Deconstruction Program

City of Portland, Oregon

Shawn Wood
Construction Waste Specialist

Bureau of Planning and Sustainability
Multi-Phased Approach to Deconstruction

- Incentives (deconstruction grants)
- Requirements that could grow over time

Phase I:
- Deconstruction Grants

Phase II:
- Original Deconstruction Ordinance (<=1916)

Phase III:
- Expanded Ordinance (<= 1940)

Timeline:
- 2015
- 2016
- 2017
- 2018
- 2019
- 2020
Ordinance Expansion

Demolition Permits (Houses/Duplexes)

- 1941-Pres: 33%
- Original Ordinance <=1916: 35%
- Expanded Ordinance 1917-1940: 31%
- Today
Cost of Decon vs Mechanical Demo

<table>
<thead>
<tr>
<th>Cost</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
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</thead>
<tbody>
<tr>
<td>Deconstruction</td>
<td>$8,000</td>
<td></td>
<td></td>
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<tr>
<td>Mech Demo</td>
<td></td>
<td>$0-$3,000</td>
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<td>Deconstruction</td>
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Bar chart showing the cost comparison between Deconstruction and Mechanical Demo over three years.
Cost Per Unit

- Assuming $3,000 more for decon
- 12 units created for each decon ($250 additional per unit)
Carrying Costs – Average Development Timeline

**Mechanical Demo**
- **Demo permit review** (63 days)
- 35-day delay

**Deconstruction**
- **Demo permit review** (59 days)

**Application**

**Issued**
- **Removal of structure** (59 days)

**Finaled**
- **Removal of structure** (80 days)
- 45 days
- Decon 5 days less

**Issued/Approved**
- **New Project/LU Decision**
- 23 days

50 100 150 200

**DAYS**

3.4 Months
How Has Deconstruction Cost Come Down?

• Competition
  • 2 Deconstruction Contractors prior to ordinance companies
  • 12 Certified Deconstruction Contractors currently

• Most successful contractors have complementary salvage retail stores

• Contractors offering additional services associated with building removal
  • Excavation – foundation/basement removal; backfilling; utility trenching
  • Asbestos testing/abatement

• Material donations/tax benefits not a major part of ecosystem
What is true cost of removing a building?

• Loss of embodied carbon

• Hazmat
  • Air Quality
  • Soil

• Decon starts to address these true costs

• New requirements for mech demos (2018)
  • Hand removal of all exterior painted (non-structural) materials prior to mech demo (includes siding, trim, windows, doors, porch flooring)
  • Watering prior to and during removal, and loading (wet, wet, wet)
  • Plastic on ground during exterior removal
  • 3 new inspections

Increased cost for mech demo
Ecosystem

Policy
- Deconstruction Ordinance (Supply)
  - ~125 houses/year
  - Lumber (10,000 lbs/house)
  - Others to boost demand?

People
- 12 Certified Deconstruction Contractors
  - Good Wood
  - NW Decon Specialists
  - Lovett Decon
  - 9 Additional

Places
- Retail/Wholesale/Donation
  - Good Wood
  - Reclalm NW Some consignment
  - Salvage Works Buys lumber
  - ReBuilding Ctr Non-profit
  - Site Sales/Internet
  - Other(s)?

Things
- Projects/Demand
  - Furniture
  - Cladding (Int/Ext)
  - Art
  - Tiny Houses/Structures
  - More of above? Others?