

# Deconstruction Public Input Meeting

Monday, November 5  
6:00 PM - 7:30 PM  
Eco Centro



CITY OF SAN ANTONIO  
OFFICE OF HISTORIC  
PRESERVATION



# 2018 Deconstruction/Salvage Initiative

## **By the end of the evening, you will...**

- Learn an overview of this initiative
- Hear a case study presentation
- Participate in an interactive exercise to identify priorities
- Gain a better understanding of deconstruction and ways to stay involved





# 2018 Deconstruction/Salvage Initiative

## What is deconstruction?

The term deconstruction refers to the systematic process of removing material from structures with the intent to reuse the salvaged resources

In contrast, traditional demolition uses heavy machinery to quickly remove a structure





# 2018 Deconstruction/Salvage Initiative

## SPECTRUM OF DECONSTRUCTION

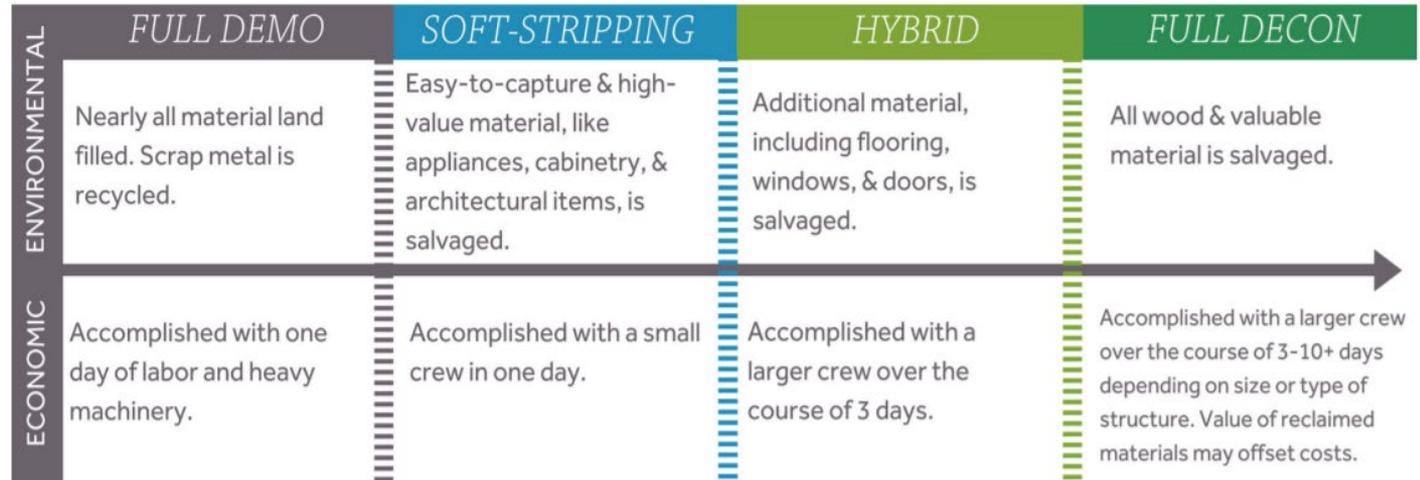


Figure 2: A variety of approaches can be used in accomplishing deconstruction and demolition tasks.



# 2018 Deconstruction/Salvage Initiative

**30-50 years** to recoup embodied energy lost in demolition

**350 tons** of raw and waste materials generated from demolishing a house and building a new one

**50 tons** generated from rehabilitation

**165.5 million tons** of construction and demolition debris sent to landfills (2014)

*Figures sourced by Cara Bertron, City of Austin. Sources: Advisory Council on Historic Preservation; Profits Through Preservation/PlaceEconomics; Environmental Protection Agency (EPA)*



# 2018 Deconstruction/Salvage Initiative



**5-15%**  
OF MATERIALS CANNOT BE  
REUSED OR RECYCLED

**UP TO 70%**  
OF MATERIALS  
CAN BE RECYCLED

**UP TO 25%**  
OF MATERIALS  
CAN BE REUSED



Figure 1: Many homes contain materials that have financial value in the reuse market.



# 2018 Deconstruction/Salvage Initiative



## **Why deconstruction for San Antonio?**

- Council Consideration Request (CCR)
- Community concerns
- Concurrent initiatives

Roughly 10% of all buildings in city limits were built prior to 1940 (BCAD)

Higher percentage of buildings built prior to 1940 are demolished based on geographic evidence

Systematic trend of increased demolitions in Neighborhood Conservation Districts (NCDs) or eligible historic areas

Increase in accessory structure demolition requests in historic districts

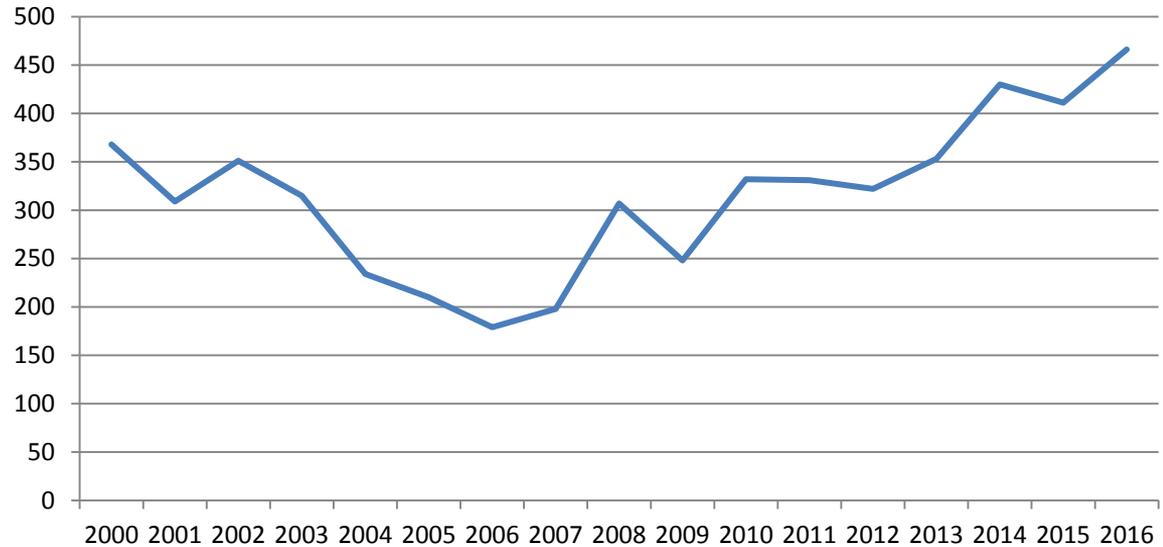
Active building industry and presence of arts, reuse, and sustainability culture

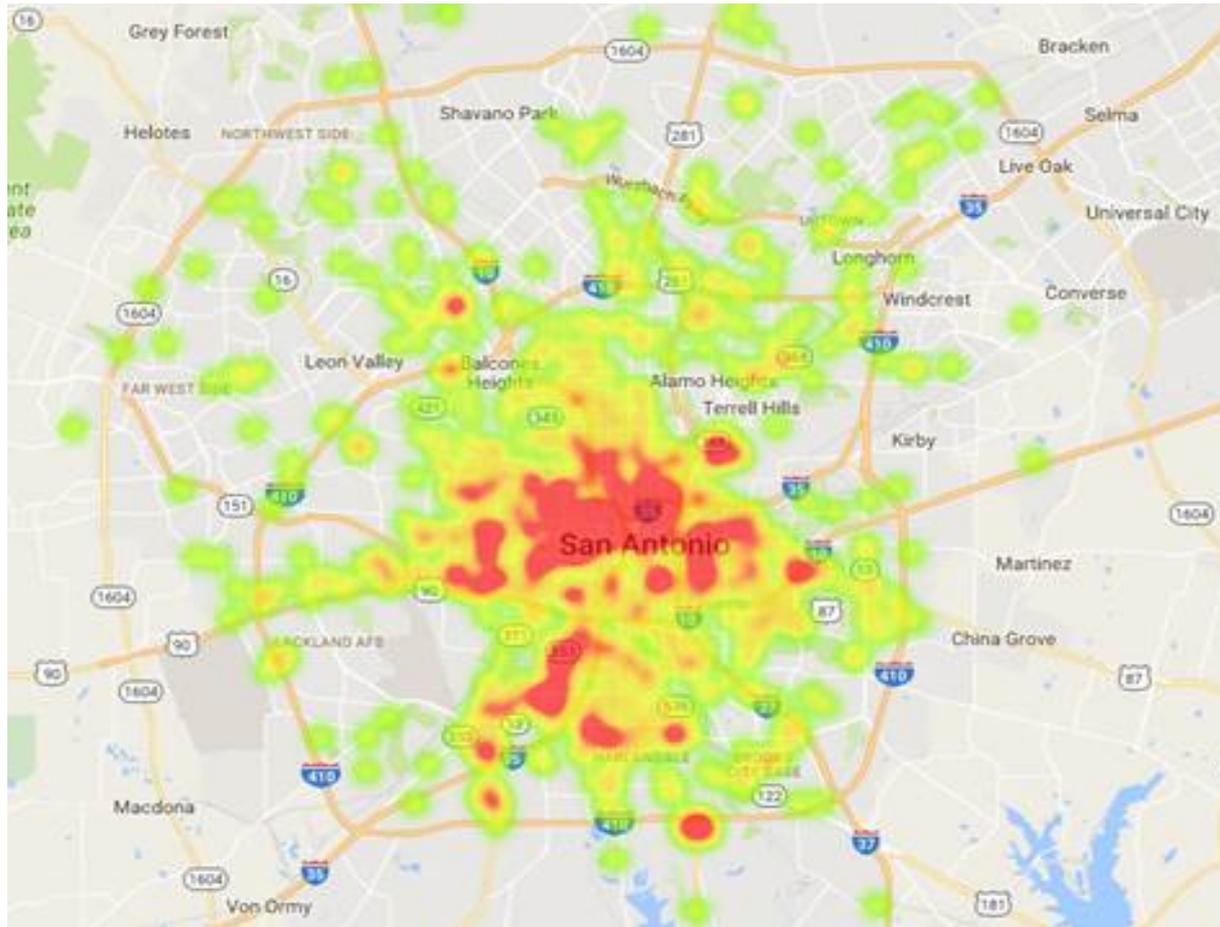


# 2018 Deconstruction/Salvage Initiative



**Demolitions by Year (Hansen – COSA Permit Data)**





**Demolition Heat Map, 2000 – 2016 (Hansen)**





# 2018 Deconstruction/Salvage Initiative



SA  
**CLIMATE  
READY**

## Climate Action and Adaptation Plan (CAAP) Mitigation Measures Draft List

Material Reuse

Zero-Landfill Construction

Zero-Waste

Building Codes & Climate  
Responsive Design





# 2018 Deconstruction/Salvage Initiative

## Why OHP?

- Demolition reviews
- Relationship to permitting process
- Understanding of historic building construction
- Community relationships (i.e., Historic Districts Coalition, Rehabber Club)





# 2018 Deconstruction/Salvage Initiative

## Deconstruction Advisory Committee

- Provide insight and expertise from fields of deconstruction, demolition, sustainability, waste, construction, development, and advocacy
- Recommends direction for goals and policy
- Inform the public input process





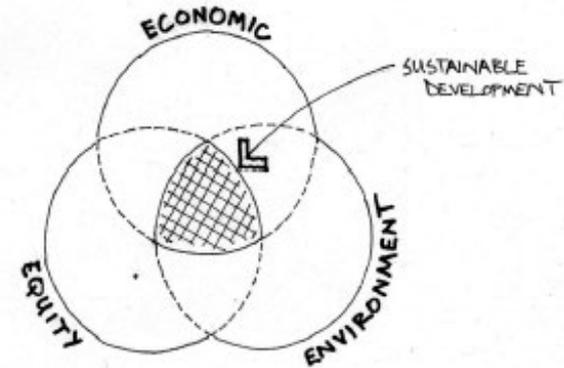
## Sustainability & Environment

*Reduces water consumption associated with traditional demolition methods*

*Reduces raw good generation and consumption*

*Reduces carbon emissions*

*Helps foster the creation of a local circular economy*





## Historic & Cultural Preservation

*Documentation of historic building techniques*

*Retention and proliferation of heritage crafts*

*Retention of materials within the local community*

*Deters hasty demolition of significant resources*

*Promotes the salvage and reuse of high quality, historic materials*

**NOTE: Not about *what* comes down, but about *how* it comes down.  
Deconstruction is the “designation” of historic building materials.**

## Workforce & Economy

*Generates jobs in deconstruction, warehouse, retail, trades, and value-added manufacturing sectors*

*Adds labor income into the local economy*



# RECLAIMED BUILDING MATERIALS MARKETPLACE



Figure 3: Many actors can participate in the reclaimed building materials marketplace.

# DECONSTRUCTION

economic, community, and environmental benefits



Remove hazardous structure +



Deconstruction jobs (up to 3 weeks) +



Warehouse jobs +



Retail jobs



Value-added manufacturing jobs +



Job training & skill-building +



Avoided landfill costs & emissions

# DEMOLITION

economic, community, and environmental benefits



Remove hazardous structure +



Demolition jobs (1 day) +



Landfill jobs

## Equity

*Increases the availability and affordability of high quality, historic building materials*

*Creates employment pathways for the economically and socially disadvantaged*

**USA TODAY**

**Baltimore is mired in violent crime.  
Could part of the solution be found  
in reclaimed wood?**

 emergent structures



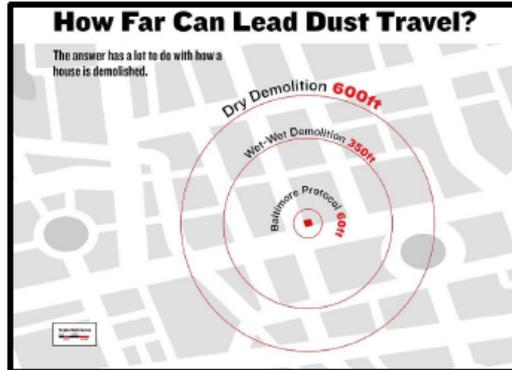
## Public Health

*Increases the likelihood of safe abatement*

*Reduces airborne toxic pollutants*

*Reduces water pollutants from wet demolition*

*Ensures more stringent inspection requirements for removal of buildings in dense residential neighborhoods*



Sourced by Tina McCarthy in thesis titled, "Deconstructing the Culture of Demolition: Exploring Deconstruction as a Strategy for Historic Preservation."

Sources: Air Quality Assessments Ltd, Ellis O'Neill.

## Waste Reduction

*Reduces construction and demolition (C&D) waste*

*Diverts high quality materials from landfills*

*Promotes reuse and other sustainable waste habits*



emergentstructures • Follow

emergentstructures Oh, @savannahvictorygardens how you make us swoon! 🌱🌿🌻  
Check out the Anderson Twins #savannahgreybrick already living a new life in a #hardscape designed to improve #rainwater #permeability right here in Savannah. Swoon, right?? #repurposesavannah #sustainability #gooddesign #circulareconomy #localeconomy #smallbusinesslove  
fanvergencecreativegroup Swooning!!! ☺  
susevangelista Seriously awesome. Love those peeps



# 2018 Deconstruction/Salvage Initiative

## Challenges Identified by Committee

- Cost (labor and time intensive)
- Remediation and abatement
- Site storage for building materials
- Existing infrastructure for deconstruction, reclamation, abatement, and upcycling
- Development pressures
- Training & workforce development



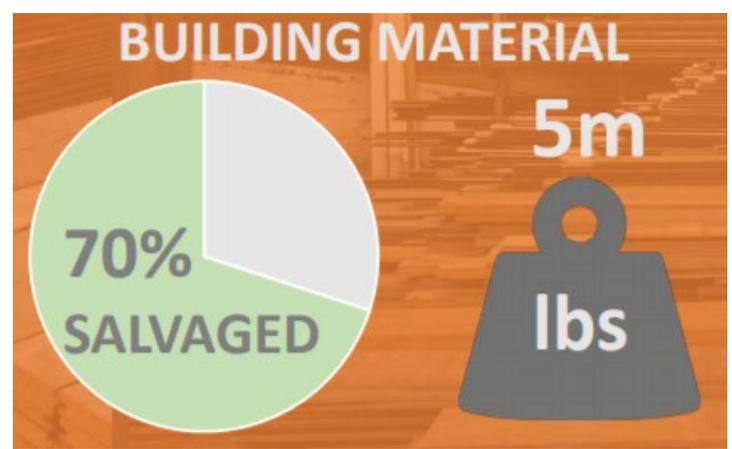
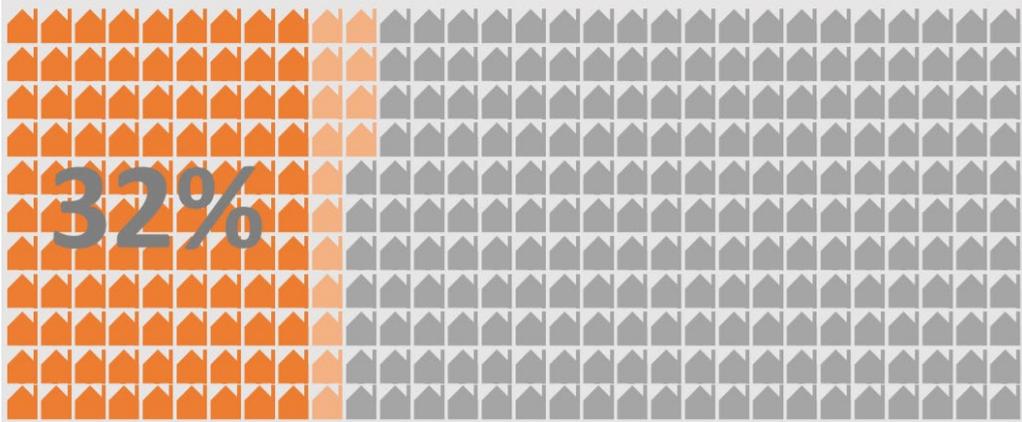


# Case Study: Portland, Oregon

## Portland's Policy

- Ordinance passed in October 2016
- Applies to single-family and duplex homes constructed 1916 or earlier
- Documentation requirement
- Certified Deconstruction Contractors
  - Written exam, skills assessment in the field, 2,000 hours of experience, 3-day training





Certified  
Deconstruction  
Contractors



Seven Houses | Seven Panels

Source: City of Portland, [www.exploredacon.com](http://www.exploredacon.com)

**CITYLAB**

# Tearing Down Homes, Building a Workforce

NATASHA BALWIT JUN 13, 2017

**After Portland banned demolition of its oldest homes, it forged a path for women and people of color to find higher-paying work in the trades.**

**Chicago Tribune**

Instead of Razing Buildings, Some Cities Want to Reuse Their Bones

 **USA TODAY**

Deconstruction hailed as answer for ailing cities

**NEXT  
CITY**

Inspiring Better Cities

**Portland Promotes Deconstruction Over Demolition**



## Other Cities



- Cook County, IL (Chicago area)
- Milwaukee, WI
- Seattle, WA
- Houston, TX
- Missoula, MT
- San Francisco, CA (*in progress*)

# Potential Program Components / Elements

**12-18 Month Pilot Program**

Opt-in  
Incentives  
Documentation

**Structures built in 1946 or earlier city-wide**

Estimated 40-50 deconstruction projects/year

**Training for Deconstruction Contractors**

Official city certification

**No use requirement**

Residential  
Accessory  
Commercial

**Partnership with Concurrent Initiatives**





# 2018 Deconstruction/Salvage Initiative

## Next Steps

- Public input
- Neighborhood and stakeholder meetings
- Development of program components





# 2018 Deconstruction/Salvage Initiative

## Public Input

- Project webpage ([www.sapreservation.com](http://www.sapreservation.com))
- Written comments
- Future surveys
- Public input meetings
- Today's exercise





# 2018 Deconstruction/Salvage Initiative



**Please welcome Scott Martin!**



# 2018 Deconstruction/Salvage Initiative

## Activity

- Review list of priorities
- Select top five (**GREEN**) and lowest five (**ORANGE**) & indicate on posters around the room





# 2018 Deconstruction/Salvage Initiative



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**Fill out  
your  
comment  
cards**

**&**



**(tomorrow)**