



Deconstruction Program

City of Portland, Oregon

Shawn Wood

Construction Waste Specialist

www.exploredecon.com



Bureau of Planning and Sustainability

Innovation. Collaboration. Practical Solutions.

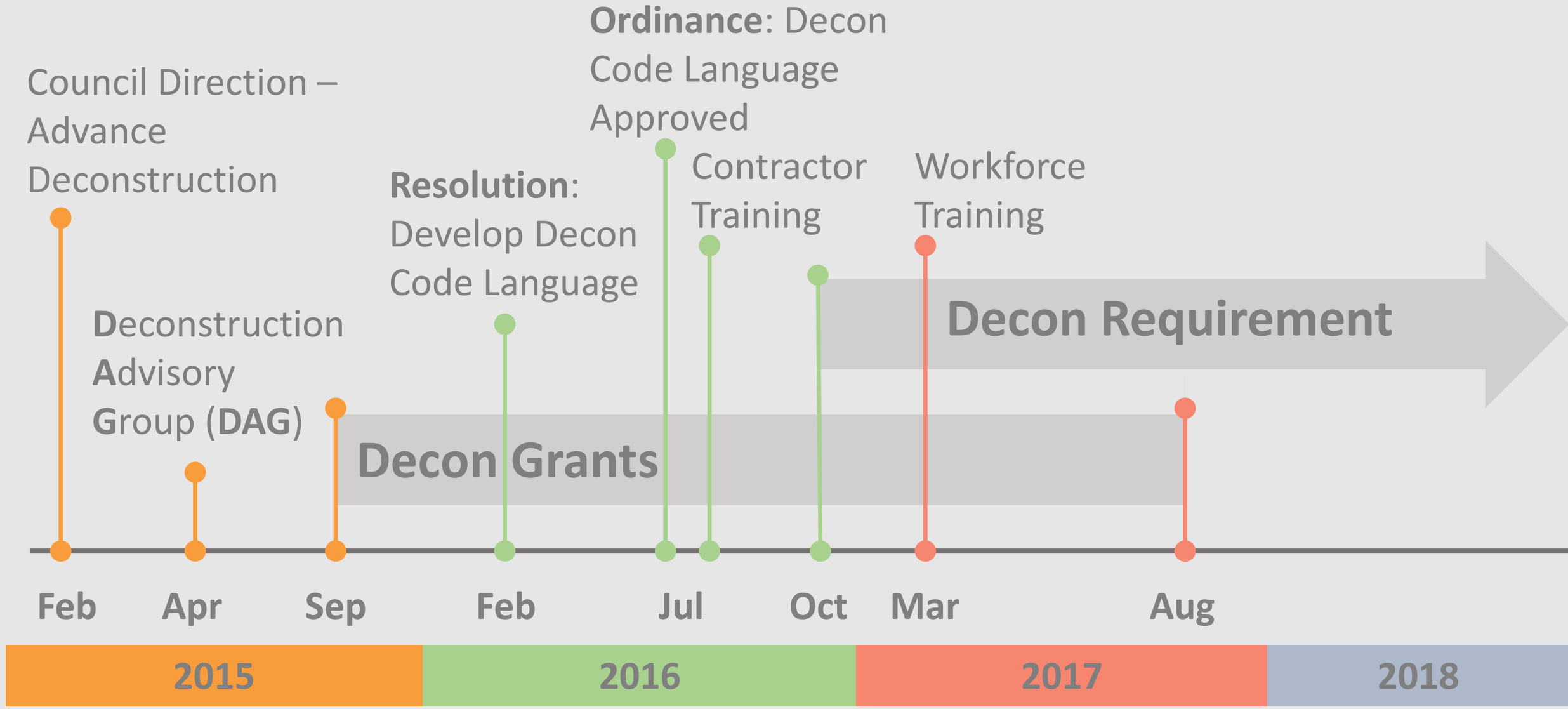


Presentation

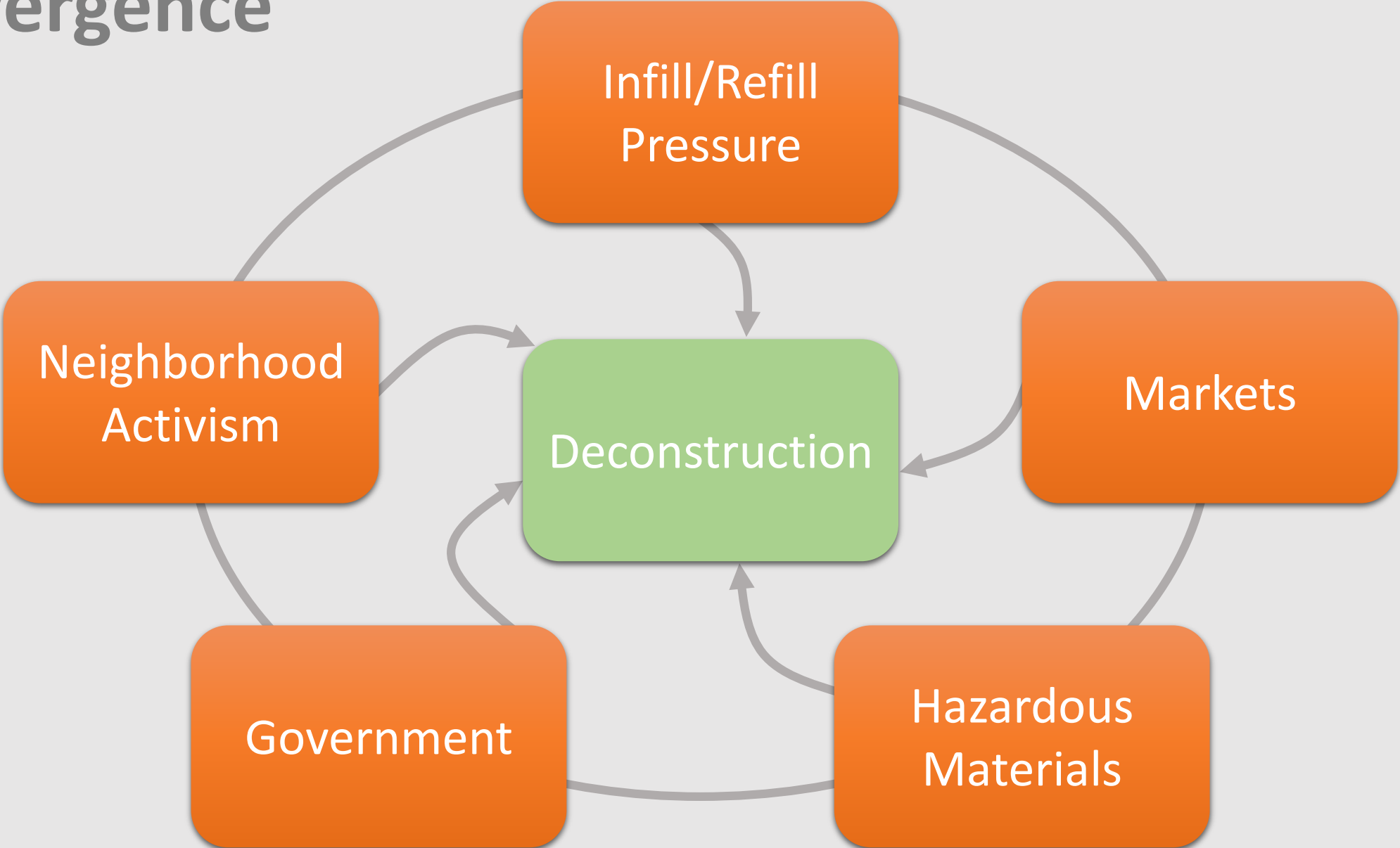
1. Overview/
Background
2. Implementation
3. Outcomes



Deconstruction Program Timeline

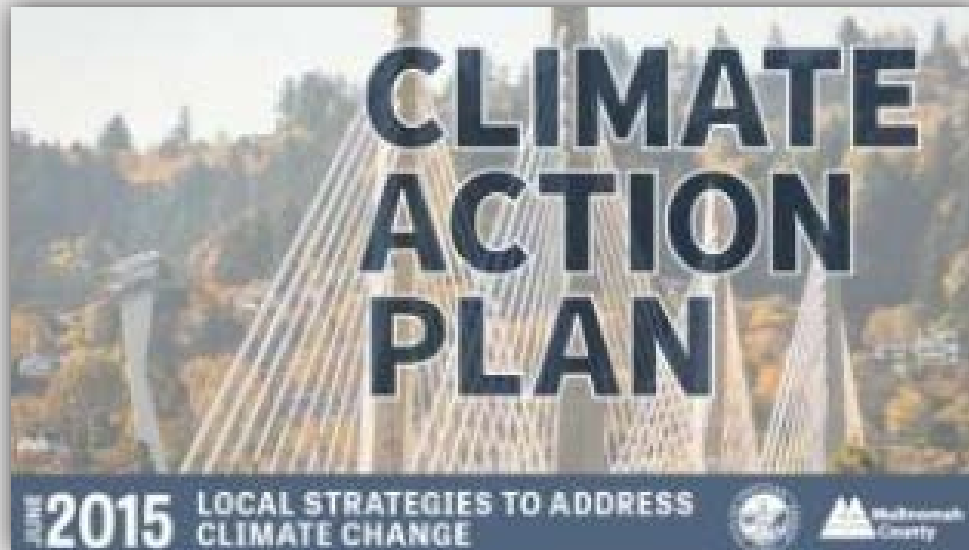


Convergence



Policies and Plans

- Climate Action Plan
- Comprehensive Plan
- Green Building Policy (City Projects)
- Regional Solid Waste Mgt Plan



The image shows the cover of the '2035 Comprehensive Plan Recommended Draft' document. It features a large red circle with white text. The text inside the circle includes '... COMPREHENSIVE PLAN UPDATE ...', '2035 Comprehensive Plan', and 'Recommended Draft'. Below this, there is a section titled 'What's Inside?' with a list of contents: 'Vision and Guiding Principles', 'How to Use the Plan', 'Goals and Policies', 'List of Significant Projects', 'Comprehensive Plan Map', and 'Glossary'. At the bottom, it says 'August 2015' and provides contact information for the Bureau of Planning and Sustainability, including the website 'www.portlandoregon.gov/bps/pdxcomplan'. Logos for the Bureau of Planning and Sustainability and the City of Portland are also present.

Markets (Supply)

- Established retail marketplaces
- Both for- and non-profit



The ReBuilding Center



Habitat ReStore



Salvage Works

Markets (Demand)

- Strong reuse/
DIY ethic
- Design aesthetic

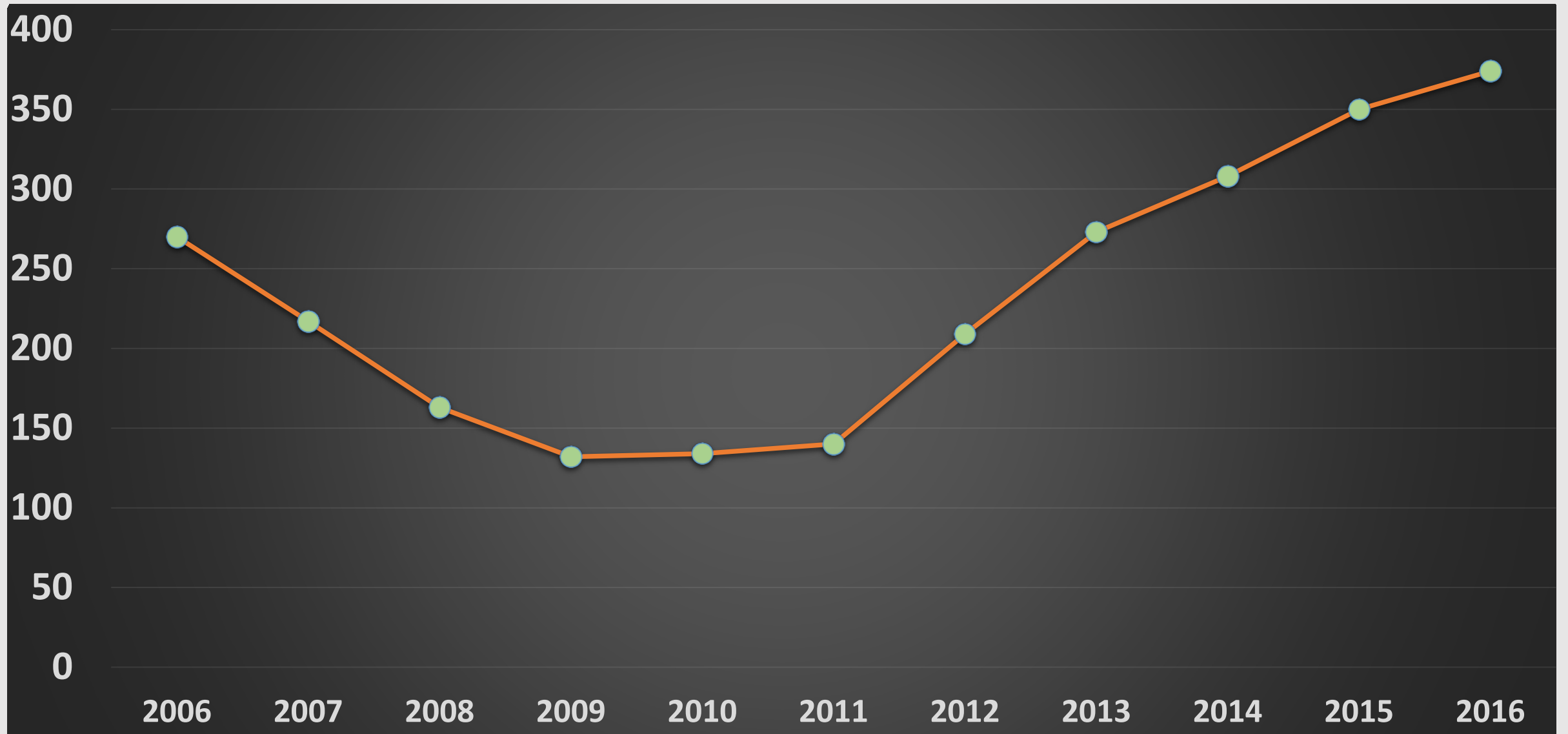


Keen Garage



Boys Fort

Single-Family Demolition Applications (2006-2016)



Neighborhood Concerns



STOP
DEMOLISHING
PORTLAND
STOPDEMOLISHINGPORTLAND.ORG



United Neighborhoods for Reform
Working toward development that benefits all Portlanders



Demolition Concerns

Deconstruction

Waste/Carbon Emissions



Hazardous Materials

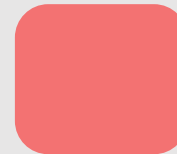


Historic Preservation

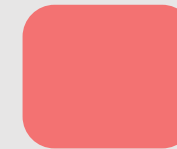


Preserve materials

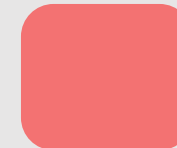
Affordability



Compatibility



Demo Delay/Notification



Deconstruction Advisory Group (April 2015)

- Builders/Developers/Demo Contractors
- Neighborhood Groups
- Development Committee
- Historic Preservation
- Salvage/Deconstruction
 - For-profit; Non-profit; Retailers
- Recycling Industry
- Permitting Staff
- Metro Staff



Deconstruction Grants (September 2015)

Removing a house?

Salvage valuable material for reuse through deconstruction

Grant funds are available for deconstruction projects

- Applications accepted beginning Sept. 8, 2015.
- Visit www.ExploreDecon.com for application instructions.



Deconstruction benefits:

- Our community.
- Our environment.
- Our economy.

www.ExploreDecon.com



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City of Portland, Oregon
Charlie Hales, Mayor • Susan Anderson, Director



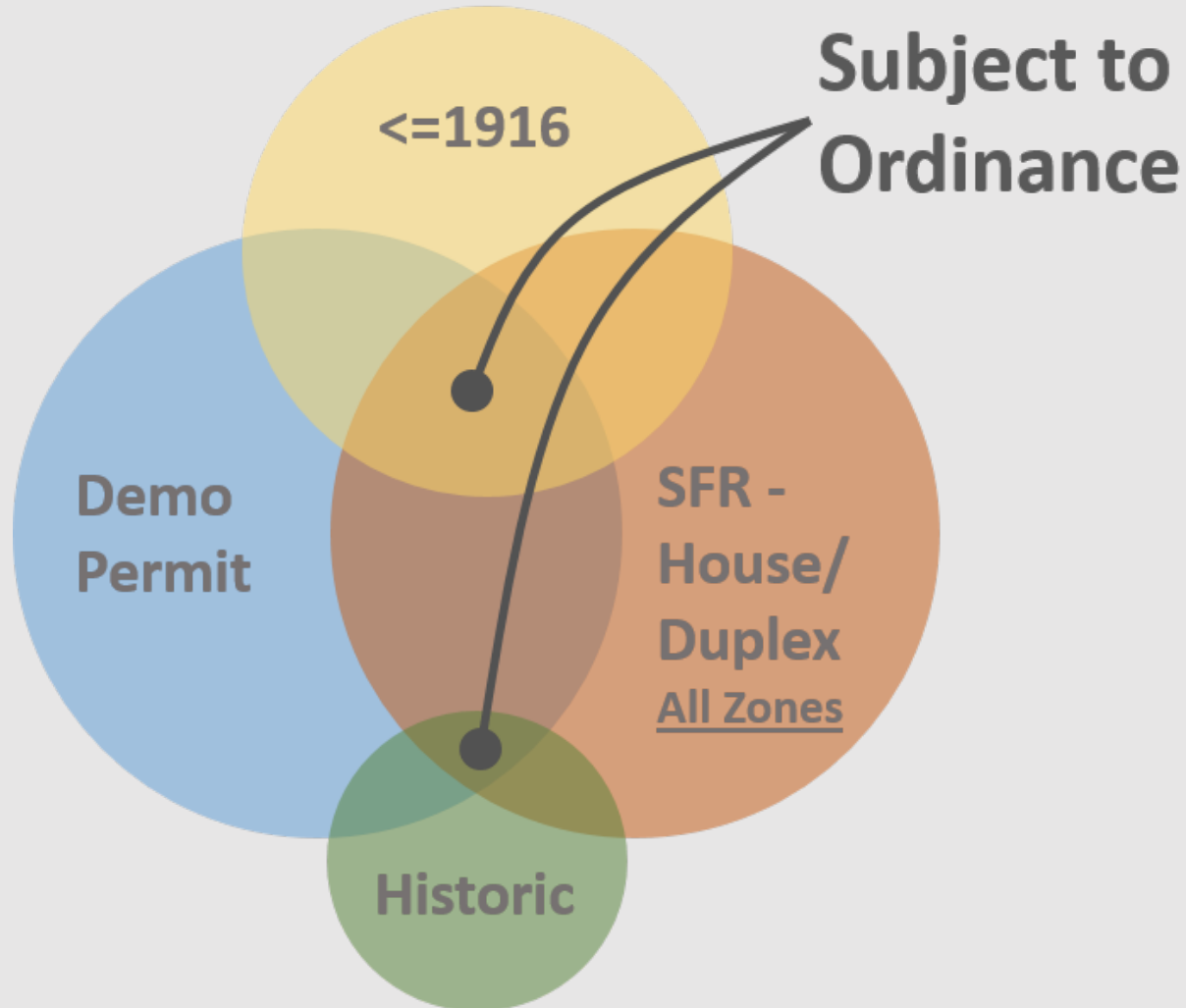
- Voluntary Incentive Program as first phase
- Goals: Learning, Promotion, Innovation
- \$3,000 per project

Outcomes

- 25 grants awarded
- Proving ground for deconstruction ordinance elements



Deconstruction Ordinance (July 2016)

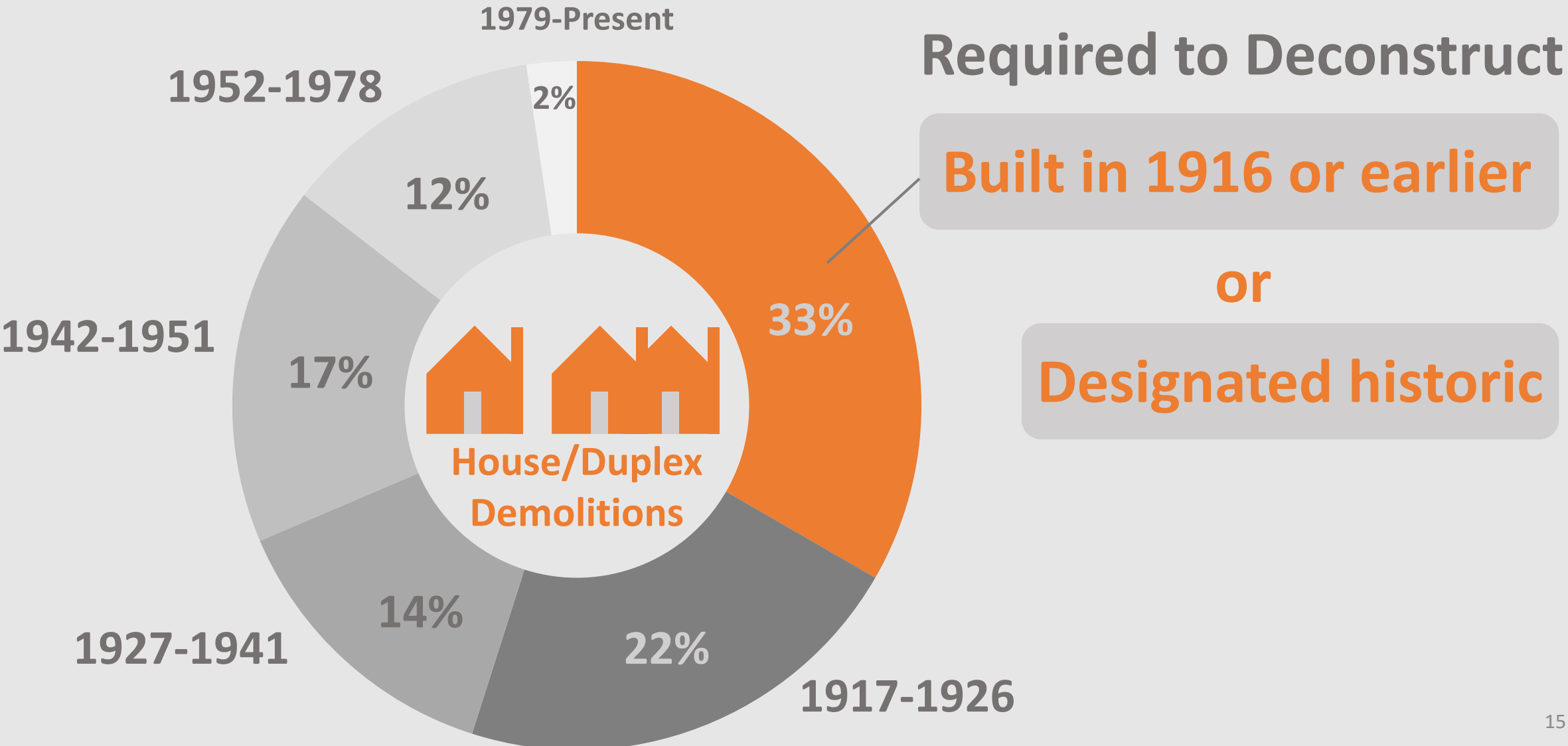


Effective Oct 31, 2016
deconstruction required for
house/duplex if:

- The structure was built in 1916 or earlier; or
- The structure is a designated historic resource.

Only certified deconstruction
contractors can do work

Demo Permits Pre Ordinance (Year Built)



Implementation

Implementation

Industry Support

- Certifying Deconstruction Contractors
- Training Contractors
- Training Workforce

Programmatic

- Permit Process/Procedures
- Pre-Deconstruction Form
- Site Signage
- Post-Deconstruction Form (Receipts)
- Inspections/Enforcement



Building Materials Reuse Association ([BMRA](#))

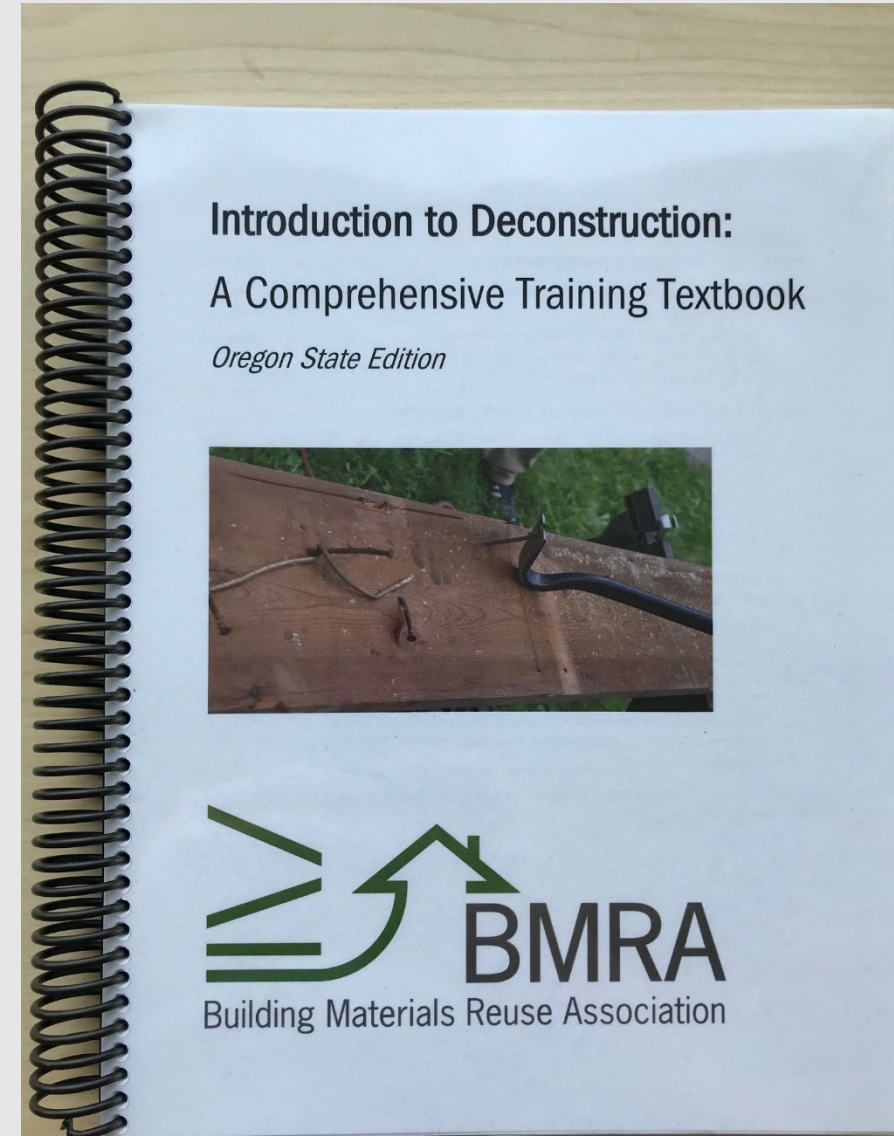


- National membership organization advancing recovery, reuse and recycling of building materials
- Deconstruction training and certification
- Reuse business consultations
- [Decon + Reuse National Conference](#) (Sept 19-21 2018, Grand Rapids, MI)



Certified Deconstruction Contractors

- The [BMRA](#) is the recognized curriculum, training and certifier of contractors
- Certification requirements:
 - Written Exam (online)
 - Skills Assessment (in the field with BMRA proctor)
 - Document 2,000 hours of experience
 - 3-day Training
- City maintains online [list](#) of currently-certified contractors



Deconstruction Training

- Trained over 30 people
- Contractor training
- Workforce training



Demolition Permit Process



Pre-Deconstruction Form

- Part of demo permit application
- Web-based form (office/field)
- Anticipated schedule
- Accept posting site
- Accept maintaining/submitting receipts
- Heavy machinery? How?
- Identifies materials to be salvaged
- Indicates why certain materials won't be salvaged
- Only certified contractors have access (password protected)

Pre-Deconstruction Application Post-D

7/11/2017 BDS Permit# 17-200237

Lovett Deconstruction, Inc.

4703 NE 28TH AVE


Site Property ID# R155741
Primary Application ID# 170711-144-3
Pre-Deconstruction ID# 170711-90-1
Post-Deconstruction ID# 171009-101-2
Submitted by: Scott Yelton

Timeline: 8/21/2017 - 9/8/2017
Pre Application Status: **approved**
Post Application Status: **approved**

CCB# 173875

Documentation: **Yes** Signs Posted: **Yes**
Heavy Machinery: **No**

[VIEW PROPERTY IN PORTLANDMAPS](#)



Oregon Metro, State of

| Material | Salvaged? | Salvage Detail |
|------------|-----------|----------------|
| Appliances | Yes | |
| Cabinets | Yes | |
| Doors | Yes | |
| Hardware | Yes | |
| Lighting | Yes | |

Site Signage

- Site posted on first day of active deconstruction
- Promotes deconstruction
- Provides contact info for questions/concerns
- Helps with compliance



Inspections


- Random during deconstruction work
- Heavy machinery?
- What's in dropbox?
- Site posted with sign?



Post-Deconstruction Form

- What was salvaged and if not why?
 - Condition of material
 - Not present in structure
 - Presence of hazmat
- Upload receipts
 - Disposal/Recycling
 - Donation
 - Sale
- Incentive to salvage = reduced disposal cost

| | | | | |
|---------------|-----|-----------------------|-----|--------------------------|
| Mirrors | No | Condition of material | No | Condition of material |
| Roofing | No | Condition of material | No | Condition of material |
| Sinks | Yes | | Yes | |
| Toilets | Yes | | Yes | |
| Tubs | Yes | | No | Condition of material |
| Windows | Yes | | Yes | |
| Wood flooring | Yes | | No | Not present in structure |



P.O. Box 22069
 Portland, OR 97269-2069
 (503) 794-8212
 www.heiberggarbage.com

DER LOVETT
 PO BOX 42441
 PORTLAND OR 97242

Rust

| | |
|------------------|------------------|
| Account Number | 929226 |
| Service Address | 4703 NE 28TH AVE |
| Reference | |
| Closing Date | 9/26/17 |
| Amount Due | 2368.90 |
| Payment Due Date | October 15, 2017 |

| Date | Quantity | Description | Charges | Payments & Credits |
|---------|----------|------------------|---------|--------------------|
| | | PREVIOUS BALANCE | 0.00 | |
| 9/07/17 | 1.00 | 30 YD DELIVERY | N/C | |
| 9/08/17 | 1.00 | 30 YD DELIVERY | N/C | |
| 9/11/17 | 1.00 | 30 YD PICK-UP | 140.00 | |

SALVAGE WORKS

2024 N. Argyle St. • Portland, OR 97217
 503.899.0052 • www.salvageworkspdx.com

PURCHASE RECEIPT

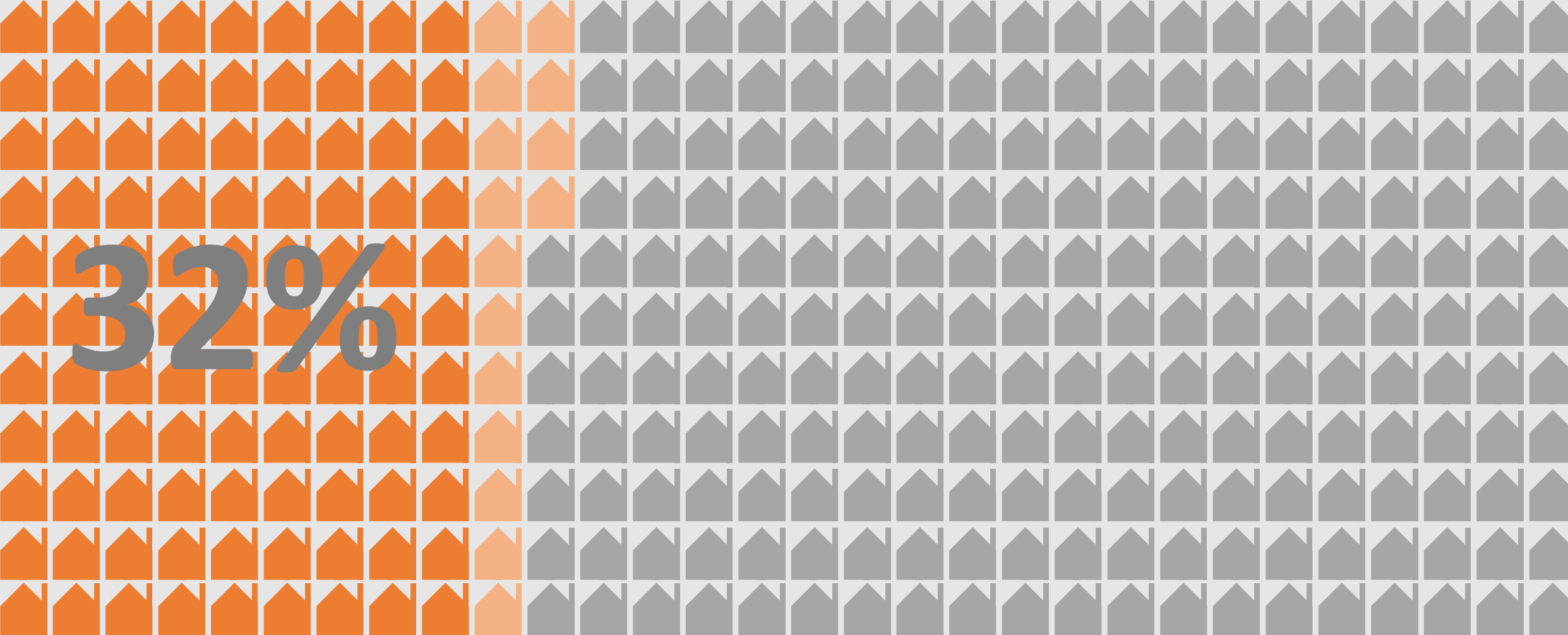
Date: 9-20-17

Salvage Works agrees to buy the following items as listed. Buyer signature below indicates agreement of sale and receipt of payment.

| QTY | DESCRIPTION | OFFER PRICE EACH | OFFER PRICE | CHECK # |
|-----|-------------|------------------|-------------|---------|
| 936 | LF 1x6 RC | | | |
| 6 | LF 1x6 Shp | | | |
| 36 | LF 1x8 RC | | | |
| 6 | LF 1x8 Shp | | | |



Annual House Deconstructions





Certified Deconstruction Contractors



Good Wood Deconstruction & Salvage



Northwest Deconstruction Specialists



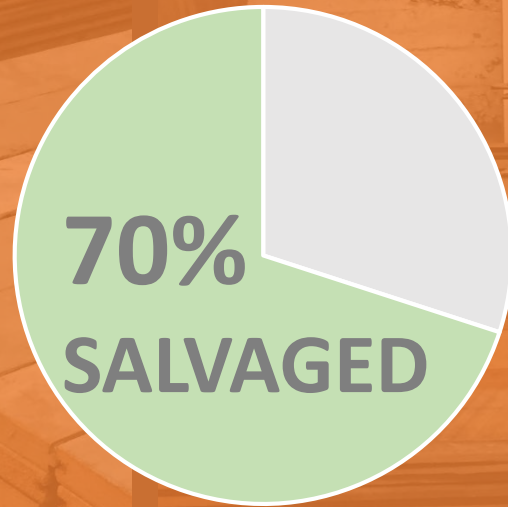
ReBuilding Center



3-Diamond Construction

Materials

BUILDING MATERIAL



5m



Reuse



Restaurants



Bars



Furniture



Seven Houses | Seven Panels

Contact Information



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