



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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Building Policy 06. Environmental & Sustainability

Previous Policies

This policy consolidates and supersedes the following Building Division documents:

- Building Memo 16: Air Quality Clearance Required, October 2, 2025
- Email, Subject: Construction Waste Management Plan (C&D), December 17, 2025
- Email, Subject: Construction Waste and Management Plan, March 3, 2026

Purpose

The purpose of this policy is to establish consistent environmental and sustainability requirements associated with building permit issuance, including:

- When notification or clearance from the Mendocino County Air Quality Management District (AQMD) is required
- Requirements related to construction and demolition (C&D) waste management
- Ensuring environmental considerations are addressed early in the permitting process

This policy supports compliance with environmental regulations while promoting responsible construction practices.

Definitions

For the purposes of this policy:

- **Addition:** An extension or increase in floor area of an existing building or structure.
- **Air Quality Management District (AQMD):** The Mendocino County Air Quality Management District responsible for regulating air quality and emissions.
- **Alteration:** Any construction or renovation to an existing structure other than repair for the purpose of maintenance or addition.
- **AQMD Clearance:** Written confirmation of notification or compliance with AQMD requirements, when applicable.
- **Construction and Demolition (C&D) Waste:** Materials generated during construction, renovation, or demolition activities.
- **Construction & Demolition Waste Management Plan (CWMP):** County-required documentation demonstrating diversion, recycling, and proper disposal of C&D materials pursuant to County ordinance.
- **Conditioned Area:** Space that is heated and/or cooled.
- **Facility:** Any institutional, commercial, public, industrial, or residential structure, installation, or building (including any structure, installation, or building containing condominiums or individual dwelling units operated as a residential cooperative, but *excluding residential buildings having four or fewer dwelling units*); any ship; and any active or inactive waste disposal site. For purposes of this definition, any building, structure, or installation that contains a loft used as a dwelling is not considered a residential structure, installation, or building. Any structure, installation or building that was previously subject to this subpart is not excluded, regardless of its current use or function.
- **Commercial Activity:** Any activity conducted for business purposes, including but not limited to cannabis cultivation.
- **Disturbance of Existing Materials:** Removal, alteration, or exposure of existing building components such as siding, interior finishes, or structural materials.

Objectives

The objectives of this policy are to:

1. Ensure consistent application of AQMD notification requirements.
2. Reduce environmental impacts associated with demolition and construction.
3. Promote proper management of construction and demolition waste.
4. Provide clear guidance to staff and applicants regarding environmental compliance.

Authority

The authority for this policy is contained in, but not limited to:

- Mendocino County Code (MCC), 18.04.025
- Mendocino County Ordinance 4301
- California Green Building Code (CGBC) Chapters 4 and 5
- California Health and Safety Code provisions related to air quality
- 40 CFR Part 61, Subpart M
- Local Air District regulations and enforcement authority

Policy

1. Air Quality Management District (AQMD) Notification Requirements

Notification to the Mendocino County Air Quality Management District is required prior to building permit issuance for the following projects:

1. All demolitions of a Facility including remodels, additions, and/or the complete teardown of a structure.
2. All renovation or remodel projects of a Facility that disturbs existing materials, including but not limited to siding, re-roofs, or interior finishes.
3. Activities that disturb the ground (grading, foundation work, new construction etc.) in areas of Naturally Occurring Asbestos. This is inclusive of residential buildings and all new construction.

1.1 Exemptions from AQMD Notification

AQMD notification is not required for the following, provided no other triggering conditions exist: residential buildings that have four or fewer dwelling units including residential accessory structures.

2. Construction and Demolition (C&D) Waste Management

Pursuant to Mendocino County Ordinance No. 4301, Planning and Building Services shall provide applicants with written information regarding opportunities to divert construction and demolition (C&D) waste materials from disposal for all building permits.

2.1 Applicability

C&D waste management requirements apply to the following projects:

Residential Projects

- All new residential construction or demolition projects for which a building permit is issued.
- Additions or alterations to existing residential buildings only when the work increases the building's conditioned area, volume, or size.

Non-Residential Projects

- All new construction or demolition projects for which a building permit is issued.
- All additions or alterations to Non-Residential buildings whenever a permit is required.

2.2 Exemptions

CWMP requirements do not apply to Class K or AG Exempt projects. CWMPs are also *not*

required for repairs, including but not limited to:

- Dry rot repair (as long as no additional conditioned space is being created)
- Replacement electrical panels and/or rewires
- Replacement of siding and/or windows
- Re-roofs
- Similar repair work

2.3 Submittal Requirements – Prior to Permit Issuance

When applicable, applicants shall submit pages EZ-1 and EZ-2 of the Construction & Demolition Waste Management Plan (CWMP) prior to permit issuance, using one of the following County-approved methods:

- CWMP – Easy Method, or
- CWMP – Advanced Method

These forms are available through the Planning and Building Services webpage under the Building Division’s “Forms and Handouts” section, found here: <https://www.mendocinocounty.gov/departments/planning-building-services/building-division>.

2.4 Compliance During Construction and Prior to Final Inspection

To finalize a permit subject to C&D requirements:

- The applicant shall complete the CWMP during the demolition or construction process.
- Completed CWMP documentation shall be returned to the Building Division prior to scheduling the final inspection.
- The Building Inspector shall verify, in the field, that the project has complied with the approved CWMP and is completed prior to finalizing the permit.

2.5 Recordkeeping and Documentation

All CWMP documentation shall be:

- Scanned and attached to the permit record in the County’s permit tracking system; and
- Labeled using the following naming convention:
CWMP-[Permit Number]
(Example: CWMP-BU_2025-2468)

These records shall be retained to demonstrate compliance with County ordinance requirements.

2.6 Staff Responsibility

Planning and Building Services staff shall ensure that:

- Required CWMP documentation is collected at permit submittal, when applicable; and
- Compliance documentation is verified in the field and prior to permit finalization.

3. Timing and Permit Issuance

When environmental documentation is required under this policy:

- Building permits shall not be issued until all required notifications, clearances, and submittals have been received and documented.
- Permits subject to CWMP requirements shall not be finalized until compliance has been verified by inspection staff.

4. Relationship to Other Policies

This policy shall be applied in conjunction with other Building Division policies related to demolition, grading, and permit issuance. Where conflicts arise, the more restrictive environmental requirement shall apply.

This policy is effective as of the date of the signatures below.

Policy Approved: 
Richard Angley, Chief Building Official

Date: 03-18-2026

Policy Approved: 
Julia Krog, Director

Date: 03-20-2026