

Bay Area Deconstruction Policy Meeting Notes

March 22, 2018

Welcome – [Timonie Hood](#), [EPA Region 9](#)

- First meeting in December Shawn Wood shared inspiring success of [Portland Mandatory Deconstruction Ordinance](#) because Nicole Tai was inspired by his presentation and wanted to spark activity in the Bay Area – Thank you Nicole and Shawn!!!
- Now learning from each other (short presentations & discussion) – We plan to continue hearing from Bay Area leaders, let Timonie and Nicole know if you are interested in presenting at an upcoming meeting on:
 - Current Policies, Results & Barriers
 - Ideas for policies, incentives, collaboration
- Others to engage – Let us know, we'll invite them!
- **Request:** Website/Sharing Platform: Would like to have a website to keep meeting presentations and notes similar to Portland's [Deconstruction Advisory Group site](#). Let Timonie and Nicole know if you have any web resources/contacts.

Presentations

Wonderful short presentations were given by:

[James Slattery](#), [San Francisco Department of the Environment](#)

[Nicole Tai](#), [GreenLynx](#)

[Meri Soll](#), [StopWaste](#)

[Dave Marcan](#), [Marcan Enterprise, Inc.](#)

[Max Wechsler](#), [Urban Ore, Inc.](#)

Many thanks to all our speakers!

James Slattery, SF Environment

- Since last meeting, Shawn Wood with Portland presented a data point – “Number of Single Family Demolition Applications (2006-2016)” - which identified a >100% increase in demolished structures from 2011 to 2016. San Francisco found it challenging to measure similar activity trends due the sheer volume of activity and the fact that much of the demolition debris generated in SF is coming from partial demolitions, remodels and renovations and even full demolitions disguised as a series of partial demolitions. As a result, San Francisco has taken step one towards developing a viable deconstruction

policy – it is wrangling and analyzing data to determine the most appropriate slice of the housing stock to apply any potential deconstruction regulations.

- **GREAT NEWS!** SF Environment has hired a Climate Corps Fellow, Shoshana Micon, to work on the urban wood waste/deconstruction issues for six months. She may contact you for advice. **Welcome Shoshana!** (Note: She can be reached at shoshana.micon@sfenvironment.org)
- The City wants to get a handle on building department permits. Last year there were 77 full demolition permits that required Demolition Debris Recovery Plans (DDRPs), which are reviewed and approved by James but there were 69,000 building permits (majority remodels, renovations, alterations, and partial demolitions), Shoshana will be working to identify opportunities to expand existing regulations so that more projects develop and submit debris recovery plans.
 - Huge remodeling / construction activity in certain parts of San Francisco.
 - Need to get a better understanding of the universe of permits being issued and how SFE can best support deconstruction without being overwhelmed/focus work effectively.
- Appreciates a regional approach because SF has very limited space for materials processing/de-nailing, for example.
- Brought [Kevin Drew](#) from SFE to the meeting to share decades of work on deconstruction and zero waste policy.
- Interested in looking at what they can do now and in the future, through larger policy opportunities and regional partnerships.

Nicole Tai, GreenLynx (Presentation attached)

- GreenLynx is a general contractor in the North Bay specializing in deconstruction (homes, commercial wood structures, remodels) and reuse. They also do construction jobs.
- Opened reuse store in Santa Rosa in 2017 - 3220 Santa Rosa Ave, Santa Rosa, CA
- Woodworking – Acquired woodworking tools and wood furniture plans from Wooden Duck and plan to open woodworking storefront in late April 2017 - 3260 Santa Rosa Ave, Santa Rosa, CA
- Growth Opportunities:

- Revitalize Reuse Alliance locally to help redistribute materials, conduct research, and help promote reuse and connections within the industry.
 - Seeking transfer station partners to do a wood reuse pilot diverting small contractor loads.
- Co-gen & Bio-mass plant slowdowns due to lost PG&E contracts & excess from fires & drought
- Increasing lumber costs - potential for reclaimed lumber to enter mainstream market
- Take-aways from [Northern California Recycling Association \(NCRA\) Update](#) –
 - WOODAGEDON!
 - China - Operation National Sword
 - Must not rely solely on exporting or burning our waste - it makes us vulnerable
 - Develop local solutions for a resilient economy
- Need more deconstruction infrastructure, grants, etc.
- Difficult to compete on projects with short time frame/deconstruction costs more. Competitive on projects where excavators can't fit and everything must be hauled out - mountaintops, etc.
- San Francisco – Post-demolition wood recovery for reuse is not possible/wood is in splinters/ Alternative – when they do deconstruction projects they take out full truckloads of wood.
- Best/old-growth wood is from pre-1940s buildings.
- National association – [Building Materials Reuse Association](#) – National conference DECON 18 in Grand Rapids, MI – [Call for presenters is open](#) through April 30th
- Policy Recommendations:
 - Standardized Form: A standard waste diversion form for deconstruction would be very helpful – currently every local government seems to use different form, and it takes a lot of work for the deconstruction company to fill out the different documentation required.
 - Policies to allow time for deconstruction: Deconstruction takes approximately 1 week per 1,000 sq ft. -- suggested metric for building departments to use as additional time for



deconstruction permits. Also could allow deconstruction to be allowed over demolition when a project will be under review for 4-6 months or more - this needs exceptions like historic buildings and if decon is done and project is not approved, the previous structure is grandfathered in so they can at least rebuild.

- Local governments should require [BAAQMD Demolition J Number / Asbestos Survey](#) as part of demo/remodel checklists (home owners and contractors often are confused and skip this because it is not part of the local government requirements).



Meri Soll, StopWaste

- StopWaste is a public agency working to reduce waste in Alameda County.
- Intended on discussing C&D facility certification work we have been involved with but after hearing others speak, wanted to share what Agency has done around deconstruction even though the projects are dated.
- Agency partnered with the Port of Oakland to chronicle the deconstruction of a former military base warehouse that was a HUGE SUCCESS, shared a great video featuring Meri that was shown during lunch: <https://youtu.be/v6F0JRUH8WI>
 - After the project, the Port's project manager retired and the Port's deconstruction work seems to have declined.
- Under a [U.S. Green Building Council \(USGBC\) grant](#), a **Design for Reuse Primer** was developed that features deconstruction and the incorporation of used building materials into buildings.
 - Building Materials Reuse was -- and still is -- one of the least utilized LEED credits.
 - StopWaste held a stakeholder meeting with the commercial building industry to understand the obstacles with commercial building material

reuse. Many shared that building codes and regulations do not allow for many commercial building materials to be reused. The end result was that one of the few materials that can be recovered from commercial buildings is carpet tiles.

- As a result of the stakeholder meeting, StopWaste developed an ongoing project to promote carpet tile reuse for tiles in good condition with Urban Ore, Habitat for Humanity Restore, and The ReUse People.

Dave Marcan, Marcan Enterprise, Inc.

- An environmentalist who's a demolition contractor specializing in deconstruction, salvaging, and recycling.
- Policy Recommendations
 - Include Remodels:
 - Portland ordinance presented at our first meeting sets a policy focus on “whole house” deconstruction. Many of the best opportunities are the much more common remodel projects where deconstruction competes better against demolition.
 - Many Bay Area remodels are taking out relatively new kitchens and bathrooms with lots of reusable appliances, cabinets, and wood.
 - Time: Additional Time for Deconstruction/Fast Track Permitting to allow time for Deconstruction.
 - Local government require BAAQMD J-Number. (see above – Nicole Tai recommendations)
 - Not seeking too much government involvement/paperwork. Paperwork needs to be easy. 😊
- Enforcement: Very concerned about local government policies not being enforced/monitored (example: Hillsborough has Waste Reduction Planning requirements, but is not enforcing them and there are large amounts of valuable, reusable materials being landfilled.)

Max Wechsler, Urban Ore, Inc. (Presentation attached)

- Grew up in a scrap metal yard and has been scrappy ever sense! Worked pulling materials from the Berkeley transfer station (good to have a concrete floor) and is acting as Operations Manager at Urban Ore as the founders are transitioning into well-deserved retirement.

- Urban Ore – since Dr. Dan Knapp started in 1981 – has been pulling reusable/recyclable items from the transfer station under a contract with the City of Berkeley.
- General rule – 1 person/day can pull out about 1 ton of materials / Urban Ore averages 3 tons/day from the transfer station.
- Most of Urban Ore’s material (about 10X more than transfer station recovery) comes from materials dropped off by individuals and contractors
- Urban Ore has 30,000 sq. ft. warehouse plus 2.5 acres of building materials
- Annual income ~ \$2.6 million in 2011. Business revenues have grown and the company gives back to the community – materials, 40 employees, taxes, etc.
- Activism & Policy – Worked to defeat incinerators, passed citizens initiatives (ban incinerators and 50% recycling goal in Berkeley, establish StopWaste), consult internationally on Zero Waste and transfer station design.
- Expanding – Involved as stakeholders in Berkeley’s transfer station re-design. Also, the warehouse has 17,000 square feet of unoccupied space. The 5-year plan is to develop the space (new stairs, elevator, bridge, and parking lot) and lease the property to symbiotic enterprises (used records, vintage clothes, repair people, etc.)

Afternoon Discussion

Kevin Drew – San Francisco Department of the Environment

- Has seen Bay Area deconstruction as a fledgling, but lasting industry for 20-30 years.
- Need mandates to force action – climate/carbon drivers
- SB 1383 –Covering Short-Lived Climate Pollutant Methane Reduction -including wood - is driving state policy for this industry
- Start in cities (like plastic bag bans) and industry does not want lots of different regulations
- Remodels – Fascinating discussion. Hold what we’ve got and go after mandate/safety/tax deduction.
- “Reuse Space” should be seen as infrastructure (like the state’s well-funded [Organics Grants](#) programs for food donation, compost facilities, and anaerobic digesters to expand organics capacity.

Toni Stein – Berkeley Zero Waste Commission

- Important to think about metrics to support this work
- SB 1383 = Pushed for food waste “highest & best use” so now 20% of project food diversion must be donations to feed people / fast tracking or county health departments (Note Taker – need to find specifics)
- [Governor Brown’s Global Climate Action Summit](#) – Sept. 12 – 15 in San Francisco – are they looking for actionable things to announce? May be too late, but maybe we could have a side event on decon/reuse.
- Air Quality/Dust/BAAQMD is a key connection to support this work. UC Davis is researching the impacts of particles less than 2.5 PM.

Nicole Tai – GreenLynx

- Building Materials Reuse Association (BMRA) is working on carbon impacts of burning wood vs. reuse.
- SB 1383 – Need to add specific deconstruction carve-out like food.
- Greg Dick who works on Green Building and coordinates with the CalGreen Code team has been our CalRecycle Workgroup contact, but we should also engage with state SB 1383/Organics contacts.

IMPORTANT FOR THOSE INTERESTED IN STATE POLICY: There are [CalRecycle Stakeholder Workshops on the SB 1383 in May – May 7th in Carlsbad and May 8th in Sacramento.](#)

(If you click into the [October 30th Workshop](#) on this site, you can see the most recent draft text, that includes “wood” in the definitions of “Organic Materials.” An updated draft will be posted prior to the May workshops)

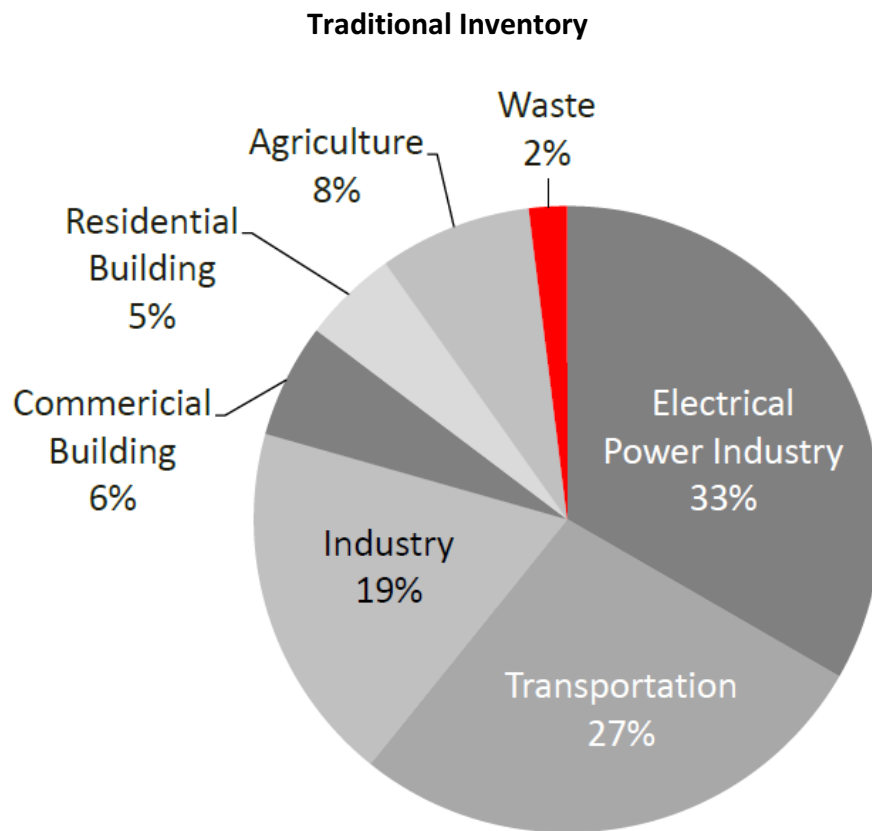
Alice Zanmiller – Marin County

- Important to consider limited staffing – inspectors may not prioritize.
- Works on Green Building/Climate Action Planning – in most Climate Action Plans, landfills are just a tiny sliver and big items are Power Generation, Industry, Building Electricity, Transportation. Most Climate Inventories do not account for Consumption-Based Inventories.
- A lot of great work has been done on this by Oregon DEQ - David Allaway.

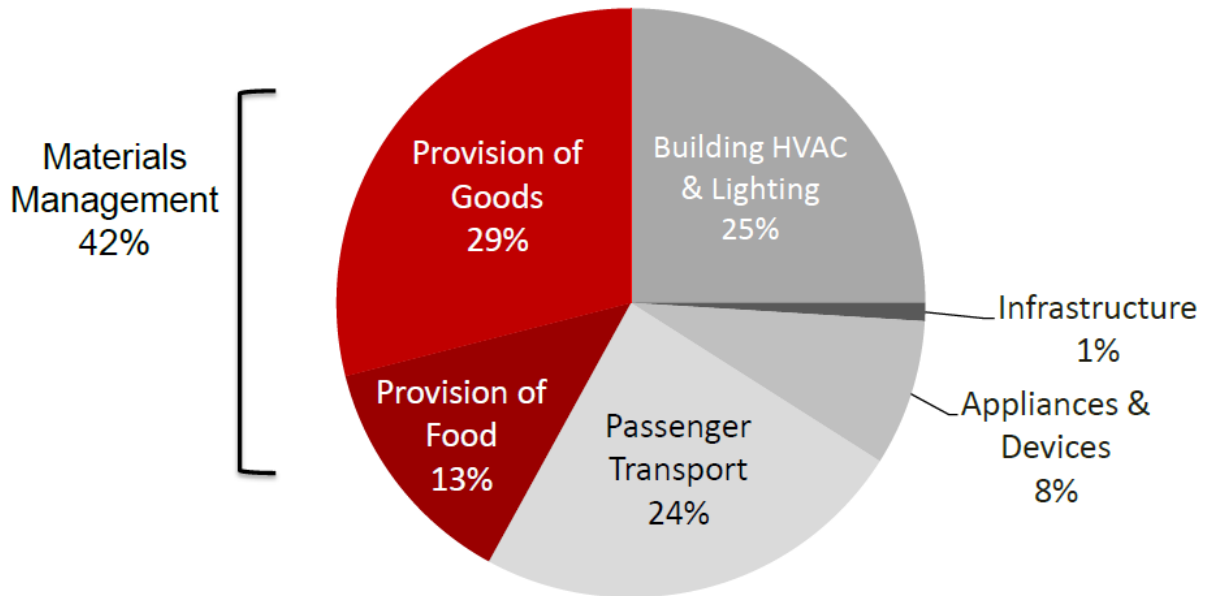
- A big focus currently in her work is “Building Decarbonization” – they are replacing natural gas and wood stoves with electric / demolishing wood stoves.
- Nicole Tai adds – and sometimes older toilets are salvaged that are reused in homes with septic systems where low flow toilets do not flush.

Timonie Hood – EPA Region 9

- The [West Coast Climate and Materials Management Forum](https://westcoastclimateforum.com/sites/westcoastclimateforum/files/related_documents/materials_management_and_climate_change_presentation.pdf) has done a lot of work on this. (Note: Click on left sidebar for great models of consumption/materials-based climate plans and inventories – including some deconstruction requirements). Here’s a great slideshow:
https://westcoastclimateforum.com/sites/westcoastclimateforum/files/related_documents/materials_management_and_climate_change_presentation.pdf



Consumption-Based Inventory
(Provision of Goods includes some Building Materials)



Christopher Kahl – Habitat for Humanity – San Francisco

- Regulated the top end (most valuable) of the market – perhaps most recent 2 years of permit applications.
- High end remodels are accelerating in the Bay Area, and they have the most valuable material for salvage and resale.

Others –

- Could also see advantage to regulating/requiring deconstruction for pre-1940s remodels/demos because they have the best old growth wood and are often replacing it with steel.
- SF Pacific Heights remodeling at fast pace.

Marcy Greenhut – Emeryville – No inspections without Waste Management plan (use Green Halo – which can include reuse/weight tickets in Salvage/Donation Column)

Krsita Kuehnhackl – County of San Mateo – Had a requirement for \$250,000+ remodels and took it out to reduce stress of home owners. Have a [Construction & Deconstruction Guide](#).

Emily Naud – GCI General Contractors – Need state to standardize requirements.

Brad Angell – Santa Clara – Stay Regional – something we control.

James Slattery – SF Environment – Work on things we can do now at the local government level as well as regional and state opportunities. Different people can decide where to focus their attention.

Green Halo tracking is responsive to city requirements – founder was previously in reuse business and supports tracking of deconstruction/used building materials.

Meri Soll – May have web support to host Workgroup information – will check.

Sharing - Policy Option Ideas

- Consistent Requirements & Forms. Problem to have multiple counties and +20 cities with differences in ordinances and forms/tracking requirements/code enforcement, haulers/exclusive franchises, coordination in different departments (Environmental, Public Works, Codes, Building, etc.)
- State grant funding for highest and best use of building wood under SB 1383 (similar to food donation – CA Organics Infrastructure Grants)
- State CalGreen and local building code requirements (deconstruction, lumber reuse as allowed under OR code)
- Require Transfer Station space for building materials reuse/diversion
- Local governments include BAAQMD J Number requirement in permit process to support safe deconstruction
- Air Quality Inspections
- Salvage requirements – 50%, etc.
- Time – Fast Track Deconstruction permits / set additional time based on sq. footage for deconstruction
- Mandatory deconstruction – whole house and/or sq. ft. or \$ value remodels (could restrict by newer homes/remodels or older homes – pre-1940s for best materials)

- Renovations >\$250k were identified as potential policy targets
- Hinge a deconstruction ordinance to the most recent date of sale for existing homes. In speculative real estate markets (i.e., the Bay Area) the date of sale may indicate potential for renovation/remodel permits to be applied for. Mandate that building permit applications submitted within 2-5 years of the most recent sale trigger a deconstruction audit/appraisal (or a debris recovery plan, or a % required for salvage, etc.)

Helpful Links

Building Materials Reuse Alliance: <https://bmra.org/>

Portland Mandatory Deconstruction Ordinance: <https://www.portlandoregon.gov/bps/70643>

Portland Deconstruction Advisory Group: <https://www.portlandoregon.gov/bps/67421>

Speakers Websites

San Francisco Department of the Environment C&D Debris Recovery:

<https://sfenvironment.org/zero-waste/recycling-and-composting/construction-demolition-debris-recovery>

StopWaste

C&D Resources: <http://www.stopwaste.org/recycling/business/construction-demolition-debris>

Deconstruction Video: <https://youtu.be/v6F0JRUH8WI>

Carpet Tile Reuse Program: <http://www.stopwaste.org/resource/brochures/carpet-tile-reuse-pilot-program>

GreenLynx: <http://greenlynx.net/>

Marcan Enterprise, Inc.: <http://marcanenterprise.com/>

Urban Ore, Inc.: <http://urbanore.com/>

Other Resources Shared

SB 1383 – State Law on Short-Lived Climate Pollutants (SLCP): Organic Waste Methane Emissions Reductions - Workshops and Draft Regs:

May 7 & 8 Workshops - <http://www.calrecycle.ca.gov/Laws/Rulemaking/SLCP/>

Draft Regs & Presentations from October Workshop (will be updated before next workshop at above link): <http://www.calrecycle.ca.gov/Actions/PublicNoticeDetail.aspx?id=2178&aiid=1987>

USGBC-Funded – Design for Reuse Primer:

https://issuu.com/publicarchitecture/docs/design_for_reuse_primer_issuu

San Mateo Construction, Deconstruction & Demolition Guide:

http://www.smcsustainability.org/download/waste-reduction/CD_2017-Web.pdf

West Coast Climate & Materials Management Forum: <https://westcoastclimateforum.com/>