

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2013

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HOUSE BILL 706

Short Title: Preserve Landfill Space. (Public)

Sponsors: Representatives Wells, Starnes, Catlin, and Moffitt (Primary Sponsors).
For a complete list of Sponsors, refer to the North Carolina General Assembly Web Site.

Referred to: Environment.

April 11, 2013

1 A BILL TO BE ENTITLED
2 AN ACT TO PROVIDE THAT THE DISPOSAL OF ON-SITE DEMOLITION DEBRIS
3 FROM THE DECOMMISSIONING OF MANUFACTURING BUILDINGS,
4 INCLUDING ELECTRIC GENERATING STATIONS, IS EXEMPT FROM THE
5 LANDFILL PERMITTING REQUIREMENTS.

6 The General Assembly of North Carolina enacts:

7 **SECTION 1.** G.S. 130A-294(a)(4)a. reads as rewritten:

8 "(4) a. Develop a permit system governing the establishment and operation
9 of solid waste management facilities. A landfill with a disposal area
10 of 1/2 acre or less for the on-site disposal of land clearing and inert
11 debris is exempt from the permit requirement of this section and shall
12 be governed by G.S. 130A-301.1. Demolition debris from the
13 decommissioning of manufacturing buildings, including electric
14 generating stations, which is disposed of on the same site as the
15 decommissioned buildings is exempt from the permit requirement of
16 this section and rules adopted pursuant to this section, and shall be
17 governed by G.S. 130A-301.3. The Department shall not approve an
18 application for a new permit, the renewal of a permit, or a substantial
19 amendment to a permit for a sanitary landfill, excluding demolition
20 landfills as defined in the rules of the Commission, except as
21 provided in subdivisions (3) and (4) of subsection (b1) of this
22 section. No permit shall be granted for a solid waste management
23 facility having discharges that are point sources until the Department
24 has referred the complete plans and specifications to the
25 Environmental Management Commission and has received advice in
26 writing that the plans and specifications are approved in accordance
27 with the provisions of G.S. 143-215.1. If the applicant is a unit of
28 local government, and has not submitted a solid waste management
29 plan that has been approved by the Department pursuant to
30 G.S. 130A-309.09A(b), the Department may deny a permit for a
31 sanitary landfill or a facility that disposes of solid waste by
32 incineration, unless the Commission has not adopted rules pursuant
33 to G.S. 130A-309.29 for local solid waste management plans. In any
34 case where the Department denies a permit for a solid waste



1 management facility, it shall state in writing the reason for denial and
2 shall also state its estimate of the changes in the applicant's proposed
3 activities or plans that will be required for the applicant to obtain a
4 permit."

5 **SECTION 2.** Part 2 of Article 9 of Chapter 130A of the General Statutes is
6 amended by adding a new section to read:

7 **"§ 130A-301.3. Disposal of demolition debris generated from the decommissioning of**
8 **manufacturing buildings, including electric generating stations, on-site.**

9 (a) A person may dispose of demolition debris from the decommissioning of
10 manufacturing buildings, including electric generating stations, on the same site as the
11 decommissioned buildings if the demolition debris meets all of the following requirements:

- 12 (1) It is composed only of inert debris such as brick or other masonry materials,
13 dirt, sand, gravel, rock, and concrete if the material, when characterized
14 using the toxicity characteristic leaching procedure developed by the United
15 States Environmental Protection Agency, is not a hazardous waste. The
16 debris may contain small amounts of wood, paint, sealants, and metal
17 associated with the inert debris.
- 18 (2) It does not extend beyond the footprint of the decommissioned buildings and
19 shall be at least 50 feet from the property boundary or enclosed by the walls
20 of the building that are left in place below grade.
- 21 (3) It is placed at least 500 feet from the nearest drinking water well and at least
22 two feet above the seasonal high groundwater table.
- 23 (4) It complies with all other applicable federal, State, and local laws,
24 regulations, rules, and ordinances.

25 (b) After the decommissioning is completed or terminated, the owner or operator shall
26 compact the demolition debris and cover it with at least two feet of compacted earth finer than
27 a sandy texture soil. The cover of the demolition debris shall be graded so as to minimize water
28 infiltration, promote proper drainage, and control erosion. Erosion of the cover shall be
29 controlled by establishing suitable vegetative cover. All site stabilization should be completed
30 within 90 days of the completed demolition.

31 (c) Within 30 days of completing the final site stabilization or at least 30 days before
32 the land, or any interest in the land, on which the demolition debris is located is transferred,
33 whichever is earlier, the owner or owners of record of the land on which the demolition debris
34 is located shall file each of the following with the register of deeds of the county in which the
35 demolition debris is located:

- 36 (1) A survey plat of the property that meets the requirements of G.S. 47-30. The
37 plat shall accurately show the location of the demolition debris in a manner
38 that will allow the demolition debris disposal site to be accurately delineated
39 and shall reference this section.
- 40 (2) A notice that disposal of demolition debris has been located on the land. The
41 notice shall include a description of the land that would be sufficient as a
42 description in an instrument of conveyance. The notice shall list the owners
43 of record of the land at the time the notice is filed and shall reference the
44 book and page number where the deed or other instrument by which the
45 owners of record acquired title is located. The notice shall reference the
46 book and page number where the survey plat required by subdivision (1) of
47 this section is recorded. The notice shall reference this section, shall describe
48 with particularity the type and size of the building or other structure that was
49 demolished, and shall state the dates on which the demolition began and
50 ended. The notice shall be executed by the owner or owners of record as
51 provided in Chapter 47 of the General Statutes. The register of deeds shall

1 record the notice and index it in the grantor index under the names of all
2 owners of record of the land.

3 A certified copy of the plat required by subdivision (1) of this section and a certified copy
4 of the notice required by subdivision (2) of this section shall also be filed with the Department.
5 The plat and the notice shall indicate on the face of the document the book and page number
6 where recorded.

7 (e) When the land, or any portion of the land, on which the demolition debris is located
8 is sold, leased, conveyed, or transferred, the deed or other instrument of transfer shall contain a
9 statement that the property has been used for the disposal of demolition debris. The statement
10 shall include a reference to this section and to the book and page number where the notice
11 required by subdivision (c)(2) of this section is recorded.

12 **SECTION 3.** G.S.47-29 is amended by adding a new subsection to read:

13 **"§ 47-29.1. Recordation of environmental notices.**

14 ...

15 (a4) The disposal of on-site demolition debris from the decommissioning of
16 manufacturing buildings, including electric generating stations, shall be recorded as provided in
17 G.S. 130A-301.3.

18"

19 **SECTION 4.** This act becomes effective July 1, 2013.