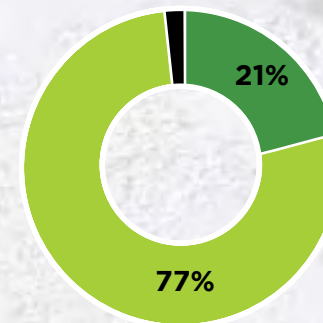


DECONSTRUCTION CASE STUDY



DUNBAR 1930 - 2019

**98% OF THIS BUILDING
WAS SAVED FROM LANDFILL**



-  REUSED
-  RECYCLED
-  DISPOSED

The material chart excludes all recycled concrete.

STEPS OF DECONSTRUCTION

CASE STUDY DUNBAR

1 ASSESSMENT & QUOTE, SALVAGE & ABATEMENT



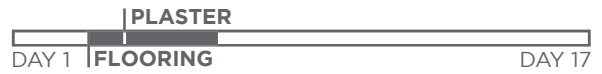
APPLIANCES, INTERIOR DOORS, CASINGS, TRIMS, BASEBOARDS

ASBESTOS

SAFE ASBESTOS REMOVAL PROTECTS NEIGHBOR AND WORKERS HEALTH

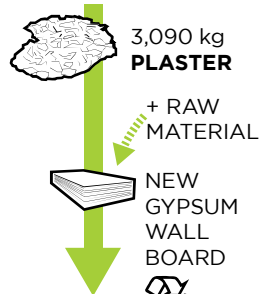
100% REUSED

2 INTERIOR STRIPPING



5,549kg FLOORING
Salvage rates:
Floated: 99%
Nailed: 88%
Glued: 0%

85% REUSED 15% LANDFILL



3,090 kg PLASTER
+ RAW MATERIAL

NEW GYPSUM WALL BOARD
100% RECYCLED

3 EXTERIOR DECONSTRUCTION



19,220 kg LUMBER
Lumber shorter than 4' can only be recycled.

25% REUSED 74% WASTE TO ENERGY 1% LANDFILL

REUSE OF LUMBER

Most pre 1950 homes are built of old growth lumber, which has a high **ECONOMICAL AND HISTORICAL VALUE** and is often reused in interior design.



Photo Credit: WoodShop Coop

25% of the lumber in this house was salvageable.

Lumber was sold to Western Reclaimed and Heritage Lumber.

Shiplap was sold to Woodshop Coop and was used as cladding in Parlour restaurant in Toronto, a refurbished 1894 piano factory.

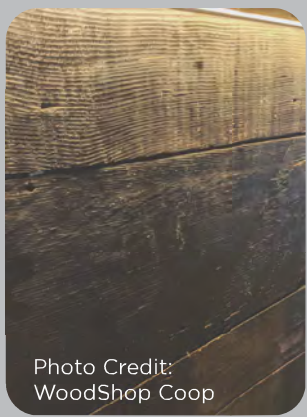
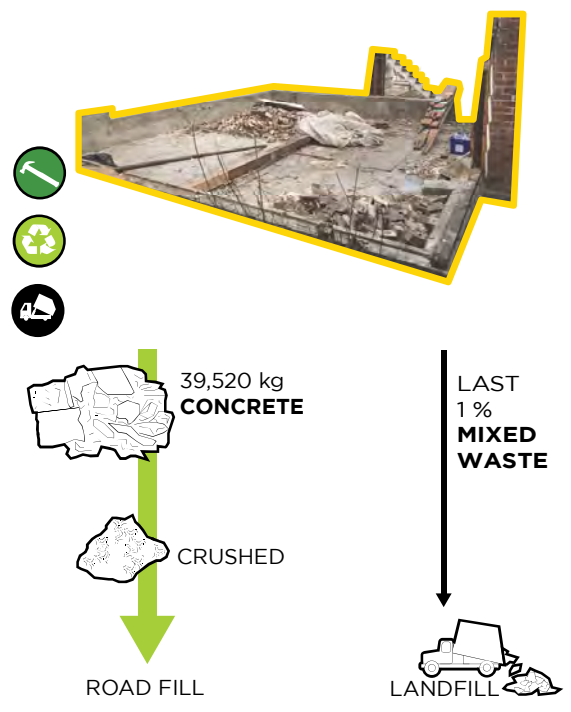


Photo Credit: WoodShop Coop

AFTER DECONSTRUCTION

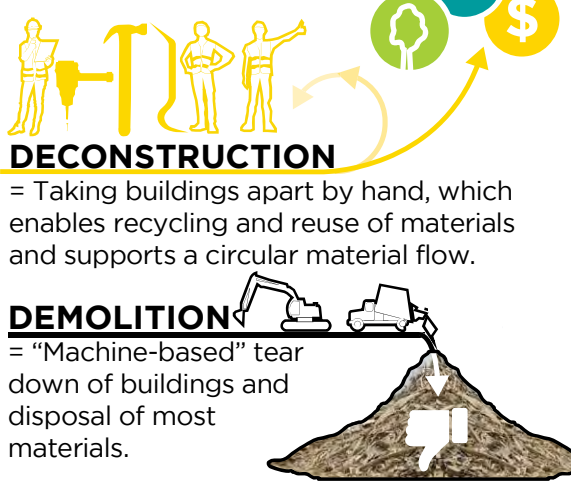
4 EXCAVATION & SITE CLEANING



DECONSTRUCTION ?

Deconstruction is done mostly by hand – a crew takes apart the building piece by piece. Some materials are salvaged for reuse, much is recycled, and only a small percentage goes to landfill. This reduces the environmental impact of house removal, supports the local economy and creates jobs in deconstruction, recycling, and creative upcycling industries.

Deconstruction has **ENVIRONMENTAL, SOCIAL AND ECONOMIC BENEFITS** over demolition.



BENEFITS

- ENVIRONMENTAL**
 - Zero Waste
 - Less Raw Material Production
 - Reduced Greenhouse Gas Emissions
 - Proper Handling of Hazardous Waste
 - Healthier Environment
- SOCIAL**
 - Additional Local Work
 - Preservation of History
 - Education & Research Potentials
- ECONOMIC**
 - Support of Local Economy
 - Cost Comparable to Demolition

COST COMPARISON

	Deconstruction	Demolition
House Removal	\$ 34,990	\$ 21,000 - 27,000
Lumber Purchase	- \$ 6,000	\$ 0
Total cost	\$ 28,990	\$ 21,000 - 27,000

General Contractor: Clay Construction
Deconstruction Contractor: Unbuilders

HOW CAN YOU DO YOUR PART?

- HOME OWNERS**
Consider deconstruction as alternative to demolition - it might be more cost effective.
- DESIGNERS**
Support deconstruction by design with salvaged materials and designing for disassembly.
- CONTRACTORS**
Support the deconstruction industry by diverting materials and incorporating salvaged products.

OWNER

We are **PRESERVING HISTORY** by salvaging old growth lumber.

Salvaging materials **REDUCES** the **NEED FOR NEW MATERIALS**.

This reduces the impact on the land where new raw materials are extracted.

CONTRACTOR

Deconstruction **CREATES JOBS**, not only for the deconstruction company but also within the entire recycling sector.

We donate many materials to **Habitat for Humanity**, a non-profit organization. They issue a **TAX RECEIPT** that reduces the cost of deconstruction.

Deconstruction allows us to **REMOVE HIDDEN HAZARDOUSE WASTE** that would otherwise end up in the landfill.