



Guideline for Determining Demolition Area

The City's **Waste Management Ordinance** has a description of "covered project" that includes:

All private and public construction, demolition, and renovation projects within the City, meeting one or more of the following:

- 1) Existing residential buildings where the addition or alteration increase the buildings conditioned area, volume, or size
- 2) Any non-residential additions and/or alterations
- 3) The project includes a demolition of a horizontal, vertical or sloping surface area greater than or equal to 300 square feet.

A covered project is subject to the City's Waste Management Ordinance requirements. The applicant for a covered project must complete the City's Waste Management Plan and must pay the Waste Management fee.

Covered project types might be commercial or residential; demolition, renovation, addition and new construction.

This information bulletin provides guidance on how to compute the surface area of various constructed elements for item #3 above in a simplified, reasonably conservative method. Surfaces internal to a removed item, for example shelves in a cabinet, will not be counted toward demolition area.

Walls

For wall surfaces having separate membranes on each side, determine the area of each membrane surface removed. A wall might have tile, drywall or other surface treatment removed from only one side or from both sides and/or the ends. For single membrane walls, such as a concrete tilt-up wall, only include the area of one side.

Cabinets

Determine the area of side, end, top and bottom surfaces including cabinet doors for removed upper and lower cabinets, countertop, backsplash, islands, and similar features. For non-rectangular shapes, compute the surface area of a rectangular box that could contain the removed item.

Vanities and tubs

For items with curved or complex shapes, compute the surface area projected onto parallel planes from each face or side of the removed item. In other words: compute the surface area of a box that could contain the removed item. Tubs with no sides or bottoms will only contribute area of the top and front.

Ceilings, floors

In the case of ceiling and floor surfaces with separate membranes on the top and bottom, each membrane removed shall be considered separate surface areas. In the case of a single membrane, such as a self supporting concrete slab the area demolished shall be considered the projected area of one side only.

Equipment

Removed fixed-in-place building equipment will contribute to area demolished. Equipment surface area may be measured in a similar manner as measurement of cabinets.

Roofs

Compute the surface area of the removed roofing material.



City of Walnut Creek
Development Review Services
 1666 N. Main Street, Walnut Creek, CA 94596
 (925) 943-5834 phone (925) 256-3500 fax

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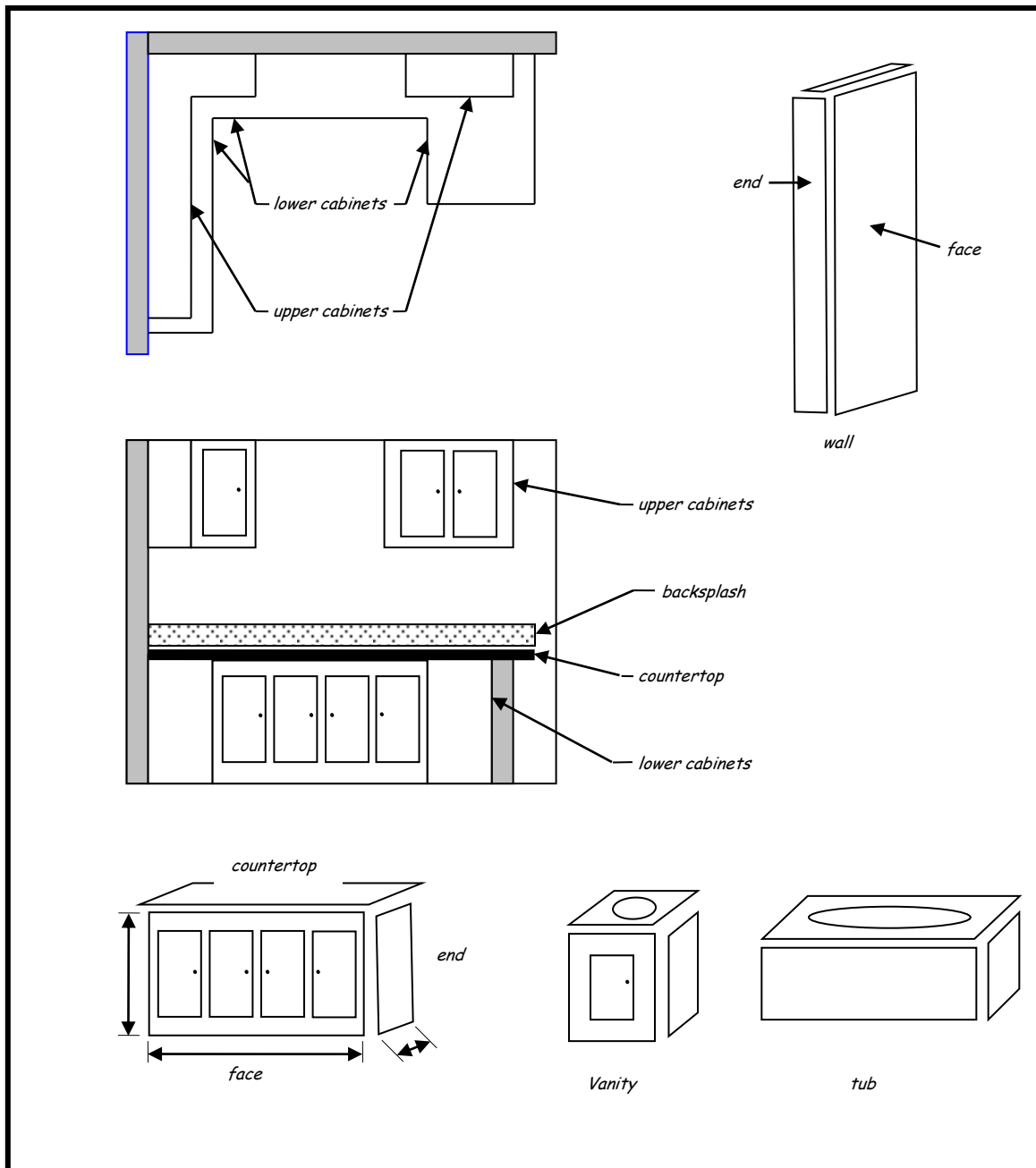
Pools

The topsoil surface area of the pool can be used to evaluate the “area demolished”.

<i>Item</i>	<i>Width in inches</i>	<i>Height or Length in inches</i>	<i>= Area in sq inches</i>	<i>/144 = Area in square feet</i>
			Total square feet	



Example sketches:



Example calculation:



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<i>Item</i>	<i>Width in inches</i>	<i>Height or Length in inches</i>	<i>= Area in square inches</i>	<i>/144 = Area in square feet</i>
<i>lower cabinets face and back</i>	$2 \times [60 + 60 + 36] = 312$	32	9984	69.3
<i>lower cabinets ends</i>	$4 \times [24] = 96$	32	3072	21.3
<i>lower cabinets top and bottom</i>	$2 \times [60 + 60 + 36] = 312$	24	7488	52.0
<i>upper cabinets face and back</i>	$2 \times [60 + 18 + 36] = 228$	36	8208	57.0
<i>upper cabinets ends</i>	$4 \times (18) = 72$	36	2592	18.0
<i>upper cabinets top and bottom</i>	$2 \times [60 + 18 + 36] = 228$	18	4104	28.5
<i>countertop</i>	$84 + 66 + 48 = 198$	24	4752	33.0
<i>backsplash</i>	$84 + 66 = 150$	6	900	6.3
<i>flooring</i>	96	144	13824	96.0
			<i>Total:</i>	
			sqft	381.4

If total exceeds 300 sqft the project is a covered project subject to the City's Waste Management Ordinance requirements.