



Residential Landlord Hazardous Waste Service

<p>Overview</p>	<p>Federal and California hazardous waste laws place restrictions on many activities related to disposal of hazardous waste. Under these rules a residential landlord is considered a business*</p> <p>The Alameda County Household Hazardous Waste (HHW) program may be able to help a landlord save money and assure safe disposal of hazardous waste from a residential rental property if the landlord qualifies to use the Residential Landlord Hazardous Waste Program. The HHW program accepts waste from qualifying landlords of residential property free of charge.</p> <p>HHW program rules for a landlord or other business are different than services for a resident or tenant, including:</p> <ul style="list-style-type: none"> • A business must apply & qualify in advance to use the HHW program • Businesses must deliver waste on separate days from when residents drop off • A landlord must make an appointment to deliver waste by calling, with their account number: 800-606-6606, They cannot make an appointment on-line • To qualify the business must be a Very Small Quantity Generator, see below "Who Can Use the Residential Landlord Waste Program" • A business must obtain an EPA ID number (quick & free over the web) • 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 <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>
<p>Best Practices</p>	<ul style="list-style-type: none"> • Inform tenants of their responsibility to handle their hazardous waste safely • Consider making proper waste disposal part of the lease agreement and an element of the security deposit • Give tenants a flyer about the HHW program when they move in or out and periodically, for seasonal clean-ups (Flyers at: stopwaste.org/HHW) • Inform tenants of local options: some paint stores, hardware stores and oil changers take back some common items such as paint, batteries, fluorescent lamps, E-waste and used oil. Many pharmacies accept un-needed medications. • Find recycling and disposal options online at: Resource/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, treated wood or asbestos - that need special management • Use qualified contractors to do demolition or manage materials that need special handling or that cannot be disposed of at the HHW program

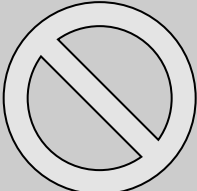


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<p>Who Can Use the Residential Landlord Waste Program</p>	<p>Owners of rental housing in Alameda County and Condo Owners Associations which are: located in and generate the waste in Alameda County may use the HHW Residential Landlord Service if they:</p> <p>Qualify as a Very Small Quantity Generator (VSQG) of hazardous waste including</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. (about 220 full one-gallon cans of paint; or 45 full five-gallon paint pails) <p>See the attached definition from California Health and Safety Code section 25218.1 and referenced Federal Regulations.</p>
<p>What You Need to do to Start</p>	<p>All businesses that have hazardous waste need an EPA ID number. It's free and easy to get. If you do not already have an EPA ID Number:</p> <ul style="list-style-type: none"> • Visit the California Environmental Protection Agency website: https://dtsc.ca.gov/apply-for-hazardous-waste-epa-id-number/ <p>The website can help you determine the kind of EPA ID to get. If you do not use a computer you may get a temporary EPA ID Number by calling: 800-618-6942</p>
<p>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 Certification Form is a legal document attesting that your organization meets the criteria of a Very Small Quantity Generator.</p> <p>Submit completed forms by e-mail: hww@acgov.org or fax: 510-293-9374 or mail: Alameda County HHW VSQG, 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 qualification as a VSQG)</p>
<p>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>Call to Make an Appointment</p>	<p>After you receive a confirmation letter with your account number Call 800-606-6606 to schedule an appointment (no appointments on-line)</p> <p>The HHW facilities accept hazardous waste from businesses on different days than when residents or tenants can drop off waste from their household – businesses cannot deliver waste on days HHW facilities are open for residents.</p>
<p>What Will It Cost</p>	<p>No fee is charged for waste generated by landlords from maintaining residential properties or for disposing of waste left by a tenant if the waste was generated in the course of living in and maintaining the place of residence. Waste from a tenant business activity cannot be disposed of through the Residential Landlord Hazardous Waste Program.</p>



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<p>What Can I Bring</p>	<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. Call if you have questions.</p> <p>Other more industrial products may be accepted after consultation</p> <ul style="list-style-type: none"> • No container larger than 5 gallons or 50 pounds • All containers should be closed, in good condition, not leaking <p>If you have a new waste complete and send a new Inventory Form, or call.</p>
<p>Waste That is NOT Accepted</p> 	<p>Waste the HHW program Does Not accept from businesses or organizations:</p> <ul style="list-style-type: none"> • Electronic Waste, appliances, furniture, trash or solid waste • Compressed gas (except for propane for camping or BBQ) • Fire extinguishers • Medications, Sharps other Medical Waste, sewerage • Explosives, Radioactive material • Hazardous construction materials: Treated wood, asbestos • Contaminated soil or Large Debris from site clean-up, demolition or lead paint removal activities • Unidentified waste: the HHW program will not accept unknown materials, including wastes or chemicals lacking labels or other form of identification. <p>See Resouce/StopWaste.org for options for these wastes or contract a qualified hazardous waste management company.</p>
<p>Limits on Amounts and Safe Containers and Transport</p>	<p>Federal and State laws limit the amount of waste a HHW program may accept from a business to 220 pounds of waste per month. The 220 pound limit does not apply to: Latex paint, aerosol cans, household batteries or fluorescent lamps</p> <ul style="list-style-type: none"> • A landlord or property owner or their employee must transport waste from their property. A for-hire hauler cannot deliver waste for another company. • Transport waste in containers that prevent leaks, are securely closed, in good condition, with no hazardous residue on the outside of the container. • Each waste container must be impervious to, and not damaged by, the waste contents. Waste with liquid or volatile ingredients must be in a hermetically sealed container. For a dry solid waste, a thick, sealed plastic bag up to 5 gallons in size may be adequate. If waste is sharp or could break use a rigid puncture-resistant container. • Do not mix waste types in a container, prevent mixing of incompatible chemicals. • Mark or label each container if contents are not clearly indicated. • Pack, load and brace waste in vehicle to prevent movement, breakage, damage or spill. Prevent incompatible wastes from mixing during transport. • HHW staff will unload waste. Remain in the vehicle unless asked to step out. Pack waste to be easily accessible to HHW staff, not in passenger area. The site will keep containers.



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INFORMATION FORM RESIDENTIAL LANDLORD WASTE SERVICE

(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 VERY SMALL QUANTITY GENERATOR

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

I understand that the business listed below may participate in this program only so long as it qualifies as a Very Small Quantity Generator (VSQG), 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 (q) "Very small quantity generator" or "VSQG" means a generator that meets the criteria specified in Section 262.13 of Title 40 of the Code of Federal Regulations.

Code of Federal Regulations 40 Section 262.13 --- Generator category determination

A generator must determine its generator category. A generator's category is based on the amount of hazardous waste generated each month and may change from month to month. This section sets forth procedures to determine whether a generator is a very small quantity generator, a small quantity generator, or a large quantity generator for a particular month, as defined in § 260.10 of this chapter.

(a) *Generators of either acute hazardous waste or non-acute hazardous waste.* A generator who either generates acute hazardous waste or non-acute hazardous waste in a calendar month shall determine its generator category for that month by doing the following:

- (1) Counting the total amount of hazardous waste generated in the calendar month;
- (2) Subtracting from the total any amounts of waste exempt from counting as described in paragraphs (c) and (d) of this section; and
- (3) Determining the resulting generator category for the hazardous waste generated using Table 1 of this section.

(b) *Generators of both acute and non-acute hazardous wastes.* A generator who generates both acute hazardous waste and non-acute hazardous waste in the same calendar month shall determine its generator category for that month by doing the following:

- (1) Counting separately the total amount of acute hazardous waste and the total amount of non-acute hazardous waste generated in the calendar month;
- (2) Subtracting from each total any amounts of waste exempt from counting as described in paragraphs (c) and (d) of this section;
- (3) Determining separately the resulting generator categories for the quantities of acute and non-acute hazardous waste generated using Table 1 of this section; and
- (4) Comparing the resulting generator categories from paragraph (b)(3) of this section and applying the more stringent generator category to the accumulation and management of both non-acute hazardous waste and acute hazardous waste generated for that month.

Table 1 to § 262.13 - Generator Categories Based on Quantity of Waste Generated in a Calendar Month

Quantity of acute hazardous waste generated in a calendar month	Quantity of non-acute hazardous waste generated in a calendar month	Quantity of residues from a cleanup of acute hazardous waste generated in a calendar month	Generator category
1 kg	Any amount	Any amount	Large quantity generator
Any amount	≥ 1,000 kg	Any amount	Large quantity generator
Any amount	Any amount	> 100 kg	Large quantity generator
≤ 1 kg	> 100 kg and < 1,000 kg	≤ 100 kg	Small quantity generator
≤ 1 kg	≤ 100 kg	≤ 100 kg	Very small quantity generator

Code of Federal Regulations 40 Section 262.14 --- Conditions for exemption for a very small quantity generator.

(a) Provided that the very small quantity generator meets all the conditions for exemption listed in this section, hazardous waste generated by the very small quantity generator is not subject to the requirements of parts 124, 262 (except §§ 262.10 through 262.14) through 268, and 270 of this chapter, and the notification requirements of section 3010 of RCRA and the very small quantity generator may accumulate hazardous waste on site without complying with such requirements. The conditions for exemption are as follows:

(1) In a calendar month the very small quantity generator generates less than or equal to the amounts specified in the definition of "very small quantity generator" in § 260.10 of this chapter;

(2) The very small quantity generator complies with § 262.11(a) through (d);

(3) If the very small quantity generator accumulates at any time greater than 1 kilogram (2.2 lbs) of acute hazardous waste or 100 kilograms (220 lbs) of any residue or contaminated soil, water, or other debris resulting from the cleanup of a spill, into or on any land or water, of any acute hazardous waste listed in §§ 261.31 or 261.33(e) of this chapter, all quantities of that acute hazardous waste are subject to the following additional conditions for exemption:

(i) Such waste is held on site for no more than 90 days beginning on the date when the accumulated wastes exceed the amounts provided above; and

(ii) The conditions for exemption in § 262.17(a) through (g).

(4) If the very small quantity generator accumulates at any time 1,000 kilograms (2,200 lbs) or greater of non-acute hazardous waste, all quantities of that hazardous waste are subject to the following additional conditions for exemption:

(i) Such waste is held on site for no more than 180 days, or 270 days, ..., beginning on the date when the accumulated waste exceed the amounts provided above;

(ii) The quantity of waste accumulated on site never exceeds 6,000 kilograms (13,200 lbs); and

(iii) The conditions for exemption in § 262.16(b)(2) through (f).

(5) A very small quantity generator that accumulates hazardous waste in amounts less than or equal to the limits in paragraphs (a)(3) and (4) of this section must either treat or dispose of its 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 265 and 270 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 solid waste and, if managed in a municipal solid waste landfill is subject to part 258...;

(v) Permitted, licensed, or registered by a state to manage non-municipal non-hazardous waste and, if managed in a non-municipal non-hazardous waste disposal unit, is subject to the requirements in §§ 257.5 through 257.30 of this chapter;

(vi) 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;

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

(viii) A large quantity generator under the control of the same person as the very small quantity generator, provided the following conditions are met:

(A) The very small quantity generator and the large quantity generator are under the control of the same person as defined in § 260.10 of this chapter. "Control," for the purposes of this section, means the power to direct the policies of the generator, whether by the ownership of stock, voting rights, or otherwise, except that contractors who operate generator facilities on behalf of a different person as defined in § 260.10 of this chapter shall not be deemed to "control" such generators.

(B) The very small quantity generator marks its container(s) of hazardous waste with:

(1) The words "Hazardous Waste"; and

(2) An indication of the hazards of the contents (examples include, but are not limited to, the applicable hazardous waste characteristic(s) (i.e., ignitable, corrosive, reactive, toxic); hazard communication consistent with the Department of Transportation requirements at 49 CFR part 172 subpart E (labeling) or subpart F (placarding); a hazard statement or pictogram consistent with the Occupational Safety and Health Administration Hazard Communication Standard at 29 CFR 1910.1200; or a chemical hazard label consistent with the National Fire Protection Association code 704);

(ix) A reverse distributor (as defined in § 266.500), if the hazardous waste pharmaceutical is a potentially creditable hazardous waste pharmaceutical generated by a healthcare facility (as defined in § 266.500).

(x) A healthcare facility (as defined in § 266.500) that meets the conditions in §§ 266.502(i) and 266.503(b), as applicable, to accept non-creditable hazardous waste pharmaceuticals and potentially creditable hazardous waste pharmaceuticals from an off-site healthcare facility that is a very small quantity generator.

(xi) For airbag waste, an airbag waste collection facility or a designated facility subject to the requirements of § 261.4(j) of this chapter.

(b) The placement of bulk or non-containerized liquid hazardous waste or hazardous waste containing free liquids ... in any landfill is prohibited.

(c) A very small quantity generator experiencing an episodic event may generate and accumulate hazardous waste in accordance with subpart L of this part in lieu of

§§262.15, 262.16, and 262.17.

California Health and Safety Code Section 25115.

"Extremely hazardous waste" means any hazardous waste or mixture of hazardous wastes which, if human exposure should occur, may likely result in death, disabling personal injury or serious illness caused by the hazardous waste or mixture of hazardous wastes because of its quantity, concentration, or chemical characteristics