

City of Leeds

Bulk Waste Policy

Purpose:

The purpose of this Policy is to provide a general overview of a portion of the City's System of Services as it relates to the collection and disposal of Bulk Waste as authorized by the Solid Waste and Recyclable Materials Management Act. This policy is not meant to repeal any City ordinance.

General description of Bulk Waste- material too large to be placed in a normal roll-out cart or other standard size Waste Containers [e.g. dumpsters]. Examples of such Bulk Waste could be appliances, furniture, residential yard waste and other debris considered **REGULAR** or **ROUTINE** residential Solid Waste.

Qualification for Bulk Waste Collection:

- All single-family residential, townhome properties and within the City of Leeds qualify for Bulk Waste collection.
- Household appliances large enough to pose a threat for entrapment to a child must have the door removed or secured in such a way that the door will not close. They must also be empty and those capable of containing compressed gas must have the gas evacuated prior to collection.
- Brush and tree trimmings and other vegetative debris that is consistent with normal residential yard maintenance will qualify for Bulk Waste collection if the debris is generated on the property containing a single-family dwelling.

Placement for Bulk Collection:

- Bulk Waste collection will be collected at the curb of the property on which the waste material is generated or in the area of the normal collection site and clear of any obstructions.
- To prevent damage to your property, keep items 5 feet away from your trash cart, mailbox, fences or walls, water meter, telephone connection box, utility transformer and parked cars. Do not place any items under low hanging tree limbs or power lines
- Separate Items into Two Piles

- 1. Plant Material - Includes plant material up to 4 feet in length and no more than 3 inches in caliper.
- 2. Metal and Non-metal items - Includes carpeting and nail-free lumber. These items go to a landfill.

Materials Prohibited from City of Leeds Bulk Waste Collection:

- No Bulk Waste collection will be made in an area that may pose a threat to:
 - Cause injury to the contractor's employee
 - Cause damage to the contractor's equipment
 - The health and well-being to the citizens of Leeds
 - Impair or adversely impinge on the environment
- Waste material generated from the activities requiring a City of Leeds Building Permit will not qualify for the City's Bulk Waste collection. It will be the responsibility of the contractor issued the building permit or property owner to properly manage the waste generated and arrange for its proper disposal.
- Waste material generated by any contractor or person receiving a fee to perform a job will be required to properly manage the waste generated and arrange for its proper disposal.
- Debris consistent with land clearing operations on unimproved residential property will not qualify for bulk collection by the City.
- Debris consistent with land clearing and/or excavation.
- Dirt, rock or any type masonry debris
- Stumps
- Hazardous Materials
- Gas Cylinders
- Fuel Tanks
- Fuel Cans
- Barrels
- Items too large to be safely handled by the contractor's collection equipment.
- Items used in industrial process or commercial application.
- Vehicle parts - Prohibited materials shall not be placed in an area that would indicate a need for collection.
- Demolition debris & materials - This is considered to be a commercial activity, and the City's Bulk Waste service is not intended for the collection of debris generated in the process of demolition, renovation, or remodeling.

- **Building Debris:** Building debris shall be inspected by the Building Inspector's Office to see if a building permit is required.

Dumpsters:

For your convenience, the City of Leeds or its contractor offers dumpster and container rentals for the collection and disposal of large quantities of bulk items. For items in working condition, you may wish to consider donating those items, or explore opportunities for recycling as an alternative to disposal.

Rentals, Apartments and Evictions:

The Bulk Waste Collection services provided by the City operates separately from the typical household solid waste service, and the Bulk Waste Collection service does not include the pickup of household trash or material from evictions, foreclosures, unoccupied properties, **commercial properties**, apartment complexes, mobile home park, home renovations, remodeling projects or clean lot enforcement. The disposal of materials from these sites is the responsibility of the homeowner/landlord, contractor or business owner.

Time & Frequency of Collection of Bulk Waste:

Discarded items that qualify for Bulk Waste curbside collection by the City will be collected during normal Bulk Waste collection days (i.e. your scheduled pick-up day) every two weeks.

Bulk Waste Items are not to be placed at curb side more than 72 hours (3 days or the Saturday before) prior to your **scheduled** pick-up day. You must place Bulk Waste items no later than 6:00 AM if you are doing so on the day of your scheduled pick up. Please remember that, during peak season or high demand periods, it may take up to 3 days after your **scheduled** pick-up day for materials to be picked up.

Quantity:

Bulk Waste Collection is limited to an amount consisting of 3 cu. yards per scheduled pick-up.

The City reserves the right to refuse the collection of pieces of yard debris in excess of 12 feet in length and/or weighs more than 80lb. Likewise, Bulk Waste considered to be hazardous may also be refused.