



# Deconstruction Resolution

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Bureau of Planning and Sustainability  
Innovation. Collaboration. Practical Solutions.



# Demolition



# Deconstruction/Salvage



## Demolition Concerns

- Waste/Carbon Emissions
- Hazardous Materials
- Preservation
- Affordability
- Compatibility
- Delay/Notification

## Deconstruction Benefits

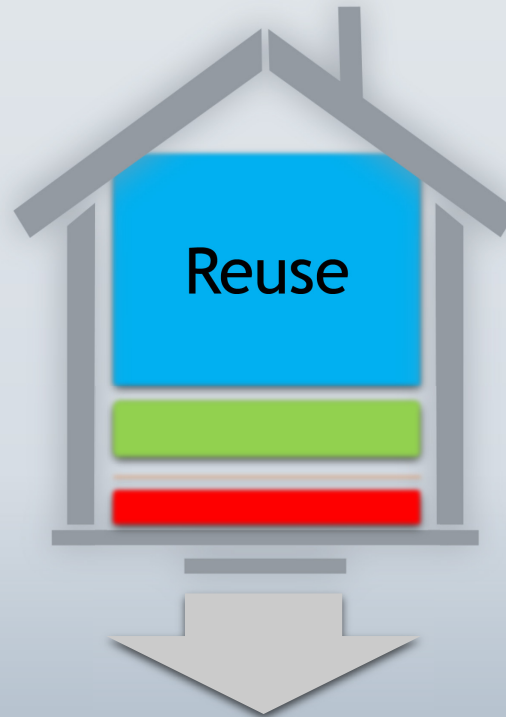
Job  
Training

# Net Carbon Benefits

## Hierarchy

Reuse	😊
Recycle	🙂
Burn	😐
Landfill	😞

## Deconstruction



## Demolition



**20** Metric Tons  
CO<sub>2</sub>eq saved  
per house

=



1 year

=



**16** Acres  
sequestered

1 year

# Hazardous Material Benefits



- Significantly less dust
- Discovery of hidden hazmat
- Opportunity to further abate

At risk:



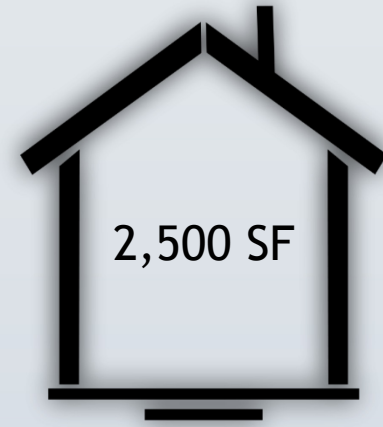
# Affordability



**Demolished**  
**\$175,000**



**New Skinny**  
**\$385,000**



**New Standard**  
**\$502,000**

**Salvage benefits...**



# Training and Certification



Oregon Tradeswomen, Inc. (OTI)  
Deconstruction Training



BES Project - Deconstruction Site Tour



OTI Construction  
Manager/Trainer



# Deconstruction Advisory Group (DAG)

- Builders/Developers/  
Demo Contractors
- Neighborhood/UNR
- Development Review  
Advisory Committee
- Historic Preservation
- Salvage/Deconstruction
  - For-profit; Non-profit;  
Retailers
- Recycling Industry
- BDS Staff
- Metro Staff



# Deconstruction Grants

## 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](http://www.ExploreDecon.com) for application instructions.



**Deconstruction benefits:**

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

[www.ExploreDecon.com](http://www.ExploreDecon.com)

- Voluntary Incentive Program as first phase
- Goals: Learning, Promotion, Innovation
- Grants for full and partial deconstruction
- \$2,500 for full
- \$500 for partial
- 8 grants approved to date



Bureau of Planning and Sustainability  
Innovation, Collaboration, Practical Solutions.

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



# Deconstruction Resolution

Directs BPS to create code language that:

Requires projects seeking a demolition permit for a one or two-family structure (house or duplex) to fully deconstruct that structure if:

- The structure was built in 1916 or earlier; or
  - The structure is a designated historic resource.
- 
- Exemptions for structures that pose public hazards or are unsuitable for deconstruction

# Resolution Considerations



Single-Family



Multi-Family



Commercial



1871-1916



1917-1930



1931-1940



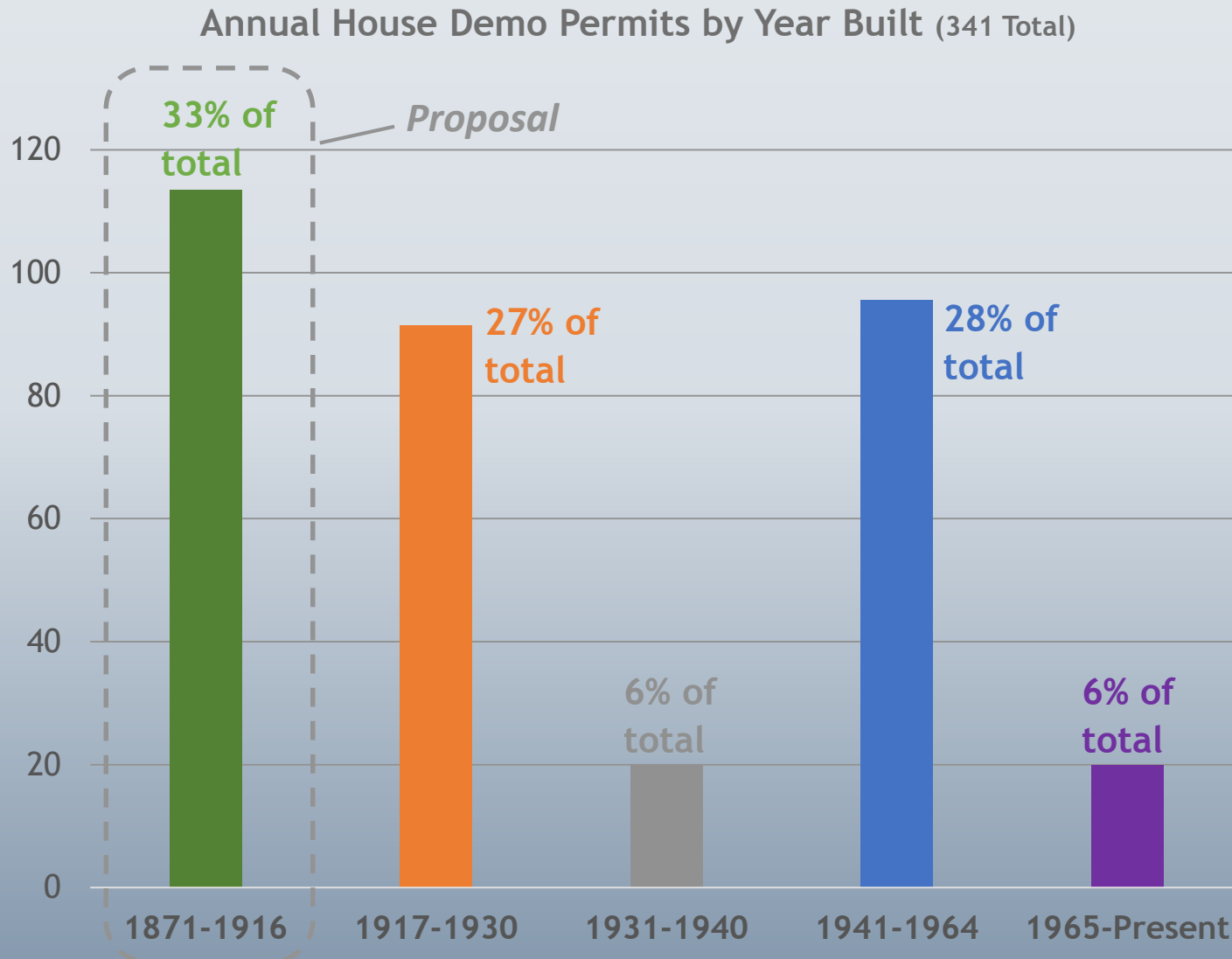
1941-1964



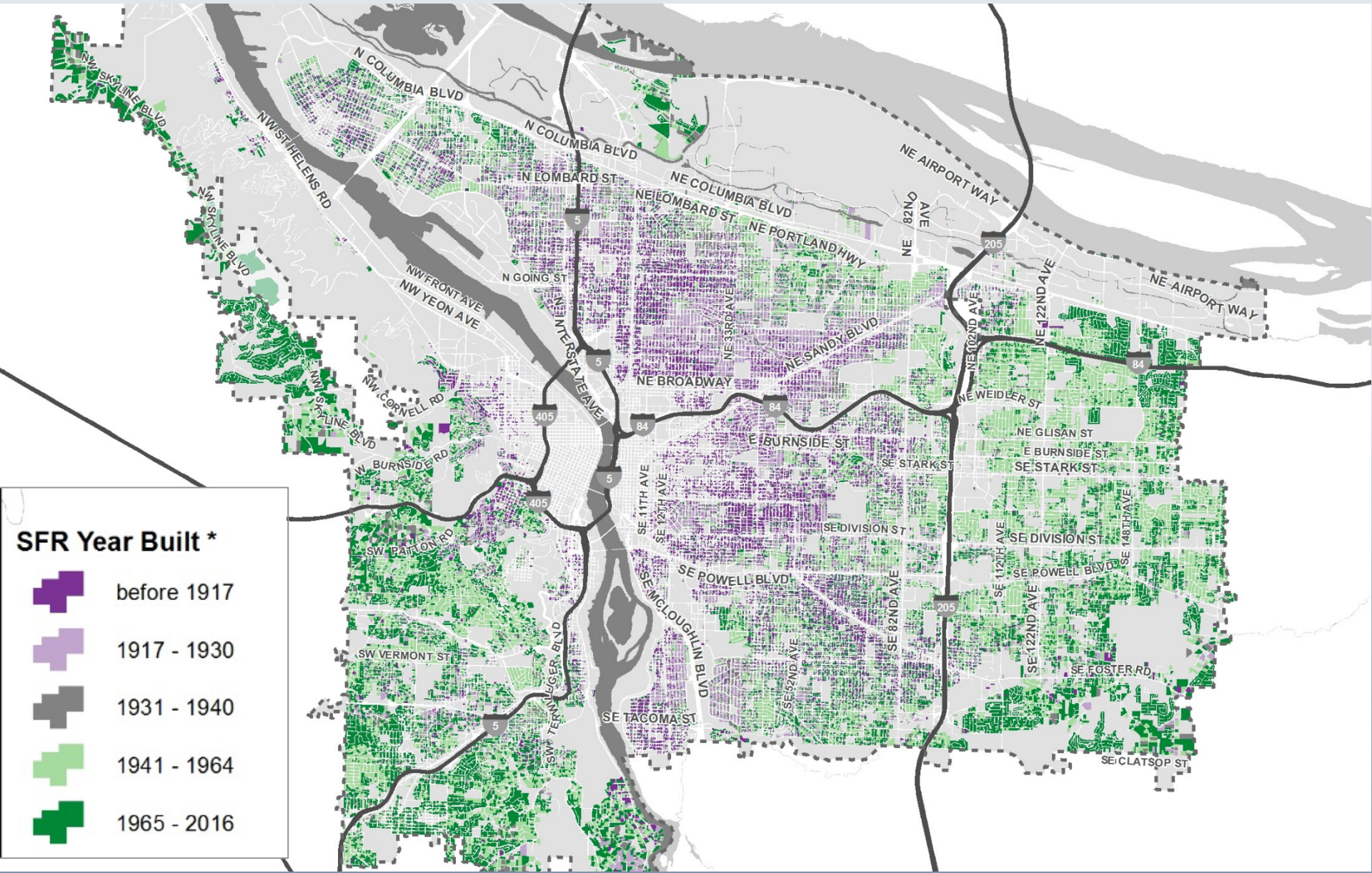
1965-Present



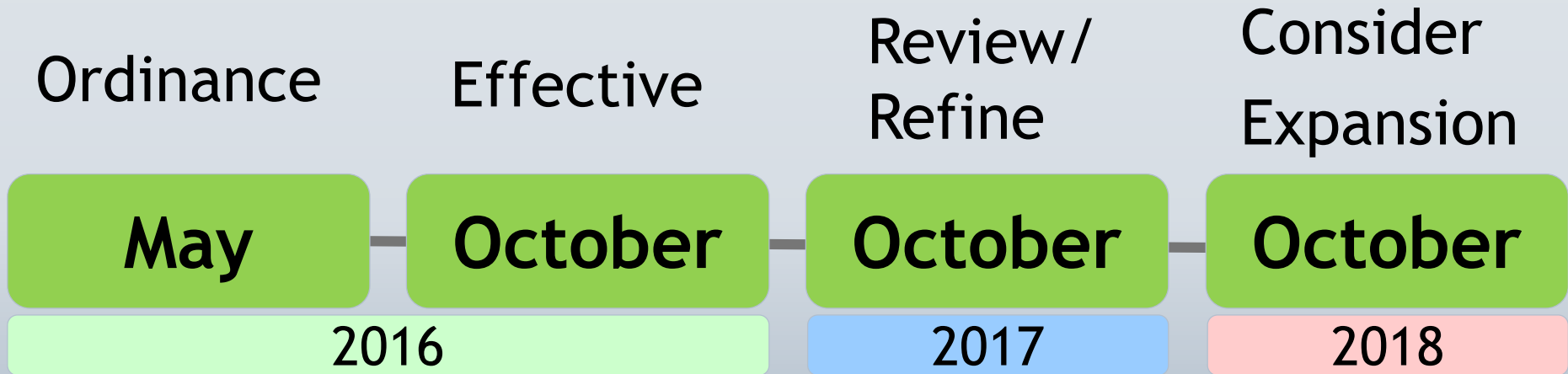
# Demolitions by Age of Structure



# Year Built (Residential)



# Next Steps



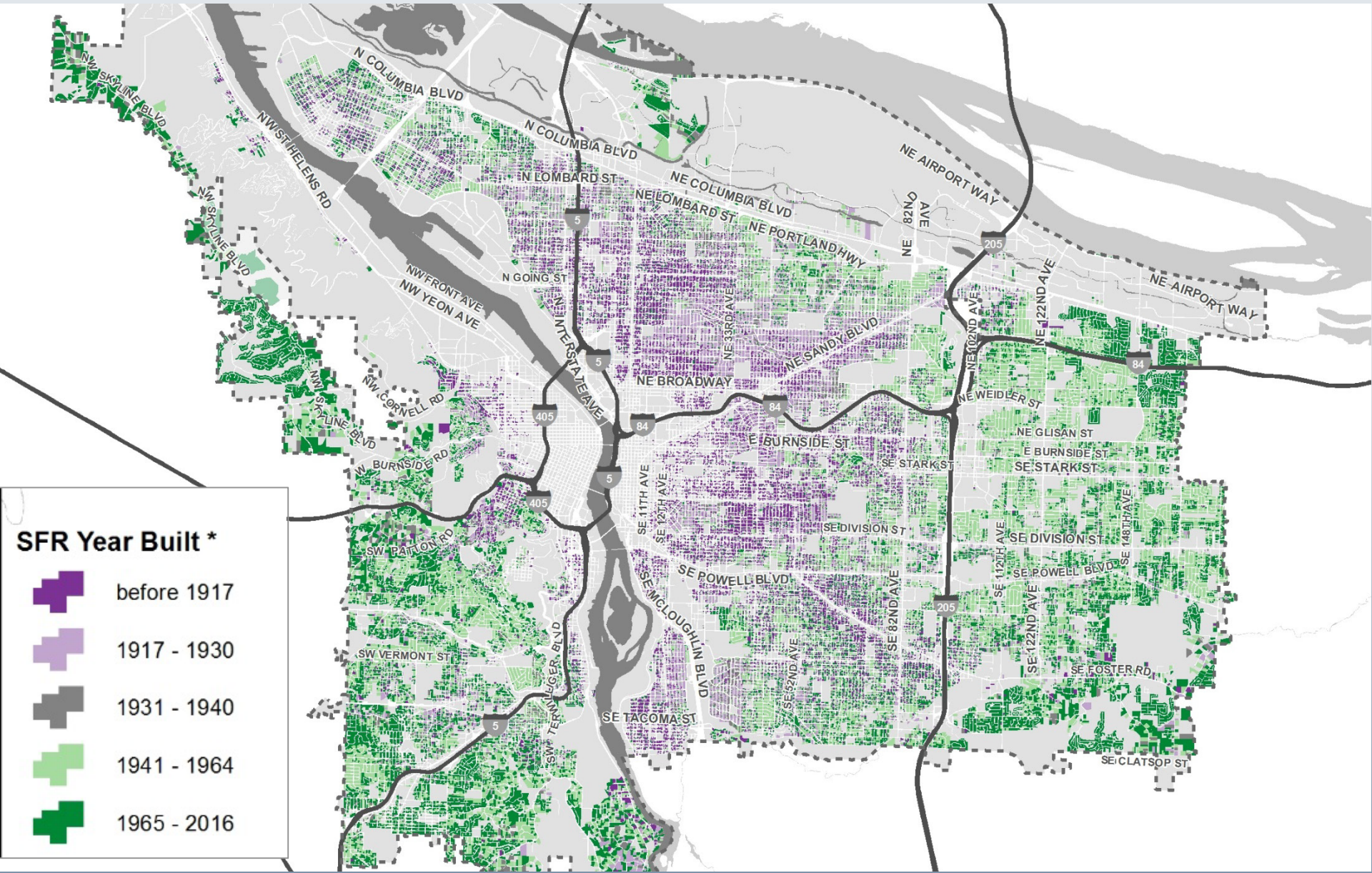
# Hill Military Academy (1943)

No. 2451 N.W. Marshall St.  
Nov. 12, 1943



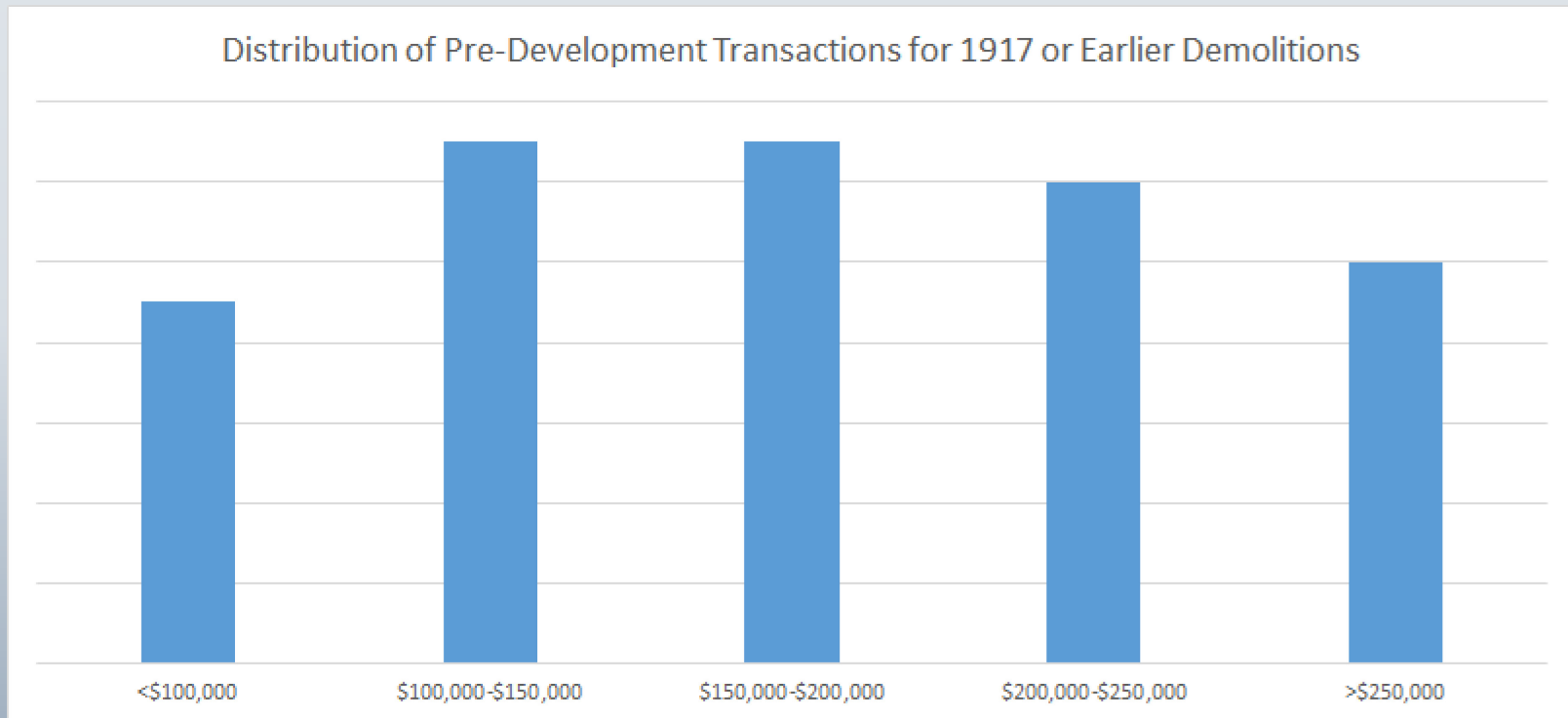


# Year Built (Residential)

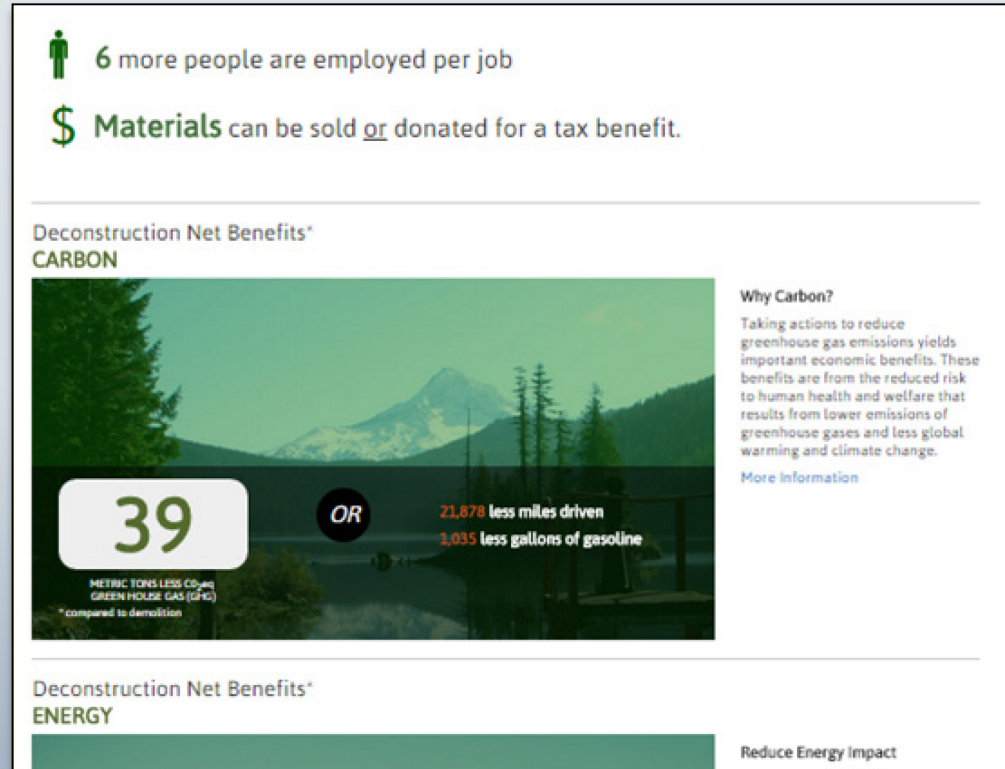
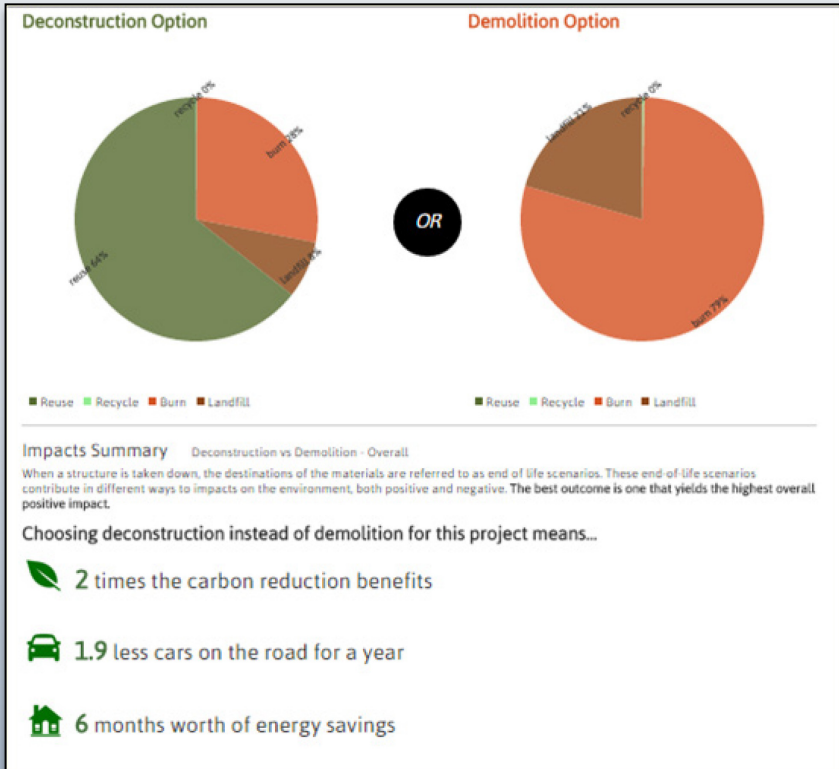




# Transaction Costs



# Free Salvage Assessments with Deconstruction Calculator\*



\*Coming soon!