Deconstruction Program
City of Portland, Oregon

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Presentation

1. Overview/Background
2. Implementation
3. Outcomes
Deconstruction Program Timeline

Council Direction – Advance Deconstruction

Deconstruction Advisory Group (DAG)

Resolution: Develop Decon Code Language

Ordinance: Decon Code Language Approved

Contractor Training

Workforce Training

Decon Grants

Decon Requirement

Feb Apr Sep Feb Jul Oct

Mar Aug

2015 2016 2017 2018
Convergence

Infill/Refill Pressure

Neighborhood Activism

Deconstruction

Markets

Government

Hazardous Materials
Policies and Plans

• Climate Action Plan
• Comprehensive Plan
• Green Building Policy (City Projects)
• Regional Solid Waste Mgt Plan
Markets (Supply)

- Established **retail** marketplaces
- Both for- and non-profit
Markets (Demand)

- Strong reuse/ DIY ethic
- Design aesthetic
Single-Family Demolition Applications (2006-2016)
Neighborhood Concerns
Demolition Concerns

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

Deconstruction
- Preserve materials
Deconstruction Advisory Group (April 2015)

- Builders/Developers/Demo Contractors
- Neighborhood Groups
- Development Committee
- Historic Preservation

- Salvage/Deconstruction
  - For-profit; Non-profit; Retailers
- Recycling Industry
- Permitting Staff
- Metro Staff
Deconstruction Grants (September 2015)

- Voluntary Incentive Program as first phase
- Goals: Learning, Promotion, Innovation
- $3,000 per project

Outcomes
- 25 grants awarded
- Proving ground for deconstruction ordinance elements
Deconstruction **Ordinance** (July 2016)

Effective Oct 31, 2016 deconstruction required for house/duplex if:

- The structure was built in 1916 or earlier; or
- The structure is a designated historic resource.

Only certified deconstruction contractors can do work.
Demo Permits Pre Ordinance (Year Built)

- Built in 1916 or earlier
- 12%
- 17%
- 14%
- 17%
- 12%

- 1917-1926
- 22%

- 1927-1941
- 14%

- 1942-1951
- 17%

- 1952-1978
- 12%

- 1979-Present
- 33%

Required to Deconstruct

Built in 1916 or earlier
or
Designated historic
Implementation
Implementation

Industry Support
• Certifying Deconstruction Contractors
• Training Contractors
• Training Workforce

Programmatic
• Permit Process/Procedures
• Pre-Deconstruction Form
• Site Signage
• Post-Deconstruction Form (Receipts)
• Inspections/Enforcement
Building Materials Reuse Association (BMRA)

- National membership organization advancing recovery, reuse and recycling of building materials
- Deconstruction training and certification
- Reuse business consultations
- **Decon + Reuse National Conference**
  (Sept 19-21 2018, Grand Rapids, MI)
Certified Deconstruction Contractors

• The BMRA is the recognized curriculum, training and certifier of contractors

• Certification requirements:
  • Written Exam (online)
  • Skills Assessment (in the field with BMRA proctor)
  • Document 2,000 hours of experience
  • 3-day Training

• City maintains online list of currently-certified contractors
Deconstruction Training

- Trained over 30 people
- Contractor training
- Workforce training
Demolition Permit Process

- Permit Application
  - <=1916 or Historic Resource
  - Not Exempt
  - Pre-Deconstruction Form

- Deconstruction
  - Site Signage
  - Random Inspections

- Completion
  - Post-Deconstruction Form
  - Receipts
  - Final Inspection Allowed
Pre-Deconstruction Form

- Part of demo permit application
- Web-based form (office/field)
- Anticipated schedule
- Accept posting site
- Accept maintaining/submitting receipts
- Heavy machinery? How?
- Identifies materials to be salvaged
- Indicates why certain materials won’t be salvaged
- Only certified contractors have access (password protected)
Site Signage

• Site posted on first day of active deconstruction
• Promotes deconstruction
• Provides contact info for questions/concerns
• Helps with compliance
Inspections

• Random during deconstruction work
• Heavy machinery?
• What’s in dropbox?
• Site posted with sign?
Post-Deconstruction Form

- What was salvaged and if not why?
  - Condition of material
  - Not present in structure
  - Presence of hazmat

- Upload receipts
  - Disposal/Recycling
  - Donation
  - Sale

- Incentive to salvage = reduced disposal cost
Outcomes
Annual House Deconstructions

32%
Certified Deconstruction Contractors

Northwest Deconstruction Specialists

ReBuilding Center

3-Diamond Construction

Good Wood Deconstruction & Salvage
Materials

Good Wood Deconstruction & Salvage

BUILDING MATERIAL

70% SALVAGED

5m lbs
Reuse

Restaurants

Bars

Furniture
Contact Information

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