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SERVICE & INFRASTRUCTURE — Solid Waste Collections – New Developments / Waste Storage

DATE 2006-08-14
To Developers, Project Managers, Architects, Engineers, Designers, Owners, Builders/Contractors etc.

WASTE/RECYCLING STORAGE AREA/ROOMS: STANDARDS AND GUIDELINES

Provision of communal Waste/Recycling storage area/rooms will have to be provided next to the nearest public road for servicing cluster/estate developments as Council's departmental or contracted waste collection teams will not enter private property.

A single, centralised, Waste/Recycling area/room are required for each completed development. The only exception is the case of a single residential dwelling, where a waste storage area is not required.

1. SIZE

- 1.1 The Waste/Recycling storage area/room shall be large enough to store all refuse produced on the premises, including all material intended for recycling.
- 1.2 The size of the Waste/Recycling storage area/room depends on the rate of refuse generation and the frequency of the collection service. For design purposes, sufficient space should be available to store two weeks' refuse.

Where the premises might be utilised by tenants for purposes other than those originally foreseen by the building owner, the area shall be sufficiently large to store all refuse generated, no matter what the tenant's business may be. Room for future expansion is also desirable.

- 1.3 Waste storage area/rooms should be designed to cater for wheeled containers. The dimensions of these containers are:

Industrial	:	1375 mm by 1080 mm
Commercial and Domestic	:	585 mm wide x 730 mm deep x 1100 mm high

- 1.4 With regard to flats and townhouses, a minimum of 50 litres of storage capacity per person, working or living in the premises, is to be provided to allow for a "once a week" collection frequency.
- 1.5 Should designers be in any doubt regarding a suitable size for the Waste/Recycling storage area/room, advice should be sought from the Solid Waste Collection Branch.

2. BUILDING SPECIFICATIONS FOR WASTE ROOMS

2.1 Floor

The floor shall be concrete, screeded to a smooth surface and rounded to a height of 75mm around the perimeter. The floor shall be graded and drained to a floor trap (See: "Water Supply and Drainage").

2.2 Walls and Roof

The Waste/Recycling storage area/room shall be roofed to prevent any rainwater from entering. The walls shall be constructed of brick, concrete or similar and painted with light colour high gloss enamel, or alternatively, tiled with tiles of a light colour. The height of the room to the ceiling shall be not less than 2.21 metres.

2.3 Ventilation and Lighting

The Waste/Recycling storage area/room shall be adequately ventilated by means of fixed glass louvers. The room shall be provided with a solid hardwood, lockable door which shall be fitted with an efficient self-closing device, and shall have the lower 150 mm protected by sheet metal on the outside. The door and louvers shall be separated at least 3 metres from any door or window of a habitable room. Adequate artificial lighting is required in the storage area.

2.4 Water Supply and Drainage

A tap with minimum 12 mm diameter standard hose connection shall be provided in the Waste/Recycling storage area/room for washing containers and cleaning spillage. The floor should be drained towards a 100 mm floor trap linked to a drainage pipe discharging to a sewer gully outside the building. A grease trap/gully is required in terms of the Water Services directorate.

2.5 Access

Council's departmental or contracted waste collection teams will **not enter private property**. Therefore, the removal of solid waste is effected from the kerbside of a public street. Provision of communal Waste/Recycling storage areas/rooms will therefore have to be provided on private property immediate adjacent to the nearest public road.

Should the Waste/Recycling storage area/room be located at a level different from the level of the street entrance to the property, access ramps are to be provided as stairs are not allowed. The maximum permissible gradient of these ramps is 1:7.

2.6 Bays on public street for Waste truck to empty Waste/Recycling storage area/room

A bay with minimum dimensions of 15 meters in length x 2,5 meters in width plus 45 degrees splay entrance, on a public street, must be provided where traffic flows or traffic sight lines are affected.

2.7 Compaction Equipment

Any containers or compaction equipment acquired by the building owner must be approved by the Director: Solid Waste, to ensure compatibility with the servicing equipment and lifting attachments of Council, Council's contracted service providers or other private operators.

2.8 Screening and Security

Council's Integrated Waste Management Policy (IWMP) requires that stored waste should not be visible from a street or public place. Suitably screen walls may be required in certain instances.

Access must be denied to unauthorised persons, and waste storage areas should be designed to incorporate adequate security for this purpose.

2.9 General – approval by Council

All Waste/Recycling storage area/rooms shall be approved by the Director: Solid Waste prior to construction, to ensure that the Council is able to service all installations, irrespective of whether these are currently serviced by Council or other companies.

RUSTIM KERAAN
DIRECTOR: SOLID WASTE