

The logo for SASPEAKUP features the word "SASPEAKUP" in a bold, sans-serif font. The letters "S", "A", "S", "P", "E", "A", "K", and "U" are dark blue, while the letter "P" is a vibrant green. The word is enclosed within a green outline that forms a speech bubble shape, with a curved top and a pointed bottom. The background of the entire image is a light gray, semi-transparent pattern of stacked logs, showing their natural wood grain and circular cross-sections.

# **SASPEAKUP**

**Let's talk about  
Salvage &  
Deconstruction.**

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

Learn an overview of this initiative

Hear a case study presentation

Participate in an interactive exercise

Gain a better understanding of deconstruction  
and ways to stay involved

**Hi, we're OHP!**

We're a City department charged with safeguarding the **cultural, economic, and environmental sustainability** that preserves San Antonio's unique sense of **place, economic competitiveness, and authenticity.**

We also review every demolition request in the city, regardless of zoning overlay.

# What is deconstruction?

Deconstruction is the systematic disassembly of a structure in the **opposite order** it was constructed to **maximize** salvage of material for reuse

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



This initiative is not about *if* a building comes down,  
but rather *how* a building comes down.





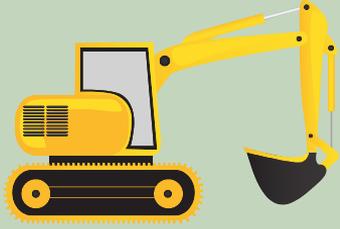
Demolition part  
NY Stock Exchange Bldg. Wall & Broad Sts.  
Made July 6, 1920. Marc Eidlitz & Son Inc.  
Architects Bidrs. NYC



City of New York  
NY Stock Exchange Bldg. 3rd & Wall St.  
Aug 3, 1920  
Trenbridge & Livingston Archts. Marc Eidlitz & Son Inc.



City of New York  
Demolition for NY Stock Ex. Broad & Wall Sts.  
Made Aug. 26, 1920.  
Trenbridge & Livingston Archts. Marc Eidlitz & Son



Nationally, construction & demolition (C&D) waste accounts for **30-40% of the total waste stream.**

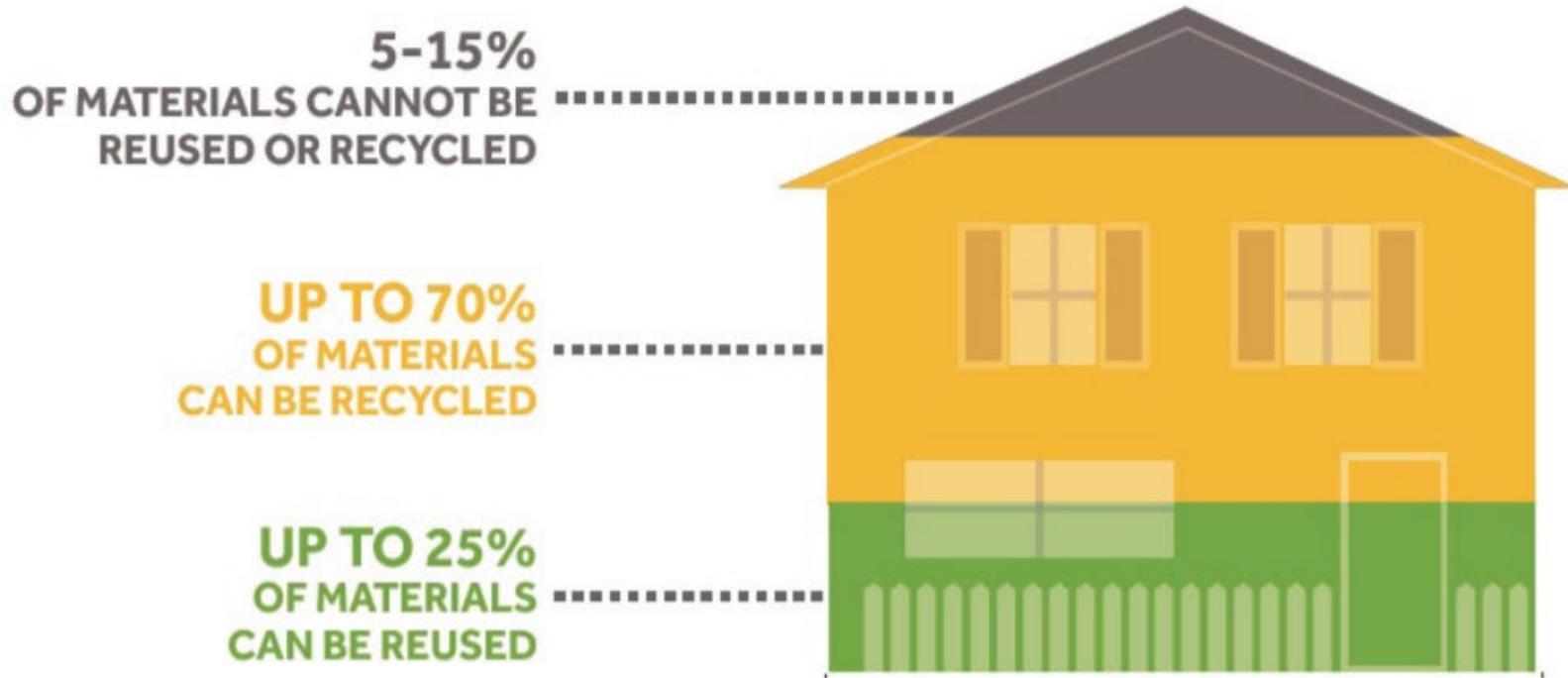
Demolition represents **90%** of total C&D debris.



On average, a 1,000 square foot house has the equivalent of **16 mature trees.**

Buildings constructed prior to the post-war building boom used **old growth lumber.**





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

# 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

# RECLAIMED BUILDING MATERIALS MARKETPLACE

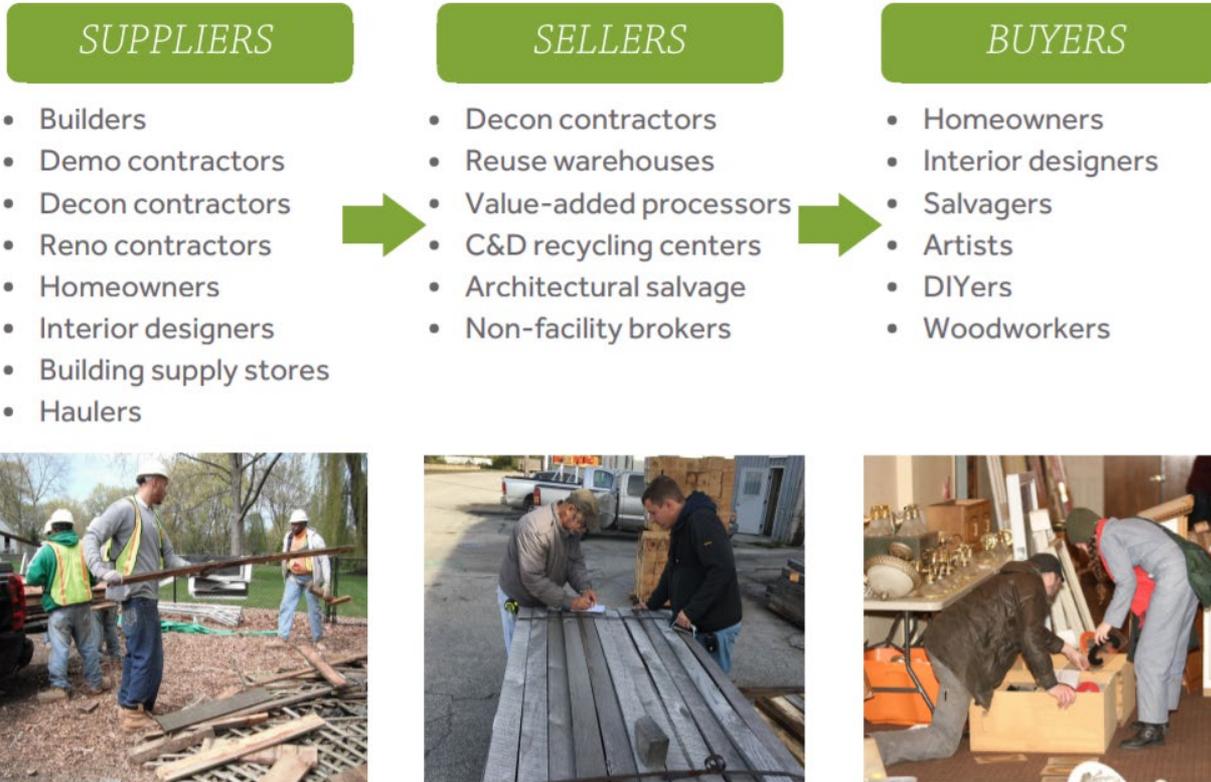


Figure 3: Many actors can participate in the reclaimed building materials marketplace.

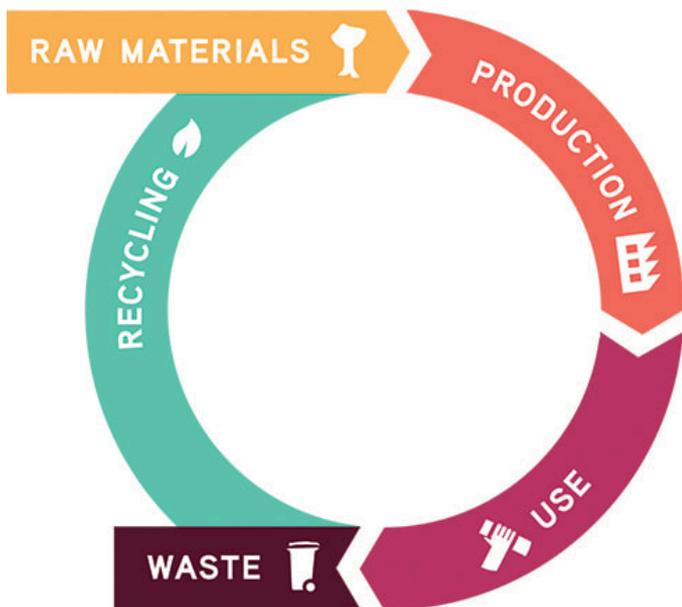
## LINEAR ECONOMY



## LINEAR ECONOMY



## ECONOMY WITH FEEDBACK LOOPS/ RECYCLING ECONOMY



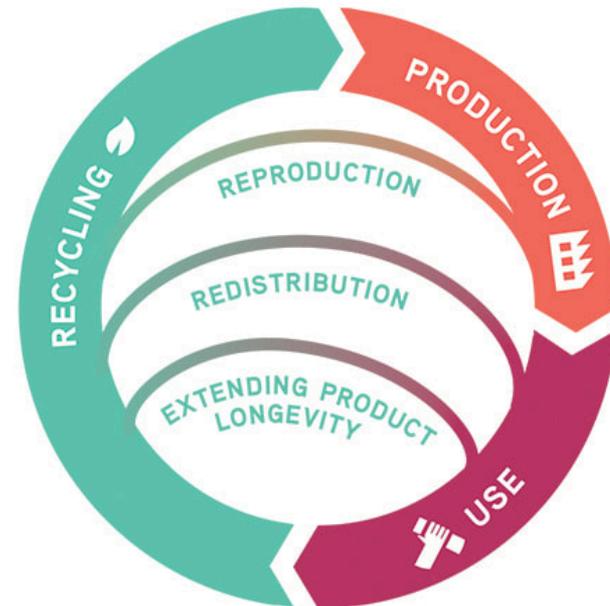
## LINEAR ECONOMY



## ECONOMY WITH FEEDBACK LOOPS/ RECYCLING ECONOMY



## CIRCULAR ECONOMY/ CRADLE-TO-CRADLE MODEL



LINEAR ECONOMY



RECYCLING ECONOMY

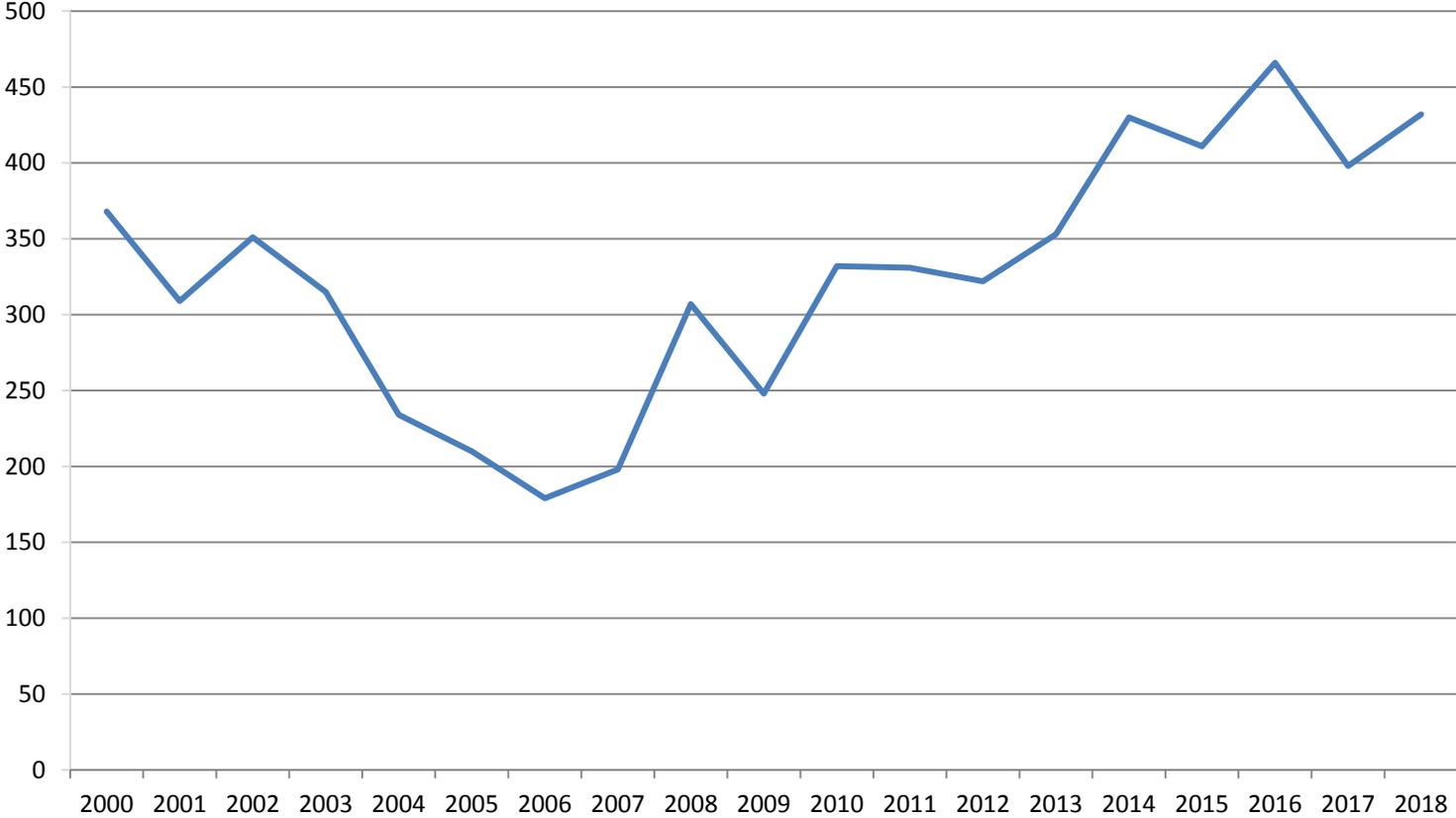


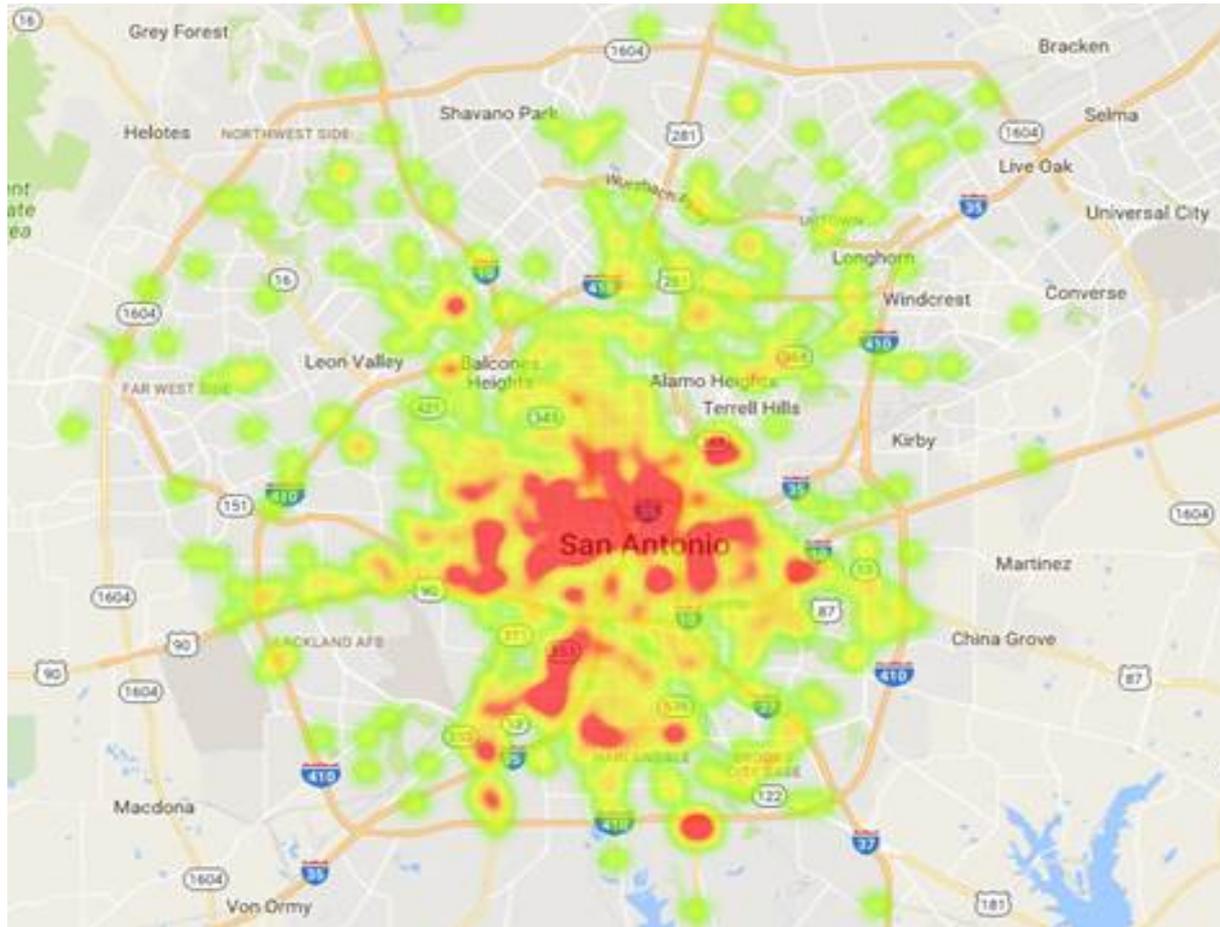
CIRCULAR ECONOMY



Empowering  
circular futures

# Demolitions by Year (City of San Antonio Permits)





**Demolition Heat Map, 2000 – 2016 (COSA Permits)**



# Deconstruction Advisory Committee

Provide insight and expertise from fields of deconstruction, demolition, sustainability, waste, construction, development, and advocacy

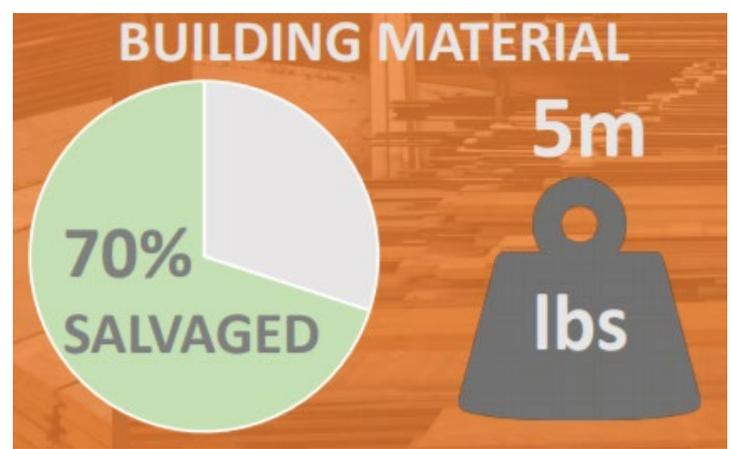
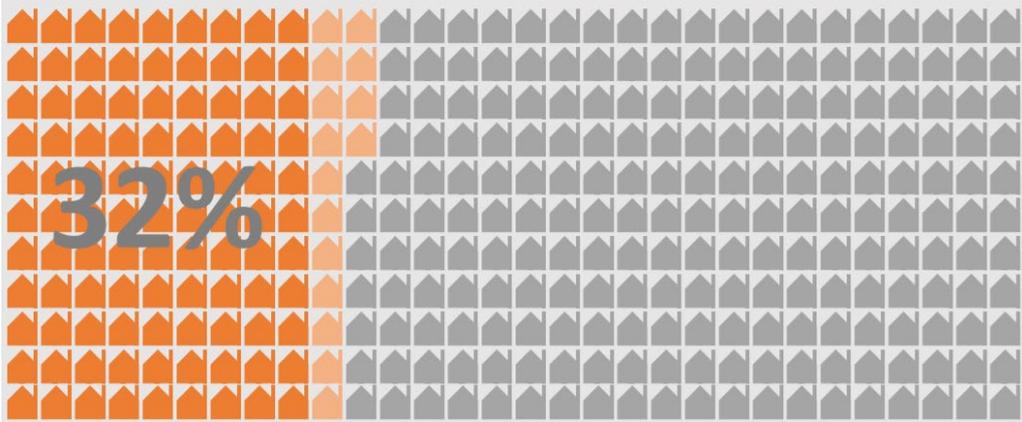
Recommends direction for goals and policy

Inform the public input process

# Case Study: Portland, Oregon

Deconstruction ordinance passed in October 2016

Applies to single-family and duplex homes  
constructed in 1916 or earlier



Certified  
Deconstruction  
Contractors



# 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

# Challenges

Cost (labor and time)

Development pressures

Remediation and abatement

Site storage

Training & workforce development

# Challenges: Accepted

Incentives

City partnerships for hands-on training

Data & technology to connect buyers & sellers

Engaging national partners for workforce development

Engaging local partners for credentialing

CIVTECHSA'S



# RESIDENCY PROGRAM

**Challenge #1:** How can the City quantifiably reduce the volume of reusable/recyclable building materials that end up in the landfill by developing a digital technology that connects sellers and buyers of salvaged materials?



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

Material Reuse  
& Circularity

Reduced-Landfill Construction

Climate Sensitive  
Design

Resilience in Building Codes  
& Programs

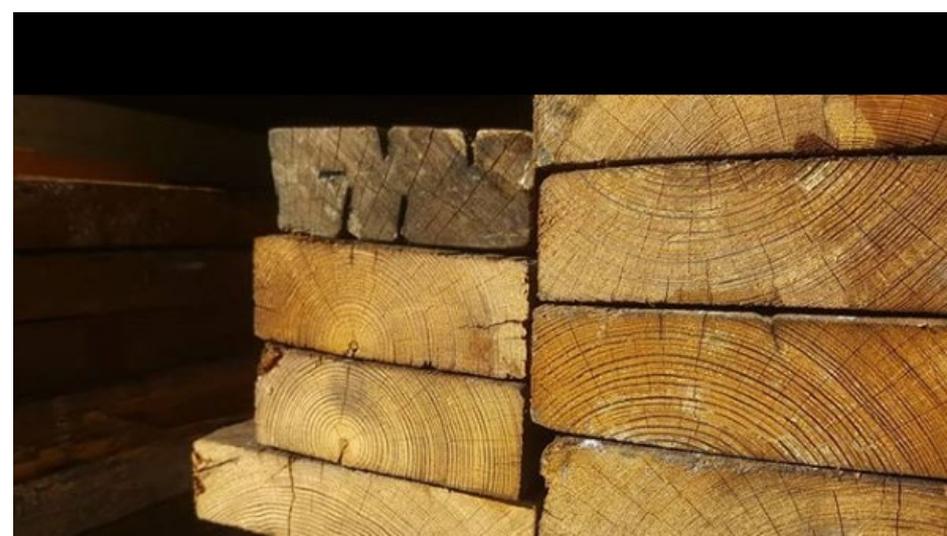
***Note: Comment period extended through March 26! [www.saclimateready.org](http://www.saclimateready.org)***



# Draft Policy Components

- Applicability: any structure in city limits built prior to a certain age\* OR located within NCD/historic overlay
- Applicable to both private & city-ordered requests
- Certified Deconstruction Contractors
- Required and/or goal salvage percentage
- Pre-deconstruction and post-deconstruction reporting
- Yard signs on property
- Required final inspection and closeout by OHP
- Exemptions & incentives





**Please welcome  
Scott Martin!**



**Sustainability &  
Environment**

**Historic & Cultural  
Preservation**

**Workforce &  
Economy**

**Equity**

**Public Health**

**Waste Reduction**

**OTHER**



## 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*

**Like an organ donor, a building may have reached the end of its life but its salvaged materials could save and extend the lives of dozens of other historic structures.**

## Workforce & Economy

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

*Adds labor income into the local economy*

*Facilitates the development of and investment in local small businesses*



## Equity

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

*Creates employment pathways for the economically and socially disadvantaged*

*Facilitates participation in salvage exchange market for those traditionally excluded*



 emergent structures



 emergentstructures • Follow  
Burnside Island

emergentstructures SO MANY  
#SASHWEIGHTS  
#savemercercottage #repurposesavannah  
preserve.now Cool wind chimes!

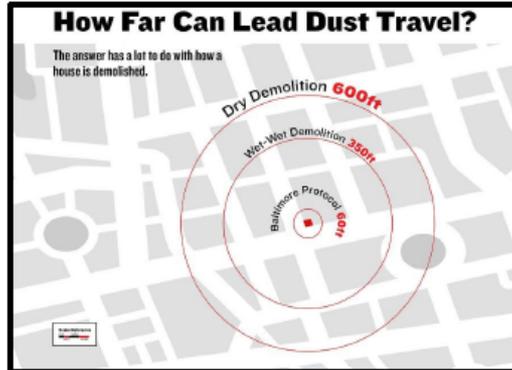
## Public Health

*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

## Next Steps

Public input

Neighborhood and stakeholder meetings

Release of draft policy for public comment

Public  
Meetings &  
Survey

Continued  
Policy  
Development

Contractor  
Training

Council  
Action

# Feedback opportunities

Project webpage ([www.sapreservation.com](http://www.sapreservation.com))

Written comments

Future survey

Public input meetings

Neighborhood meetings

Draft policy comment period

# This Wednesday!

CivTechSA Residency Program Q&A

Wednesday, February 27, 2019

Geekdom Event Centre, 131 Soledad St

6:00pm – 8:00pm

Challenge #1: Tool to better connect buyers & sellers of salvaged building materials



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

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