

Deconstruction Delay and Program Proposal (DRAFT)

September 11, 2014

Deconstruction Definition

The systematic dismantling of a structure for the purposes of maximizing the salvage of materials suitable for reuse. Salvaged material can be sold, donated, or reused on site as part of new construction. Reusable materials include but are not limited to cabinetry, doors, hardware, flooring, siding, and framing lumber. Deconstruction is differentiated from demolition in that materials salvaged from deconstruction activities are not intended for recycling, burning (biomass), or landfilling. Deconstruction is most often accomplished by hand, however this definition is not meant to preclude the use of machinery provided the purpose of maximizing salvage of materials for reuse is maintained.

Delay

Assuming a 35-day delay for all demolitions, a reduced delay of 14 days would be sufficient to provide incentive for deconstruction.

Proposed code language (assuming a 35 day delay):

F. 21-day notice period for deconstruction. The building permit for structure removal qualifying as *deconstruction* will not be issued during a 21-day notice period. The notice period begins on the day the application is received.

Deconstruction Program

The program will be based on a detailed *Deconstruction Program Guide* developed by Bureau of Planning and Sustainability, in partnership with BDS. The *Deconstruction Program Guide* would include guidelines, specifications, and procedures regarding deconstruction activities, including minimum reuse requirements (e.g., percentage) to be considered deconstruction. It would also include specific materials that are suitable for salvage and reuse. In addition, the City would maintain a list of qualified deconstruction contractors that can request a permit for deconstruction.

Contractor Qualifications:

- OCCB Licensed, bonded, insured
- Attend a free orientation and workshop on best practices, safety, and resources
- Read and agree to follow specifications outlined in the Deconstruction Program Guide
- Agree to attend periodic workshops as program or salvage markets evolve

Program Compliance

Site Posting. Site is posted with a notice that indicates that the structure is being deconstructed for purposes of salvaging materials for reuse. Site posting for deconstruction serves to promote the practice and provide marketing for the builder. The notice will include City contact information for questions or concerns regarding deconstruction activities.

Inspections. Inspections would be conducted randomly by BPS staff or as required based on concerns or complaints received from the public.

Penalty. Contractors on the list of qualified deconstruction contractors found operating outside of the parameters of the program are removed from the qualified contractor list for a minimum amount of time (e.g., 6 months).



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