



Residential Landlord Waste Program

<h3>Overview</h3>	<p>Federal and California hazardous waste laws place restrictions on many activities related to disposal of hazardous waste. Under these rules:</p> <p>A residential landlord is considered a business* To use a HHW facility to dispose of hazardous waste from a residential rental property a landlord must follow the rules for a business. Once approved, the HHW program accepts waste from a residential landlord free of charge.</p> <p>HHW program rules for business – called Conditionally Exempt Small Quantity Generators or CESQGs - are different than for a resident or tenant, including:</p> <ul style="list-style-type: none"> • A business must qualify as a CESQG – see “Who Can Use the Residential landlord Waste Program” below • A business must obtain an EPA Id number (quick & free over the web) • Business waste is handled separately from waste from residents • A business must apply & qualify in advance to use the HHW program • A business must inform the HHW program what kind of waste it has • There are limits to the amount and type of waste that can be accepted • Waste must be delivered by appointment <p>*A residential landlord having 4 or fewer units on the same parcel and whose legal residence is in one of the units is considered a household and may use the Household Hazardous Waste program as a resident.</p>
<h3>Best Practices</h3>	<ul style="list-style-type: none"> • Inform tenants of their responsibility to handle their own waste • Consider making proper disposal of waste part of the lease agreement and an element of the security deposit • Give tenants a flyer for the HHW facilities when they move in or out and periodically, particularly for seasonal clean-ups (forms at stopwaste.org) • Inform tenants of local options: some paint stores, hardware stores and oil changers take back some common items such as paint, batteries, fluorescent lamps and E-waste, used oil. Many pharmacies accept un-needed medications. • Find options online at stopwaste.org • Landlords may also use some local options for small quantities of business waste subject to the terms and conditions of each store • Inspect property for the presence of hazardous building materials, mercury thermostats, building or landscape maintenance chemicals, electronics or appliances needing special management • Use qualified contractors to do demolition or manage materials that need special handling that cannot be disposed of at the HHW program



Alameda County Household Hazardous Waste Division, 1131 Harbor Bay Parkway, Mail Stop 30470, Alameda, California 94502-6540 • 510/670-6460

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<p style="text-align: center;">Who Can Use the Residential Landlord Waste Program</p>	<p>Owners of rental housing in Alameda County and Condo Association Operators which are: Located in, and generate the waste in Alameda County may use the HHW Residential Landlord program if they:</p> <p>Qualify as a Conditionally Exempt Small Quantity Generator (CESQG). See the attached definition from California Health and Safety Code section 25218.1 and referenced Federal Regulations. Including, a business must:</p> <ul style="list-style-type: none"> • Produce less than 220 lbs. (about 27 gallons) of hazardous waste per month, and less than 2.2 lb of Extremely Hazardous Waste per month (Extremely Hazardous Wastes are laboratory-type chemicals unlikely to be found in a residential setting) • Have less than 2200 lbs. of hazardous waste in storage at any time. (examples: about 220 full one-gallon cans of paint; or 45 full five- gallon buckets of paint)
<p style="text-align: center;">What You Need to do to Start</p>	<p>All businesses having hazardous waste need an EPA Identification number. <i>It's free and easy to get.</i> If you do not already have an EPA ID Number:</p> <ul style="list-style-type: none"> • Visit the California Environmental Protection Agency website: http://www.dtsc.ca.gov/IDManifest/ID_Numbers.cfm <p>Use the website to help you determine what kind of EPA ID to get (90 Day temporary, Permanent or Federal)</p>
<p style="text-align: center;">Fill Out and Return the Enclosed Forms</p>	<p>Complete and submit the Certification Form, Information Form and Inventory Form to request an account. The enclosed CESQG Certification Form is a legal document attesting that your organization meets the criteria of a Conditionally Exempt Small Quantity Generator.</p> <p>Submit completed forms:</p> <p style="padding-left: 40px;">e-mail: hhw@acgov.org</p> <p style="padding-left: 40px;">or fax: 510-293-9374</p> <p style="padding-left: 40px;">or mail: Alameda County HHW CESQG, 1131 Harbor Bay Parkway, M/S 51701, Alameda, California 94502-6540</p> <p>(State, County, or local hazardous materials regulating agencies reserve the right to visit your organization to verify your qualifications as a Conditionally Exempt Small Quantity Generator)</p>
<p style="text-align: center;">OK, Now I'm Qualified</p>	<p>The HHW program will review your forms, will resolve any questions, then will send a letter with confirmation and account number to those eligible to participate in the program.</p>
<p style="text-align: center;">Make an Appointment</p>	<p>After you receive a confirmation letter with your account number call 510-670-6460 to schedule an appointment.</p>



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What Will it Cost	<p>No fee is charged for waste generated by landlords from maintaining residential properties or for residential tenant waste from individual apartments, generated in the course of living in and maintaining their place of residence.</p>
What Can I Bring	<p>The HHW program accepts most common consumer and building maintenance products: adhesives, paints, cleaners, auto, garden, arts and crafts products, propane, batteries, & fluorescent bulbs in containers.</p> <p>Other more industrial products may be accepted after consultation</p> <ul style="list-style-type: none"> • <u>No container larger than 5 gallons or 50 pounds</u> • <u>All containers should be closed, in good condition, not leaking</u>
What Can't I Bring	<p>The HHW program does not accept from businesses or organizations:</p> <ul style="list-style-type: none"> • Electronic Waste or appliances • Compressed gas (except for propane for camping or BBQ) • Fire extinguishers • Sharps, medications or other Medical Waste • Explosives, Radioactive material • Hazardous construction materials: Treated wood, asbestos • Contaminated soil or debris from site clean ups, demolition or lead paint removal activities • Unidentified waste <p>The HHW program will not accept unknown materials, including wastes or chemicals lacking labels or other form of identification.</p> <p>See StopWaste.org for some options for these wastes or contract a qualified hazardous waste management company.</p>
Limits – How Much Waste How to Bring	<p>Federal and State laws limit the amount of waste the HHW program may accept from a business to 220 pounds of waste per month. The 220 pound limit does not apply to:</p> <p style="padding-left: 40px;">Latex paint, aerosol cans, household batteries or fluorescent lamps</p> <p>No container or item may be larger than 5 gallons size or 50 pounds weight.</p> <p>A business or organization must transport the hazardous waste they generate to deliver to a HHW Facility, and cannot employ a hauler or common carrier. Transport waste only in closed, undamaged leakproof containers packed and loaded to prevent damage or spill. Prevent incompatible wastes from mixing.</p>



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INFORMATION FORM RESIDENTIAL LANDLORD WASTE PROGRAM

(Please print or type)

Property Name			
Property Owner name			
Property address			
City		Zip code	
Phone Number		Fax Number	
Assessor's Parcel Number		Number of individual units	
Email Address			
Mailing address			
City		Zip code	
Phone		Fax Number	
Owner/Principal /Officer Name Title		Contact Name Title	
EPA ID NUMBER			

For Office Use Only			
Reviewed By	Date		Entered By
			Date
Customer Number assigned <input type="checkbox"/>			Confirmation sent



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CERTIFICATION FORM ALAMEDA COUNTY HOUSEHOLD HAZARDOUS WASTE

CERTIFICATION STATEMENT FOR BUSINESSES QUALIFYING AS A CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR (CESQG)

I certify under penalty of law that I have personally examined and am familiar with the definition of a Conditionally Exempt Small Quantity Generator (CESQG), as set forth in the California Health and Safety Code Section 25218.1, and that the business listed below qualifies as a CESQG.

I understand that the business listed below may participate in this program only as long as it qualifies as a Conditionally Exempt Small Quantity Generator (CESQG), and I will be asked to confirm this each time I tender wastes for disposal.

Business Name: _____

EPA ID #: _____

Street Address: _____

City: _____

Zip: _____

Telephone: () _____

Name: _____

Title: _____

Signature: _____

Date: _____



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California Health and Safety Code Section 25218.1

25218.1. For purposes of this article, the following terms have the following meaning (a) "Conditionally exempt small quantity generator" or "CESQG" means a business concern which meets the criteria specified in Section 261.5 of Title 40 of the Code of Federal Regulations.

Code of Federal Regulations 40 Section 261.5

261.5 Special requirements for hazardous waste generated by conditionally exempt small quantity generators.

(a) A generator is a conditionally exempt small quantity generator in a calendar month if he generates no more than 100 kilograms of hazardous waste in that month.

(b) Except for those wastes identified in paragraphs (e), (f), (g), and (j) of this section, a conditionally exempt small quantity generator's hazardous wastes are not subject to regulation under parts 262 through

266, 268, and parts 270 and 124 of this chapter, and the notification requirements of section 3010 of RCRA, provided the generator complies with the requirements of paragraphs (f), (g), and (j) of this section.

(c) When making the quantity determinations of this part and 40 CFR part 262, the generator must include all hazardous waste that it generates, except hazardous waste that:

(1) Is exempt from regulation under 40 CFR 261.4(c) through (f), 261.6(a)(3), 261.7(a)(1), or 261.8; or

(2) Is managed immediately upon generation only in on-site elementary neutralization units, wastewater treatment units, or totally enclosed treatment facilities as defined in 40 CFR 260.10; or

(3) Is recycled, without prior storage or accumulation, only in an on-site process subject to regulation under 40 CFR 261.6(c)(2); or

(4) Is used oil managed under the requirements of 40 CFR 261.6(a)(4) and 40 CFR part 279; or

(5) Is spent lead-acid batteries managed under the requirements of 40 CFR part 266, subpart G; or

(6) Is universal waste managed under 40 CFR 261.9 and 40 CFR part 273.

(d) In determining the quantity of hazardous waste generated, a generator need not include:

(1) Hazardous waste when it is removed from on-site storage; or

(2) Hazardous waste produced by on-site treatment (including reclamation) of his hazardous waste, so long as the hazardous waste that is treated was counted once; or

(3) Spent materials that are generated, reclaimed, and subsequently reused on-site, so long as such spent materials have been counted once.

(e) If a generator generates acute hazardous waste in a calendar month in quantities greater than set forth below, all quantities of that acute hazardous waste are subject to full regulation under parts 262 through

266, 268, and parts 270 and 124 of this chapter, and the notification requirements of section 3010 of RCRA:

(1) A total of one kilogram of acute hazardous wastes listed in 261.31, 261.32, or 261.33(e).

(2) A total of 100 kilograms of any residue or contaminated soil, waste, or other debris resulting from the clean-up of a spill, into or on any land or water, of any acute hazardous wastes listed in 261.31, 261.32, or 261.33(e). [Comment: "Full regulation" means those regulations applicable to generators of greater than 1,000 kg of non-acutely hazardous waste in a calendar month.] (f) In order for acute hazardous wastes generated by a generator of acute hazardous wastes in quantities equal to or less than those set forth in paragraph (e)(1) or (2) of this section to be excluded from full regulation under this section, the generator must comply with the following requirements:

(1) Section 262.11 of this chapter;

(2) The generator may accumulate acute hazardous waste on-site. If he accumulates at any time acute hazardous wastes in quantities greater than those set forth in paragraph (e)(1) or (e)(2) of this

section, all of those accumulated wastes are subject to regulation under parts 262 through 266, 268, and parts 270 and 124 of this chapter, and the applicable notification requirements of section

3010 of RCRA. The time period of 262.34(a) of this chapter, for accumulation of wastes on-site, begins when the accumulated wastes exceed the applicable exclusion limit;

(3) A conditionally exempt small quantity generator may either treat or dispose of his acute hazardous waste in an on-site facility or ensure delivery to an off-site treatment, storage or disposal facility,

either of which, if located in the U.S., is:

(i) Permitted under part 270 of this chapter;

(ii) In interim status under parts 270 and 265 of this chapter;

(iii) Authorized to manage hazardous waste by a State with a hazardous waste management program approved under part 271 of this chapter;

(iv) Permitted, licensed, or registered by a State to manage municipal or industrial solid waste;

(v) A facility which:

(A) Beneficially uses or reuses, or legitimately recycles or reclaims its waste; or

(B) Treats its waste prior to beneficial use or reuse, or legitimate recycling or reclamation; or

(vi) For universal waste managed under part 273 of this chapter, a universal waste handler or destination facility subject to the requirements of part 273 of this chapter.

(g) In order for hazardous waste generated by a conditionally exempt small quantity generator in quantities of less than 100 kilograms of hazardous waste during a calendar month to be excluded from full regulation under this section, the generator must comply with the following requirements:

(1) Section 262.11 of this chapter;

(2) The conditionally exempt small quantity generator may accumulate hazardous waste on-site. If he accumulates at any time more than a total of 1000 kilograms of his hazardous wastes, all of those accumulated wastes are subject to regulation under the special provisions of part 262 applicable to generators of between 100 kg and 1000 kg of hazardous waste in a calendar month as well as the requirements of parts 263 through 266, 268, and parts 270 and 124 of this chapter, and the applicable notification requirements of section 3010 of RCRA. The time period of 262.34(d) for accumulation of wastes on-site begins for a conditionally exempt small quantity generator when the accumulated wastes exceed 1000 kilograms;

(3) A conditionally exempt small quantity generator may either treat or dispose of his hazardous waste in an on-site facility or ensure delivery to an off-site treatment, storage or disposal facility, either of which,

if located in the U.S., is:

(i) Permitted under part 270 of this chapter;

(ii) In interim status under parts 270 and 265 of this chapter;

(iii) Authorized to manage hazardous waste by a State with a hazardous waste management program approved under part 271 of this chapter;

(iv) Permitted, licensed, or registered by a State to manage municipal or industrial solid waste;

(v) A facility which:

(A) Beneficially uses or reuses, or legitimately recycles or reclaims its waste; or

(B) Treats its waste prior to beneficial use or reuse, or legitimate recycling or reclamation; or

(vi) For universal waste managed under part 273 of this chapter, a universal waste handler or destination facility subject to the requirements of part 273 of this chapter.

(h) Hazardous waste subject to the reduced requirements of this section may be mixed with non-hazardous waste and remain subject to these reduced requirements even though the resultant mixture exceeds

the quantity limitations identified in this section, unless the mixture meets any of the characteristics of hazardous waste identified in subpart C.

(i) If any person mixes a solid waste with a hazardous waste that exceeds a quantity exclusion level of this section, the mixture is subject to full regulation.

(j) If a conditionally exempt small quantity generator's wastes are mixed with used oil, the mixture is subject to part 279 of this chapter if it is destined to be burned for energy recovery. Any material produced from such a mixture by processing, blending, or other treatment is also so regulated if it is destined to be burned for energy recovery