ft. deep x 14 ft. wide | 12 ft. deep x 16 ft. wide |
| 30+ (may require additional enclosures) | 10 ft. deep x 14 ft. wide (each site) | 12 ft. deep x 16 ft. wide (each site) |
| Retail/Office | 10 ft. deep x 14 ft. wide | See note below |
| Mixed Use (B/R-1) | See note below | See note below |
| Restaurant | See note below | 12 ft. deep x 22 ft. wide |
| Large Retail | See note below | 12 ft. deep x 22 ft. wide |
| Schools | See note below | 12 ft. deep x 22 ft. wide |
| *Other | To be determined | To be determined |

NOTE: Number of tenants, type of use, property location, etc., will need to be assessed to make a final minimum size determination. Use of compactor equipment for solid waste storage and frequency of collection are examples of other factors to consider.

**E. MATERIALS**

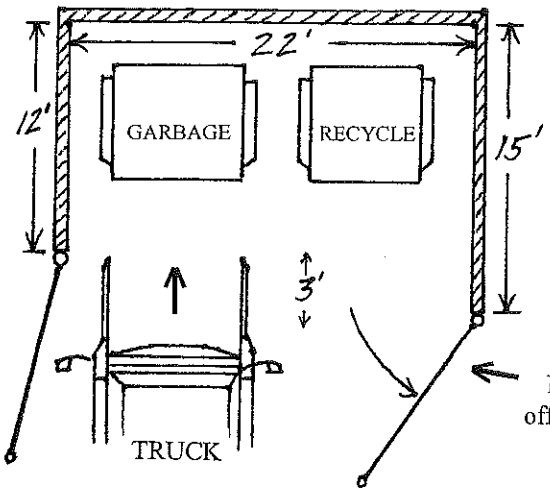
- A concrete slab surface shall form the basis of the enclosure footprint and is not to exceed a 2% slope.
- Enclosures shall be solid screen using wood, concrete masonry or compatible material to the site's main building (matching in color, material or both). No chain-link is to be used, except for gate sections.
- Gates may be of comparable material to the type of enclosure but shall not create a site hazard. It is recommended that chain-link, with inserted vinyl slats, be used for gates.
- Chain-link is approved for use as gates only and not for any other structural elements.
- Appropriate hardware, such as drop pins/pavement sleeves, are required to be used for securing gate sections in both open and closed positions. Securing devices need to be indicated on the enclosure detail required under the general design standards, along with indication of each gate swing's fullest extension.

## SAMPLE DRAWINGS OF TYPICAL ENCLOSURES (shown not to scale)

Dimensions shown on sample plan views are finished inside dimensions.
Typical offset gate design has a minimum 3' opening.

### Front-load collection

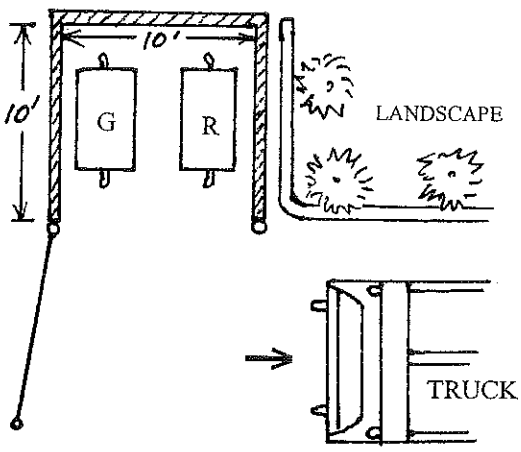
Typical enclosure showing 2 side by side direct stab 4 cubic yard or greater containers



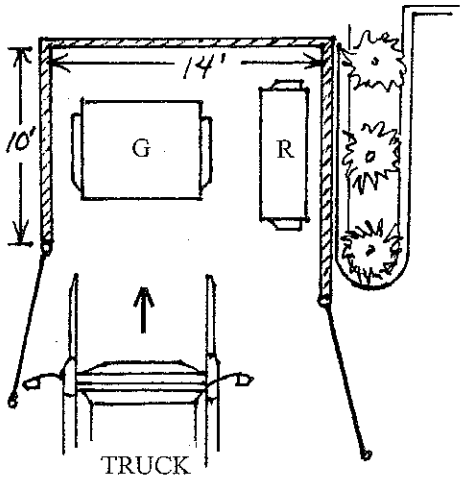

NOTE: Offset gate design offers convenient tenant access

### Rear-load collection

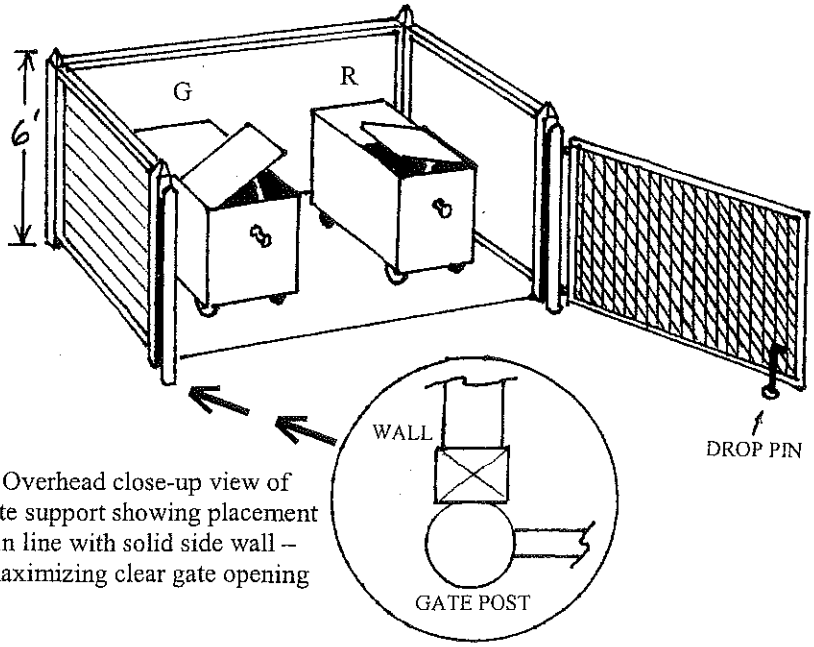
Typical enclosure showing 2 roll-out containers, each placed on end




Typical enclosure showing 1 direct stab container and 1 roll-out container

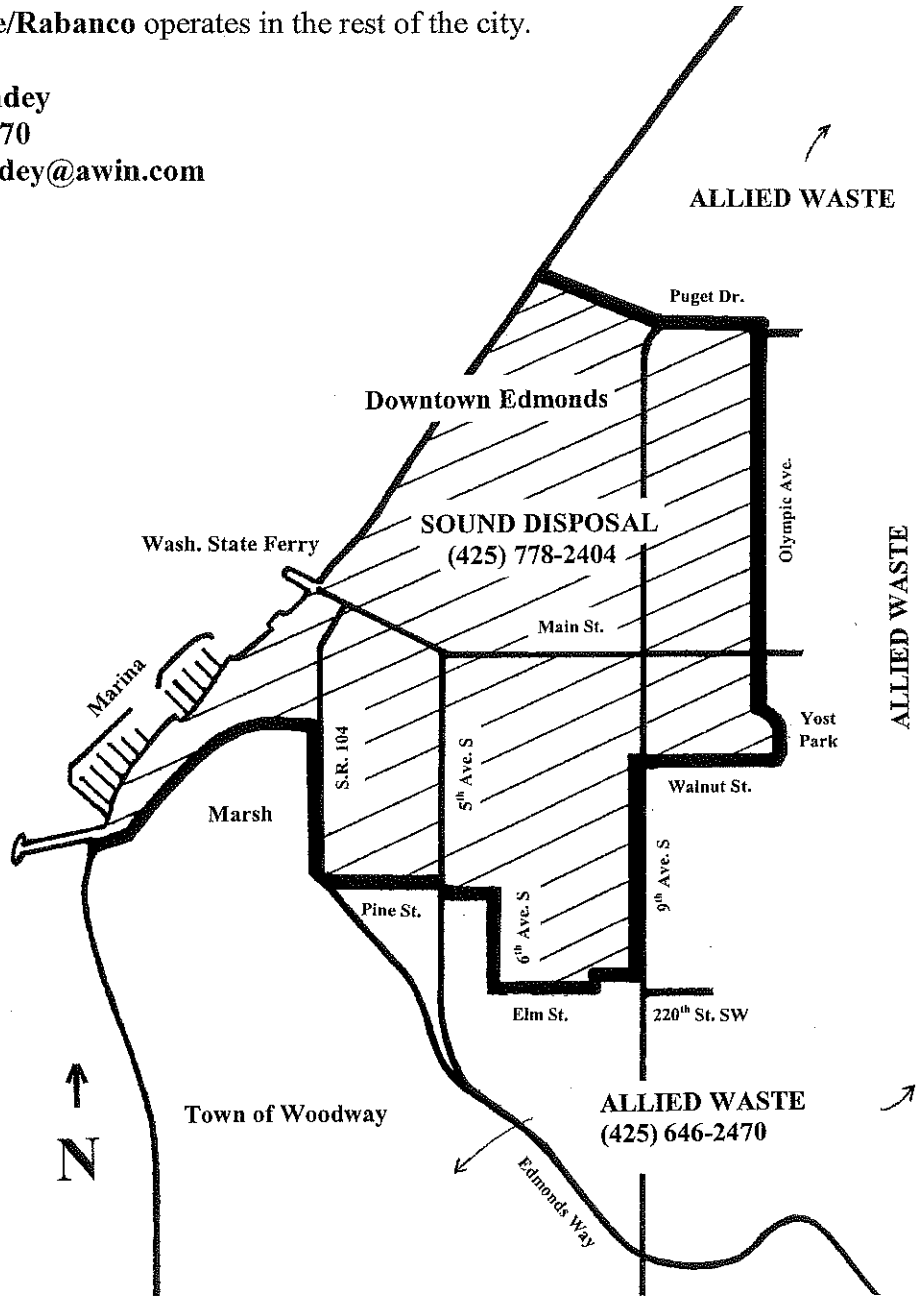



Elevation view showing typical enclosure featuring 2 roll-out rear-load containers and the preferred method of maximizing clear gate opening space




Overhead close-up view of gate support showing placement in line with solid side wall – maximizing clear gate opening

**Contacts for the certified waste hauling companies servicing the City of Edmonds**

**Sound Disposal** operates within the downtown "bowl" area of Edmonds, as shown by the thicker boundaries on this map.
Contact:
**Norman Nicholson**
**(425) 778-2404**

**Allied Waste/Rabanco** operates in the rest of the city.
Contact:
**Blaine Polendey**
**(425) 646-2470**
**blaine.polendey@awin.com**