CITY OF CAMPBELL
Community Development Department

TRASH ENCLOSURE REQUIREMENTS

When required by the Community Development Director's Interpretation No. 9 (see reverse page), new and/or modified trash enclosures shall comply with the following standards in compliance with Campbell Municipal Code (CMC) Sections 21.18.110 (Refuse and Recycling Storage Areas) and 14.02.03 (Stormwater Pollution Control), and Chapter 6.04 (Garbage and Rubbish Disposal); the California Building Code (CBC); the California Fire Code (CFC); and the West Valley Sanitation District Ordinance Code (WVSDO). Enclosures shall be depicted, and include appropriate notes, on all plans submitted for a building permit and/or a planning development application.

New Enclosures

Newly proposed trash enclosures or replaced/retrofitted trash enclosures as required by Director's Interpretation No. 6 shall also comply with all of the following standards:

- **Size**: Enclosures shall be appropriately sized to satisfy West Valley Collection and Recycling cart and dumpster requirements for multi-family residential or commercial users, as based on the refuse generation of your property (CMC Sec. 6.04.020). For assistance in calculating solid waste generation, please consult the CalRecycle website. Note that compactors, composting systems, food waste bins, and Fats, Oils, and Grease (FOG) bins must also be stored within an approved enclosure, whether a designated trash enclosure or other compliant enclosure.

- **Placement**: Enclosures shall be located outside of any required front-yard, side-yard, or rear-yard setbacks and be placed as far as possible from on- and/or off-site residential dwellings (CMC Sec. 21.18.110.C.). The placement of the enclosure shall provide unobstructed access for collection vehicles and personnel and provide the minimum clearance required by West Valley Collection and Recycling. An alternative to a free-standing enclosure structure is an integrated "trash room" located within a building.

- **Stormwater Protection**: Enclosures shall be designed to prevent waste spills, leaks, and other wastewater from entering the storm-drain system (CMC Sec. 14.02.030). The most common means to ensure compliance is to install a sanitary drain connection within the enclosure to capture wastewater. If a FOG is to be stored in the enclosure, it is recommended that the sanitary drain discharge to a grease interceptor if there is one nearby (a trap primer will be required per Plumbing code). Stormwater runoff from the enclosure roof must also drain away from the enclosure towards landscaping and/or stormwater treatment areas.

- **Roofing**: Enclosures shall incorporate a solid roof covering to prevent rainwater from entering the sanitary sewer system (WVSDO Sec. 7.100 Storm and Other Waters). It is recommended that the roof be at least 12-feet in height to ensure sufficient vertical clearance for refuse and recycle carts to be opened within the enclosure. Otherwise refuse and recycle carts will not generally be stored within the enclosure in violation of CMC Sec. 21.18.110.E.

- **Design**: Enclosures shall consist of a masonry 6-foot wall, solid concrete floor at least six inches in depth flush with the adjacent grade, and metal locking doors (CMC Sec. 21.18.110.B.). An accessible path-of-travel from the enclosure to the use served by the enclosure is also required (CBC, Title 24). The enclosure must also be designed to be architecturally compatible with the main structure(s) in terms of design, color and materials (CMC Sec. 21.36.020.C.). An eight-foot wide stress-pad, engineered to withstand up to 20,000 pounds of direct force, placed in front of the enclosure, is recommended to minimize pavement damage by collection vehicles.

- **Fire Sprinkler Protection**: Enclosures shall incorporate fire sprinkler protection or provide an alternative method of fire prevention (CFC 2016 edition § 304.3.3).

- **General Use Requirements**: Refuse and recycling containers shall be kept in the enclosure at all times except when being emptied by collection personnel. Storage of other materials within the enclosure is prohibited. (CMC Sec. 21.18.110.E.)

Retrofitting an Existing Enclosure

If an existing trash enclosure is required to be retrofitted in compliance with Director's Interpretation No. 6 requirements 3.b. or 3.c., it shall be required to also comply with all of the following standards:

- **Roofing**: Enclosures shall incorporate a solid roof covering to prevent rainwater from entering the sanitary sewer system (WVSDO Sec. 7.100 Storm and Other Waters). It is recommended that the roof be at least 12-feet in height to ensure sufficient vertical clearance for refuse and recycle carts to be opened within the enclosure. Otherwise refuse and recycle carts will not generally be stored within the enclosure in violation of CMC Sec. 21.18.110.E.

- **Fire Sprinkler Protection**: Enclosures shall incorporate fire sprinkler protection or provide an alternative method of fire prevention (CFC 2016 edition § 304.3.3).

- **Stormwater Protection**: Enclosures shall be updated to prevent waste spills, leaks, and other wastewater from entering the storm-drain system (CMC Sec. 14.02.030). A satisfactory stormwater management plan must be submitted for a building permit and/or a planning development application. The most common means to ensure compliance is to install a sanitary drain connection within the enclosure to capture wastewater. If a FOG is to be stored in the enclosure, it is recommended that the sanitary drain discharge to a grease interceptor if there is one nearby (a trap primer will be required per Plumbing code). Stormwater runoff from the enclosure roof must also drain away from the enclosure towards landscaping and/or stormwater treatment areas.

- **General Use Requirements**: Refuse and recycling containers shall be kept in the enclosure at all times except when being emptied by collection personnel. Storage of other materials within the enclosure is prohibited. (CMC Sec. 21.18.110.E.) The trash enclosure shall also be screened by a fence or landscaping in compliance with CMC Section 21.18.110.

CITY OF CAMPBELL
Community Development Department

OFFICIAL DIRECTOR INTERPRETATION
No. 9

Municipal Code Section – 6.04.080 (Minimum service - Containers)

Purpose of Interpretation – The primary goal of this revised interpretation is to standardize and clarify when city property owners must install trash enclosures. It replaces Interpretation No. 6 (Trash Enclosure Requirements) issued on September 12, 2018, by the Community Development Director, under CMC Sec. 21.02.020 (Rules of Interpretation). This update follows amendments on May 11, 2022, to the California Regional Water Quality Control Board San Francisco Bay Region Municipal Regional Stormwater NPDES Permit. These amendments emphasize the importance of trash enclosures in reducing urban litter and pollutants. Implementing effective trash enclosures is vital in the city's efforts to prevent stormwater contamination and improve urban environmental quality.

Interpretation – The construction of a compliant trash enclosure represents a significant investment, entailing the installation of a block wall perimeter, metal doors, a metal roof, a floor drain connected to the sewer system, and a comprehensive fire suppression system. The existing code mandates that all entities, including commercial, business, industrial, apartment, multi-residential, or manufacturing occupancies, maintain a designated refuse area. However, there is a notable gap in the code regarding the specific timeline and conditions under which such enhancements should be undertaken, particularly for properties currently lacking such facilities. Furthermore, historical records do not indicate proactive efforts by former City staff to ensure comprehensive compliance with the ordinance across all city businesses. As a result, there has been an inconsistency in the enforcement of these requirements.

In light of these considerations, the following criteria have been established for the mandatory installation of a trash enclosure that meets the standards outlined in Section 6.04.080:

1. **New Buildings:** All new commercial, industrial, mixed-use, and multi-family residential developments shall require a trash enclosure as specified by Campbell Municipal Code Section 21.18.110 and Section 6.04.060(b). Except for townhomes that have been approved by Planning for single-family servicing. If allowed by the Building and Fire Codes, a dedicated "trash room" may be created within a new development for storage of refuse receptacles in-lieu of a stand-alone enclosure.

2. **Change of Use (Existing Building):**

    a. Construction of a trash enclosure or retrofit/replacement of an existing enclosure to current standards, shall be required with establishment of the following uses within an existing building:

        - Any restaurant (standard, café, fast-food, fast-casual, bakery, etc.)
        - Gas station
        - Auto repair/service
        - Grocery store/convenience market
        - Commercial child day care center
        - Private school
        - Medical service, clinics that require the use of single-use devices as defined by the CDC (Centers for Disease Control and Prevention).
        - Medical services, laboratories
        - Any other use with wet waste, defined by the Environmental Protection Agency as a business that produces food, organic and/or liquid wastes.

    b. *Other Uses:* A change of use to a land use not listed above shall not require a trash enclosure, however, shall require that trash/recycling receptacles be screened by a fence or landscaping in compliance with CMC Section 21.18.110.

3. **Expansion of Building/Use:**
Where an expansion for any business generally involves increasing capacity whether by enlarging the physical space, increasing existing services, and upgrading facilities or infrastructure. This could mean adding more room for customers, extending storage or operational areas, and introducing new services or equipment. For restaurants, "expansion of use" refers to either an increase in the occupied floor area or an increase in the capacity for indoor and/or outdoor seating, as specified by the California Building Code. It's important to note that an expansion is characterized not by the sheer increase in the number of seats but by the enhanced seating capacity, as determined by the Community Development Director.

    a. *Expansion 30% or More:* Construction of a trash enclosure or retrofit/replacement of an existing enclosure to current standards, shall be required with a cumulative expansion of building area and/or expansion of use that constitutes a 30% increase or more of the existing area/use with the following uses:

        - Any restaurant (standard, café, fast-food, fast-casual, bakery, bars, etc.)
        - Gas station
        - Auto repair/service
        - Grocery store/convenience market
        - Commercial daycare center
        - Private school

- Medical service, clinics that require the use of single-use devices as defined by the CDC (Centers for Disease Control and Prevention).
- Medical services, laboratories
- Any other use with wet waste as defined by the Environmental Protection Agency as a business that produces food, organic and/or liquid wastes.

b. *Expansion Less Than 30%:* If the cumulative expansion of the building area or land use listed above is less than 30% of the existing area or use, a roof must be installed over an existing enclosure (if one exists), and provide a satisfactory stormwater management plan irrespective of its size. The trash enclosure shall also be screened by a fence or landscaping in compliance with CMC Section 21.18.110. If no trash enclosure exists, a fully compliant enclosure shall be constructed regardless of percentage of expansion.
***Exception**: Outdoor Seating* - Existing restaurants (as defined herein) may add outdoor seating up to a cumulative maximum of 30% in total existing (indoor and outdoor) seating capacity on private property without the need to construct or retrofit a trash enclosure, provided, however, a satisfactory stormwater management plan is provided

c. *Other Uses:* An expansion of the building area and/or expansion of use for a land use not listed above in excess of 50% shall require installation of a roof over an existing enclosure (should one exist), and provide a satisfactory stormwater management plan irrespective of its size. The trash enclosure shall also be screened by a fence or landscaping in compliance with CMC Section 21.18.110. If no trash enclosure exists, a fully compliant enclosure shall be constructed regardless of percentage of expansion.

This Interpretation is issued pursuant to Campbell Municipal Code Section 21.58.050 and shall be effective on the date identified below.



Rob Eastwood
Community Development Director

03-22-2024
Date