


Deconstruction: Scalable Opportunities, Technical Assistance, Policy Examples

MassDEP Deconstruction Working Group
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Deconstruction is Scalable

SCALE	TYPE	DEFINITION	EXAMPLES
 MIN INVESTMENT & IMPACT MAX	Adaptive Reuse	Maintaining a building structure while renovating its interior for a different purpose	
	Waste Management Plan	Document to plan for the reuse and recycling materials during a project	Nashville, TN
	Pre-Demo Clean Out	Removing items like furniture that can be donated before the project begins	
	Soft-Stripping	Recovers high value and easy to remove materials like appliances, lighting, cabinetry, and architectural items	
	Partial Deconstruction	Encompasses additional material including doors, trim, flooring, and windows	
	Full Deconstruction	Salvaging all materials with value and outlets	Portland, OR
	Deconstruction Pathways	Provides menu of deconstruction types to select best fit based on a project	Boston, MA



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Policies from Across the Country

Parameter	Type	Applies to Commercial Buildings	Applies to Residential Buildings	Building Size	Building Age/Project Cost	Requires Building Materials Reclamation & C&D Recycling
Cook County, IL	Ordinance	Yes	Yes	All buildings with loadbearing walls	N/A	The project must recycle or divert at least 70% of the material (by weight) and reuse whenever possible
Milwaukee, WI	Ordinance	No	Yes	N/A	Covers historic structures, structures in historic districts, and buildings built before 1929	Ordinance requires 85% diversion rate
Pittsburgh, PA	Executive Order	City owned, condemned buildings	N/A	N/A	N/A	N/A
Portland, OR	Ordinance	N/A	Single family homes and duplexes	N/A	Built before 1940	N/A
San Antonio, TX	Ordinance	N/A	All small-scale residential structures	N/A	Built on or before December 31, 1920 or built on or before December 31, 1945 and located within a historic district	Requires projects to be fully deconstructed



Priorities and Motivations for Ordinance/Incentive/Initiative

Demolition process

Building age

Building size

Building type

Historic preservation/adaptive reuse

Identify specific materials that need to be recovered

... And more

Resources

CROWD: [Local Government Policy Guide to Alternatives to Demolition through Deconstruction and Building Material Reuse](#)

Has sample deconstruction resolution language on page 33

CET: [Promoting Deconstruction](#)

RecyclingWorks Blog: [Simmons University's Deconstruction Project: A Timeline for Success](#)

RecyclingWorks Blog: [Building Up Deconstruction](#)

RecyclingWorks Guidance: [Construction & Demolition Materials](#)

MassDEP: [Overview of Statewide Bulky Waste Characterization Study](#) and [Final Report](#)

Found that materials could have been captured upstream (at the job site/point of generation) for reuse

Carbon Avoided Retrofit Estimator: [CARE Tool](#)

Compare the total carbon impact of renovating an existing building vs. replacing it with a new one

Thank You!



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