

Deconstruction Requirements Summary

April 25, 2016

Background

Deconstruction is a method for removing structures that keeps valuable materials out of the landfill, protects health, creates pathways to construction careers and generates affordable reusable building materials. For the past several years, the City of Portland Bureau of Planning and Sustainability (BPS) has worked to increase deconstruction activity through outreach, education and grants. BPS convened a Deconstruction Advisory Group (DAG) in April 2015 that includes representatives from the community, development firms, builders, demolition contractors, historic preservation agencies and the salvage industry.

Based on the DAG input, BPS brought a resolution to City Council for consideration on February 17, 2016. The resolution was unanimously approved by City Council and directed BPS to develop 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 it was built in 1916 or earlier or the structure is a designated historic resource.

The year 1916 or earlier for the year built was chosen as a threshold for the requirements because the number of demolitions that occur in this age range represent approximately 1/3 of house demolitions in Portland. The Deconstruction Advisory Group felt this was an appropriate first step that is both bold and balanced. Bold enough to begin to transform how buildings are removed in Portland, yet balanced enough to avoid flooding the market with too many materials or triggering long delays caused by labor insufficiencies. Future threshold adjustments may include year-built, major remodels, or commercial structures.

In Portland, there are over 300 single-family homes demolished each year. This produces many thousands of tons of waste – a majority of which could be salvaged for reuse. Currently, less than ten percent of houses that are removed use deconstruction. The new requirements will divert 8,000,000 pounds (4,000 tons) of material for reuse (annually) and triple deconstruction activity. The requirements will take effect on **October 31, 2016**.

The details behind the requirements

Code Language

- Drafted with input from DAG, Bureau of Development Services, and City Attorney.
- Launched a four-week public comment period from **April 20 to May 18**.
- Drafting of administrative rules for procedures and forms – following code approval.

Quality and Compliance

- Use of certified deconstruction contractors ensures high salvage rates and improved safety records.
- Use of Pre-Deconstruction Form and Post-Deconstruction Form to compare pre- and post-project.
- Require documentation (receipts for donations, sales, recycling, disposal, and on-site reuse photos).
- BPS will conduct random inspections.
- Require a lawn sign with BPS contact details at active deconstruction sites.
- Reach out to building community and neighborhoods to help facilitate implementation.

More info at:
www.ExploreDecon.com



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Training/Certification

- Hiring a consultant to develop training plan and identify sources of funding.
- Taking a high-road approach with training/hiring priorities (women, people of color, historically disadvantaged).
- Make use of curriculum and trainers from National Building Material Reuse Association (BMRA).
- Schedule one training for workforce – additional labor needed for increased work.
- Schedule one training for certified deconstruction contractors – grandfathering available for existing practitioners.

Deconstruction Grants

- Grant funding is available for full and partial deconstruction projects.
- Grant program began in September of 2015.
- City of Portland’s Solid Waste Fund Reserves provided the Initial funding in the amount of \$50,000.
- DEQ awarded BPS \$50,000 to help fund grant program.
- Total grant funding available was \$100,000 and \$75,000 remains to be distributed.
- Grant program has tested some of the proposed code requirements (e.g, signs, forms, and receipts).

Timeline

Task	2016	2017	2018
Public-comment period begins	April 20		
Public-comment period ends	May 18		
Ordinance at City Council	June 29		
Offer training and certification path, and develop procedures and forms	May - October		
Code requirements become effective	October 31		
Report back to Council on progress		October	
Review/revise requirements			October

How to Comment

To comment on the Deconstruction Requirements Code Language please contact:

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A copy of the draft code document and additional information on deconstruction can be found at: www.ExploreDecon.com

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