



CITY OF CAMPBELL
Community Development Department

TRASH ENCLOSURE REQUIREMENTS

When required by the [Community Development Director's Interpretation No. 6](#) (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.

- **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.
- **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.](#))



CITY OF CAMPBELL
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OFFICIAL DIRECTOR INTERPRETATION
No. 6

Municipal Code Section – 6.04.080 (Minimum service – Containers)

Purpose of Interpretation – This Interpretation is intended to apply a consistent approach in which the City will require a property owner to install a trash enclosure.

Interpretation – The installation of a trash enclosure is a rather expensive improvement requiring a block wall surround, metal doors, a metal roof, a floor drain that is connected to the sewer system and a fire suppression system. The cost of these improvements could run upwards of \$100,000. Although the applicable code section was written to require all commercial, business, industrial, apartment, multi-residential, or manufacturing occupancy to maintain a refuse area, there is no provision which clarifies when such improvements should be implemented when a property doesn't have one. In addition, there is no indication that the former staff attempted to bring all City businesses into compliance following the adoption of the Ordinance. To this end, there appears to be discretion on when such improvements should be required.

A trash enclosure satisfying the development standards of Section 6.04.080 shall be provided when the following occurs:

- 1) An addition is proposed which increases the floor area by at least 50 square feet.
- 2) A use change from a non-restaurant to a restaurant occupancy.
- 3) A substantial remodel to the building's exterior.
- 4) Parking lot and site access improvements.
- 5) When there are obvious signs that existing trash receptacles can't handle the site's refuse accumulation.
- 6) Any modification to an existing trash enclosure and/or exterior trash storage area.

This Interpretation is issued pursuant to CMC Chapter 21.02 and shall be effective on the date identified below.

Paul Kermoyan
Community Development Director

9/12/18
Date