



# Deconstruction Ordinance

Shawn Wood

June 29, 2016



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



# Background

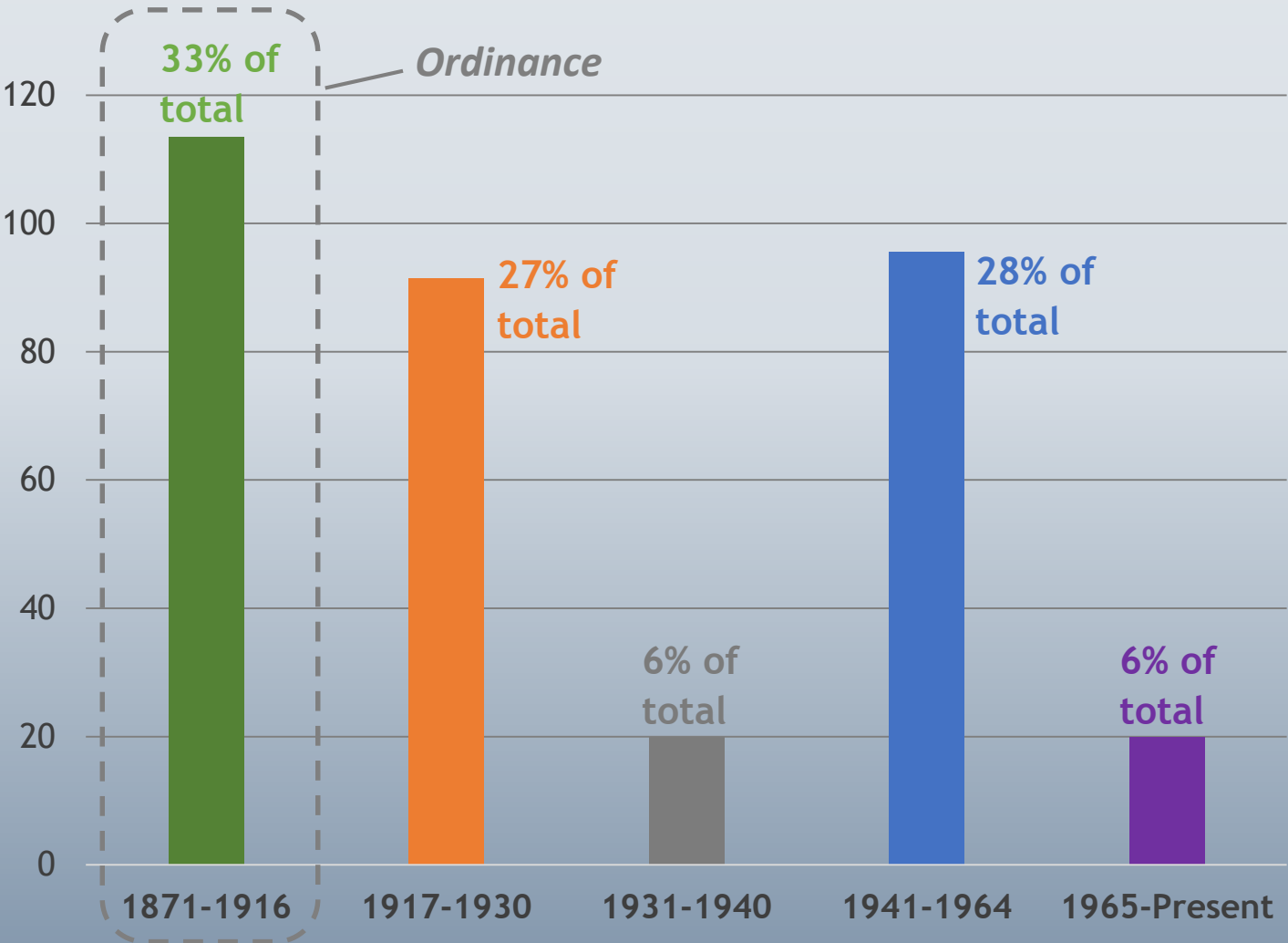
## Deconstruction Grants (Summer 2015)

### Resolution (February 2016):

- 1. Code.** Require deconstruction for houses/duplexes built 1916 or earlier or designated historic.
- 2. Training and Certification.** Ensure adequate training and certification opportunities are available.
- 3. Course Corrections.** Provisions are in place to adjust to unanticipated market or labor conditions.

# 1916 Threshold

Annual House Demo Permits by Year Built (341 Total)



# 1. Code

## Development

- Input from BDS, DAG, City Attorney, Public

## Public Comment Period

- Four neighborhood coalitions
- Historic Landmarks Commission
- Design Commission
- Planning and Sustainability Commission
- Development Review Advisory Committee (DRAC)

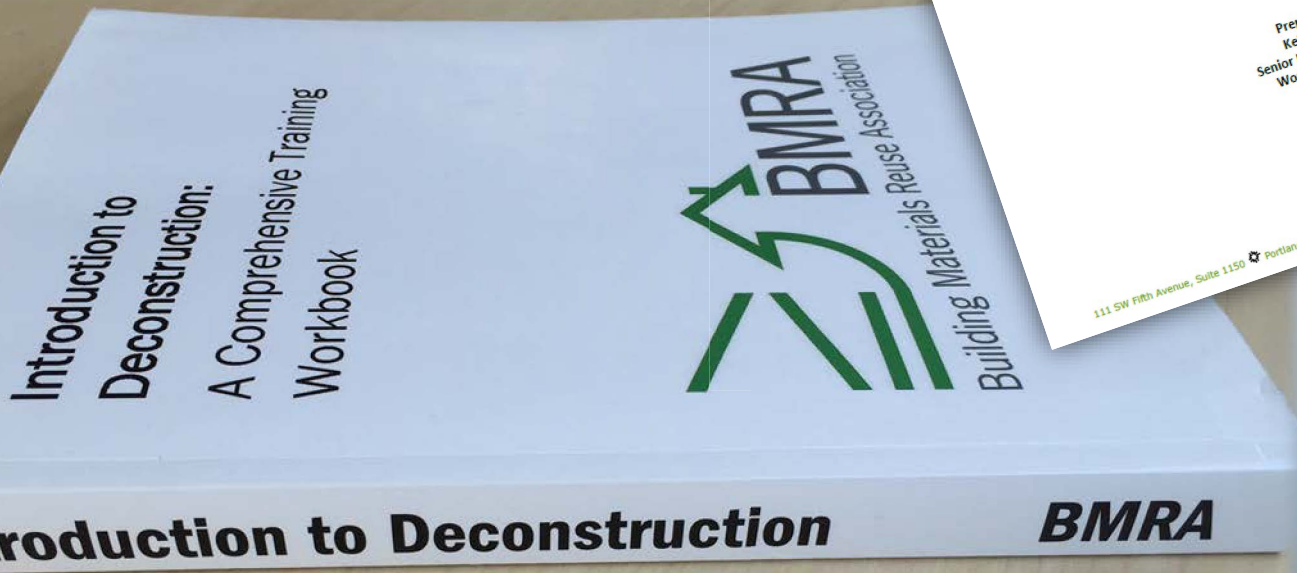
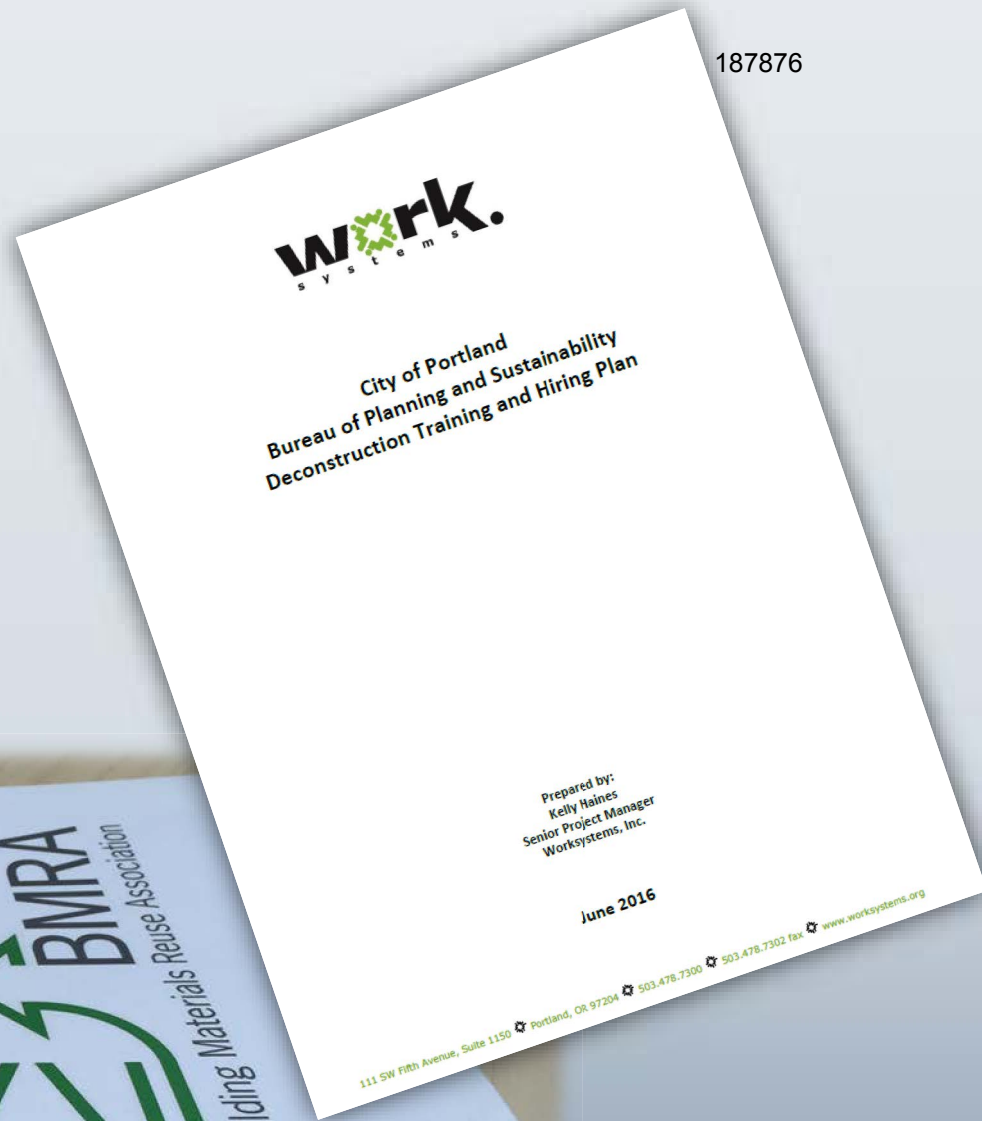
# 1. Code

## Content Overview

- Certified Deconstruction Contractors perform work
- Pre- and Post-Deconstruction forms
- Documentation (receipts/photos)
- Enforcement - Site posting, random inspections, fines, suspension of certification

# 2. Training and Certification

187876



# Certification/Training (Contractors)

1	CCB License	✓	Required
2	Skills Assessment	✓	Required
3	Written Exam	✓	Required
4	3-Day Training	✓	Optional if 1-3 met
5	500 Hours Experience	✓	2,000 for BMRA

# Training (Workforce)

## No-Cost Training

Candidate Pool  
(Pre-Apprenticeship Programs)

Candidate Selection (20)

1

12-Day  
Training



2

Skills  
Assessment



3

Written  
Exam



## Employment

Existing  
workforce

+

Trainees  
On-the-job  
training  
resources



# 3. Course Corrections



**How do we pause?**

**How do we move farther/faster?**

1. Report to Council after 6 and 12 months (ordinance)
  - Modify
  - Maintain
  - Expand
2. Authority of Director to temporarily suspend (code)
3. Goal of getting to year built 1940 by 2019 (ordinance)

# Portland Area Salvage Ecosystem

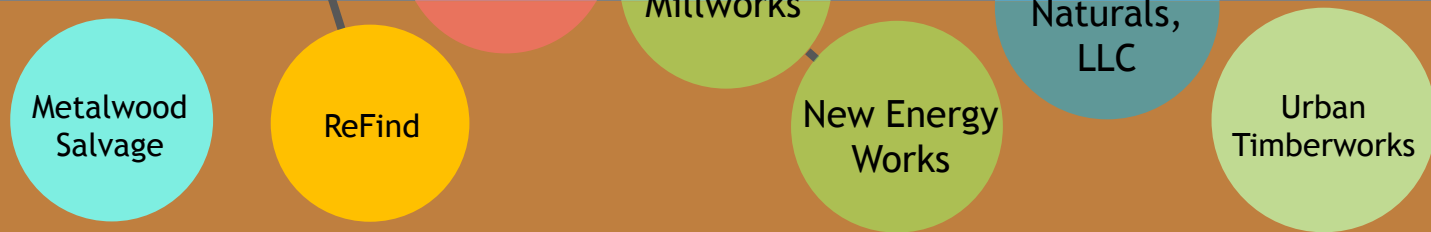
## Deconstructors



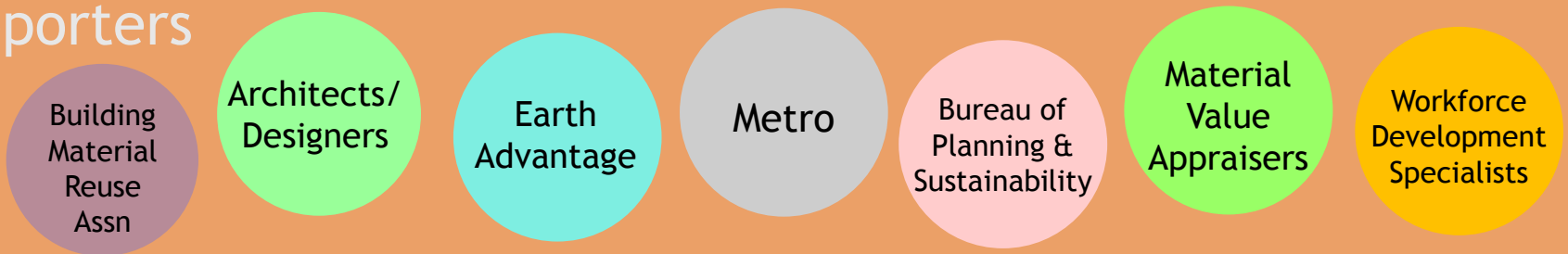
## Suppliers



## Makers



## Supporters





1943



2016

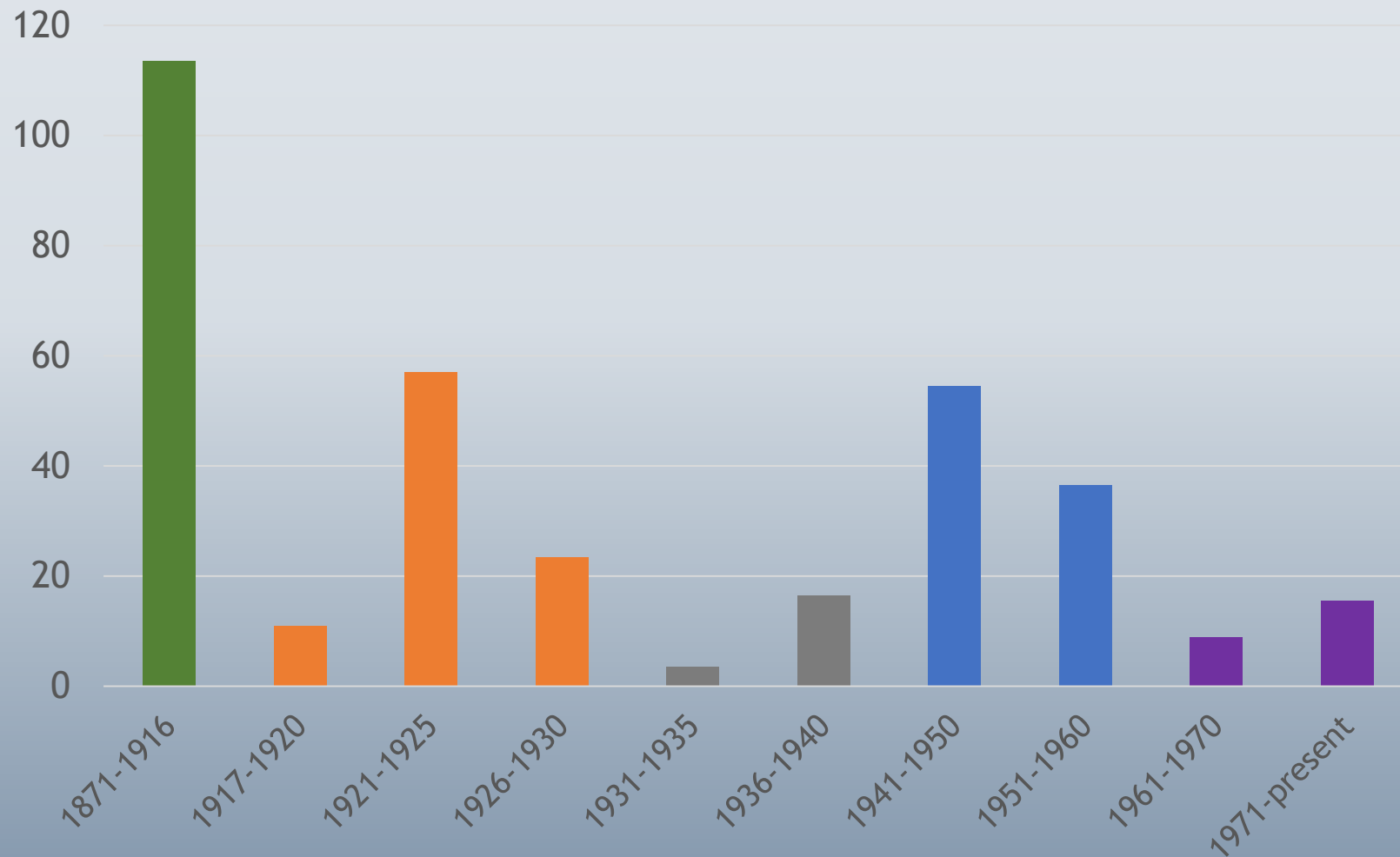


2016

# End

# Demolitions by Age of Structure

Annual House Demo Permits by Year Built



## Demolition Concerns

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

## Deconstruction Benefits

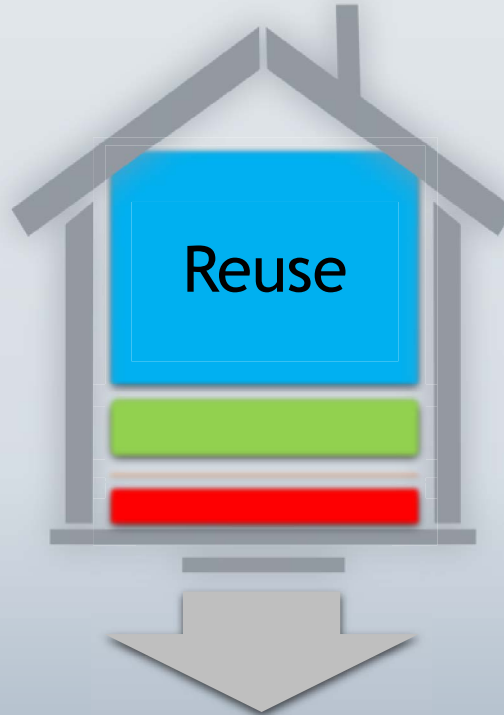
Job  
Training

# Net Carbon Benefits

## Hierarchy

Reuse	😊
Recycle	🙂
Burn	😐
Landfill	😞

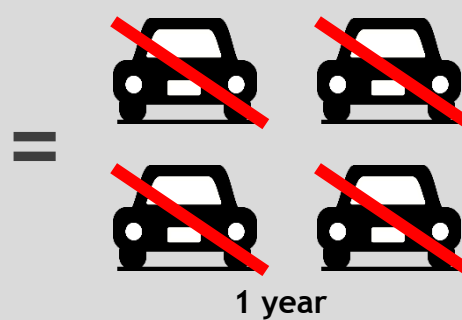
### Deconstruction



### Demolition



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

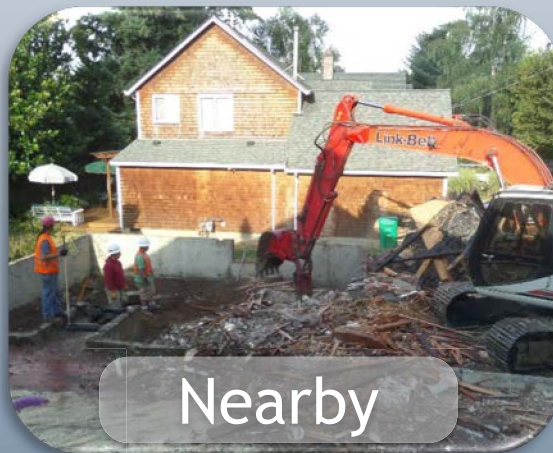
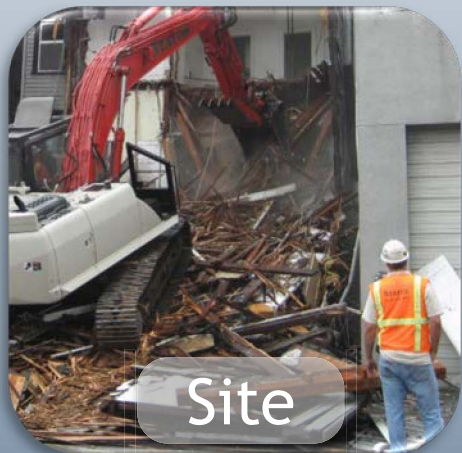


# Hazardous Material Benefits <sup>187876</sup>



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

At risk:





# Deconstruction Advisory Group (DAG) 187876

- 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
- 11 grants approved to date



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

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



# Deconstruction Ordinance

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 <sup>187876</sup>



Single-Family



Multi-Family



Commercial



1871-1916



1917-1930



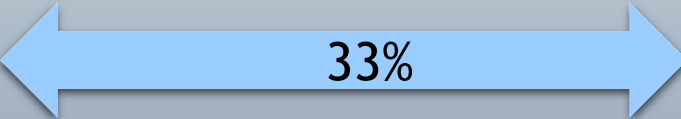
1931-1940



1941-1964



1965-Present





# Training and Certification

187876



Oregon Tradeswomen, Inc. (OTI)  
Deconstruction Training

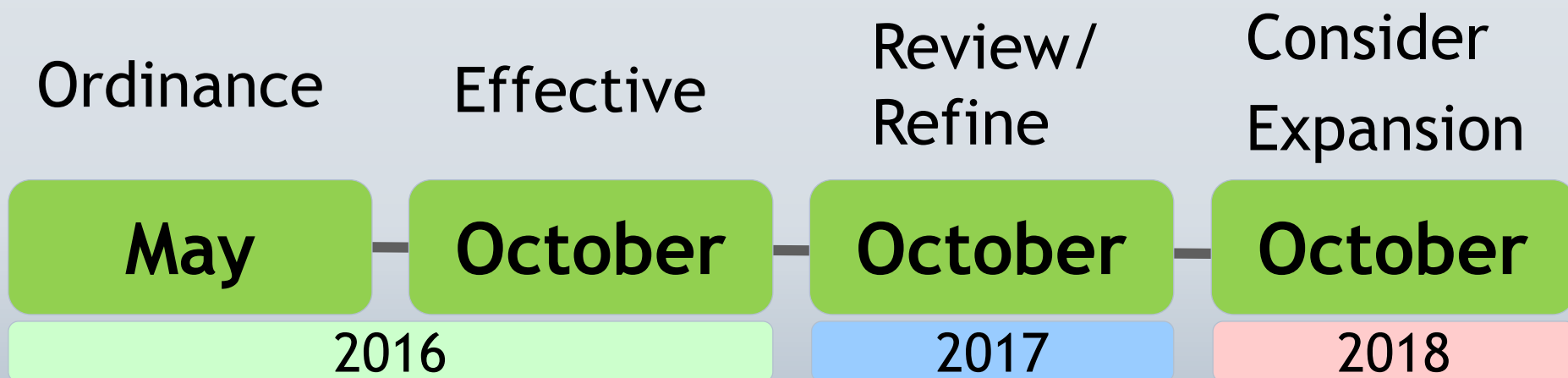


OTI Construction  
Manager/Trainer



BES Project - Deconstruction Site Tour

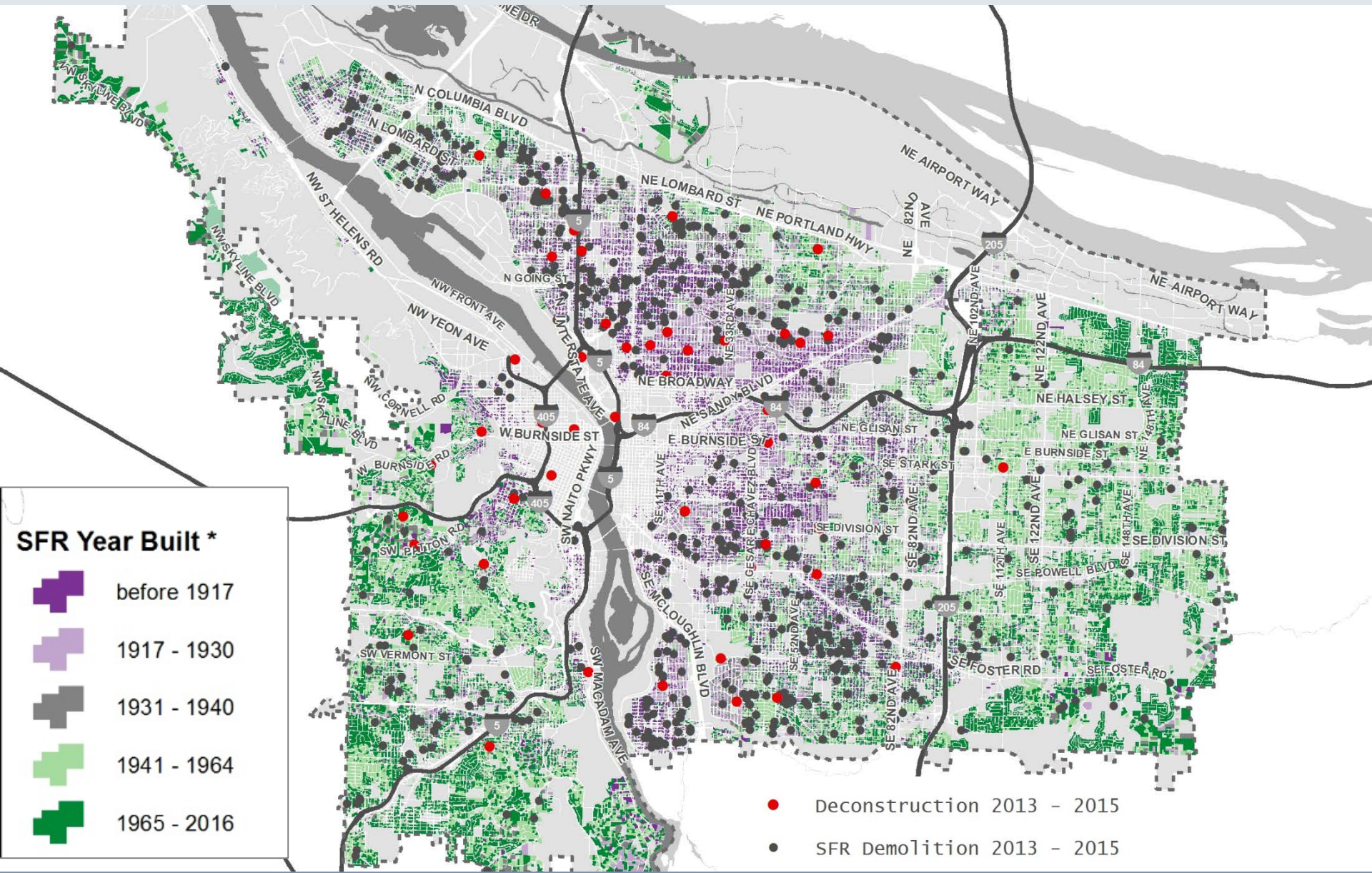
# Next Steps



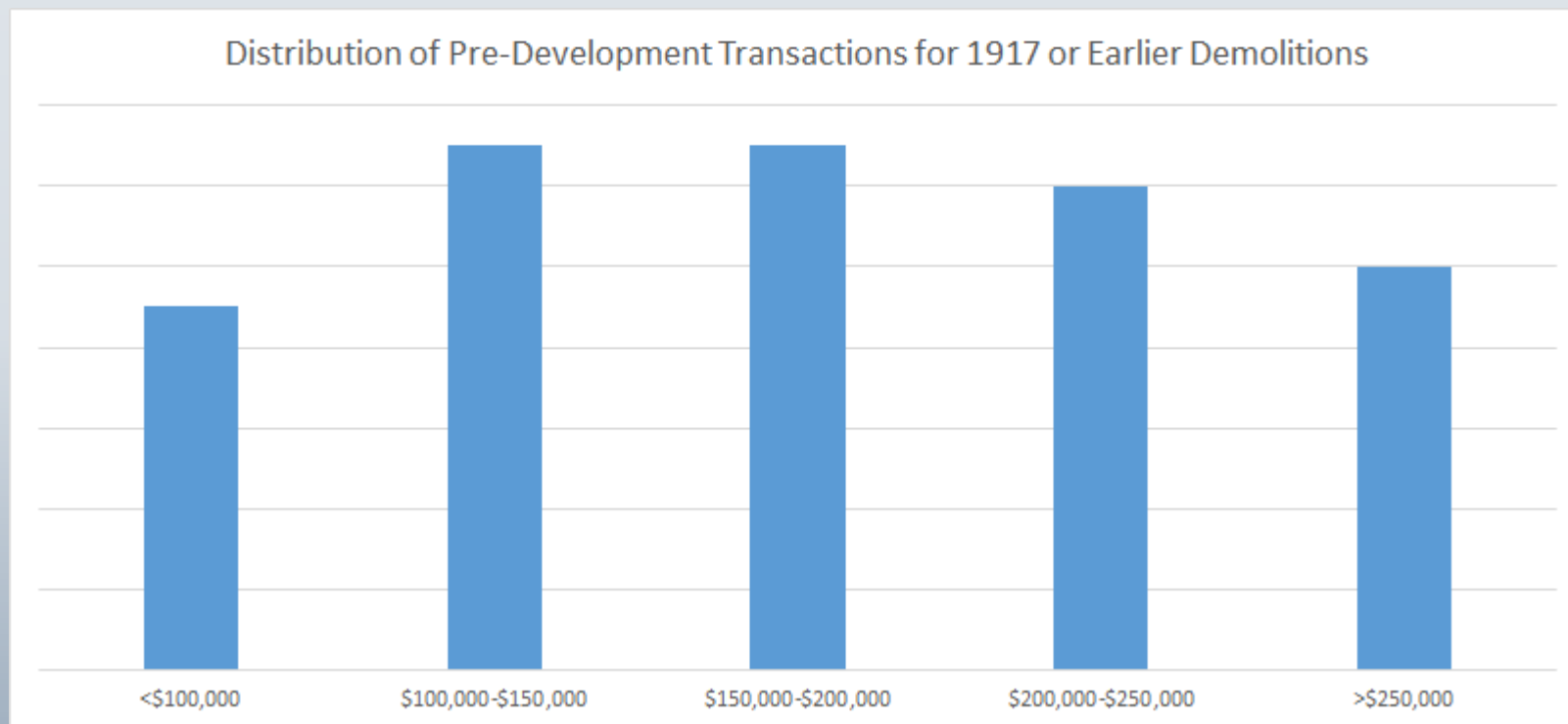




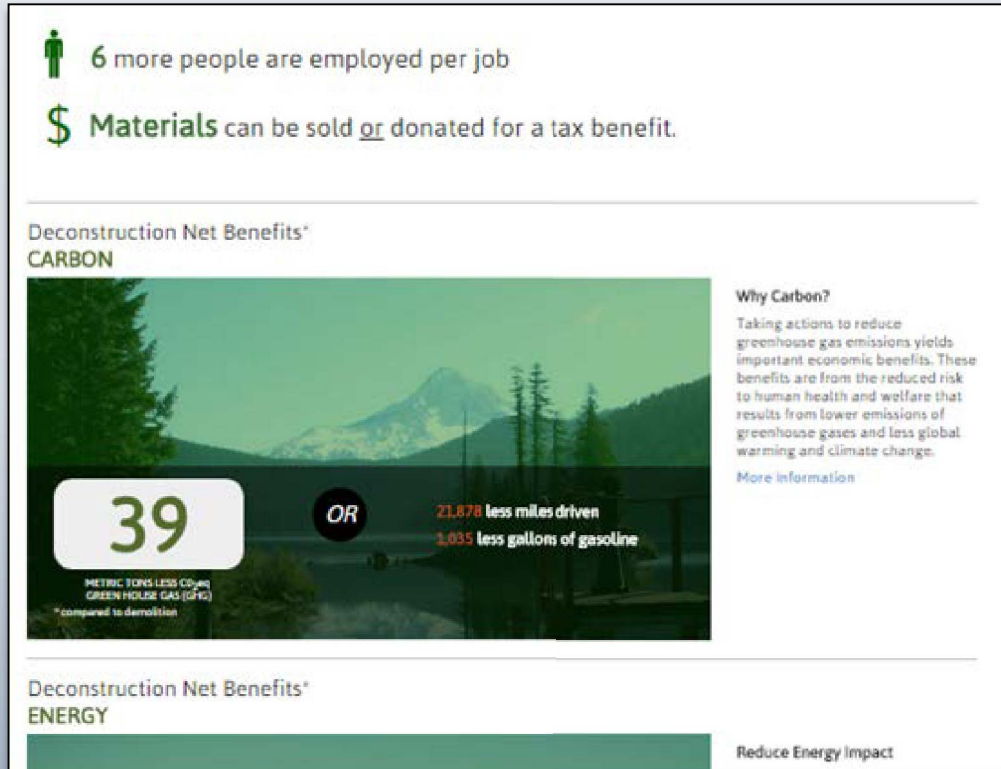
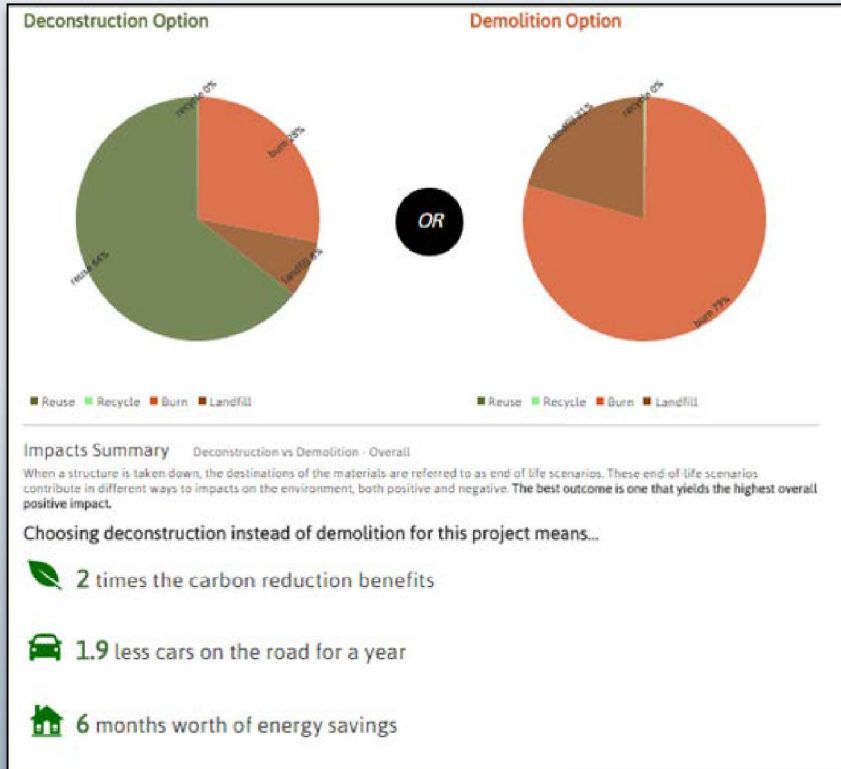
# Demolitions and Deconstructions



# Transaction Costs



# Free Salvage Assessments with Deconstruction Calculator\*



\*Coming soon!

# Affordability

187876



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



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

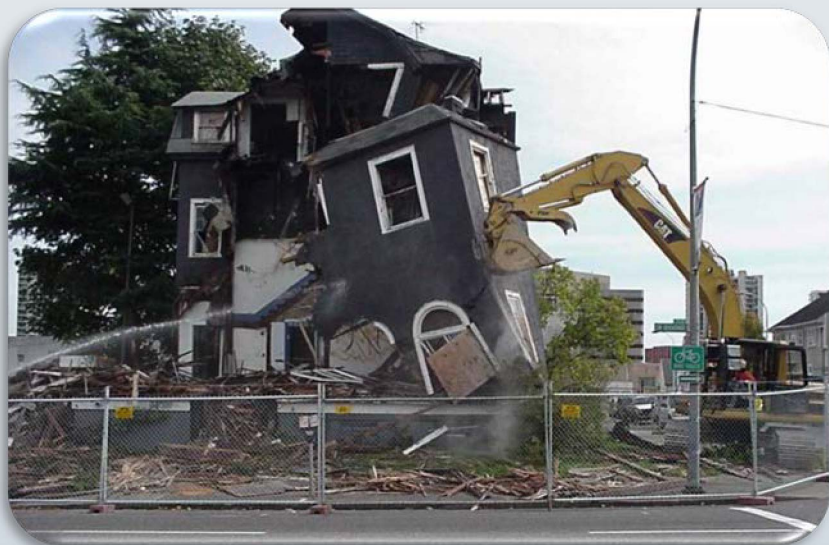


**New Standard**  
**\$502,000**

## Salvage benefits...



# Demolition



# Deconstruction/Salvage

187876

