DEQ	OFFICE OF WASTE MANAGEMENT AND RADIOLOGICAL PROTECTION POLICY AND PROCEDURE		DEPARTMENT OF ENVIRONMENTAL QUALITY
Original Effective Date: June 11, 2001 **Revised Date:** **Reformatted Date:** November 30, 2012	**Subject:** Salvaging and Disposal of Mobile Homes **Division/Office and Program Names:** OWMRP- Sustainable Materials Management Unit **Number:** OWMRP-115-23	**Page:** 1 of 4	**Category:** ☐ Internal/Administrative ☐ External/Non-Interpretive ☒ External/Interpretive

A Department of Environmental Quality (DEQ) Policy and Procedure cannot establish regulatory requirements for parties outside of the DEQ. This document provides direction to DEQ staff regarding the implementation of rules and laws administered by the DEQ. It is merely explanatory; does not affect the rights of, or procedures and practices available to, the public; and does not have the force and effect of law.

INTRODUCTION, PURPOSE, OR ISSUE:

This policy and procedure provides guidance on the salvaging and disposal of abandoned mobile homes.

AUTHORITY:

Part 115, Solid Waste Management, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (Part 115).

DEFINITIONS:

"Rubbish" means nonputrescible solid waste, excluding ashes, consisting of both combustible and noncombustible waste, including paper, cardboard, metal containers, yard clippings, bedding, crockery, demolished building materials, or litter of any kind that may be a detriment to public health and safety.

"Processing" means changing the physical or chemical character of solid waste by separation, treatment, or other methods, so as to make the waste or a constituent of the waste disposable or usable as a resource. The following activities do not constitute processing, the separation of recyclable material from small quantities of solid waste. A small quantity is not more than 2 tons per day or 60 tons per month.

"Solid waste processing plant" means a tract of land, building, unit, or appurtenance of a building or unit or a combination of land, buildings, and units that is used for or intended for use for the processing of solid waste or the separation of material for salvage or disposal, or both.

"Solid waste transfer facility" means a tract of land, a building, and any appurtenances, or a container, or any combination of land, buildings, or containers that is used or intended for use in the rehandling or storage of solid waste, but is not located at the site of generation or the site of disposal of the solid waste.

POLICY:

Mobile Homes Managed at the Site of Generation

Upon condemnation or abandonment at the site of generation, a mobile home that is no longer livable meets the definition of "rubbish" in Part 115 and becomes a solid waste. For this purpose, the "site of generation" is the location where the home was last used as a dwelling.

The DEQ, Office of Waste Management and Radiological Protection (OWMRP), encourages the salvaging of recyclable material from mobile homes at the site of generation to produce source-separated material, provided all local ordinances and codes are met. Such material may include windows, doors, aluminum siding and other metals, clean lumber, fixtures, and other material. A recent study by the Vermont Department of Natural Resources (VDNR) estimates that up to 37 percent of a mobile home may be recyclable.

No permits or licenses are required under Part 115 to salvage mobile homes at the site of generation. Rule 129(2) of the Part 115 administrative rules allows demolition waste from a mobile home to be stored for up to one year at the site of generation before it must be removed for disposal. Mobile home demolition at the site of generation must comply with any applicable local ordinances.

Upon leaving the site of generation, a mobile home that is no longer livable, or waste resulting from the demolition of a mobile home must be transported to a disposal area which complies with Part 115, such as a processing plant, transfer facility, or licensed landfill, and which, if located in another county, is explicitly authorized in the approved solid waste management plans of both counties.

Processing of Mobile Homes

Sites that process mobile homes require a construction permit and operating license under Part 115 as a "solid waste processing plant" unless the amount or number processed is a "small quantity."

The VDNR study found that an average mobile home or trailer weighs six tons. Therefore, a site may not accept for processing in a single month or have on site at any time more than ten mobile homes unless they are able to document that the weight of such homes is below the regulatory threshold.

Sites with over ten abandoned mobile homes that do not have a construction permit and operating license under Part 115 are prohibited.

Transfer Facilities for Mobile Homes

Sites that collect and salvage less than 60 tons of scrap mobile homes and other waste (no more than approximately ten mobile homes) during any month prior to disposal at a licensed disposal area meet the definition of a transfer facility.

Since mobile home salvage sites are typically not designed to accept wastes from vehicles with mechanical compaction devices, such sites are not required to obtain a construction permit or operating license under Part 115 (see Section 11529 of Part 115). However, such sites must be consistent with the approved county solid waste management plan, comply with any local ordinances, and comply with the transfer facility operating requirements contained in Rule 507. Rule 507, in part, requires the following:

> *(4) Solid waste shall not be stored overnight at the facility, except in closed containers and transporting units.*

If interpreted literally, this rule could prohibit transfer facilities for mobile homes. In order to promote the salvage of site-separated material from mobile homes, the DEQ will allow intact mobile homes with roof, siding, windows, and doors still in place to qualify as "closed containers" until demolition. Upon removal of siding, windows, or doors, the remainder of the mobile home must be demolished and placed in a roll-off box, dumpster, or transporting unit (not another mobile home.)

> *(9) Salvaging may be permitted if salvaged material is removed from the site at the end of each business day or is confined to a storage area that is approved by the solid waste control agency.*

Mobile home salvage sites that do not remove salvaged material at the end of each business day must have the storage area for such materials approved by the OWMRP District Office or a certified county health department. Acceptable storage areas may include intact homes that qualify as containers or other enclosed building or structure in which the salvaged material will not deteriorate.

> *(3) Containers shall be removed from a facility at least once per week, or more frequently, if necessary, so as not to cause a nuisance or public health threat.*

Containers that hold demolition waste from mobile homes must be removed weekly unless approved by the OWMRP District Office or a certified county health department.

Other transfer facility operating requirements also apply.

Mobile Home Dumps

Locations that accumulate mobile homes for processing, salvage, or abandonment and that do not either (1) have a permit and license under Part 115, or (2) comply with the transfer facility operating requirements are open dumps and are prohibited.

Mobile Home Resale Lots

If three or more mobile homes at a site are being offered for occupancy, sale, resale, or exchange, then the site is regulated under the Mobile Home Commission Act, 1987 PA 96, which is administered by the Department of Licensing and Regulatory Affairs, Manufactured Housing Section.

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November 1, 2012.
Date

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Date