

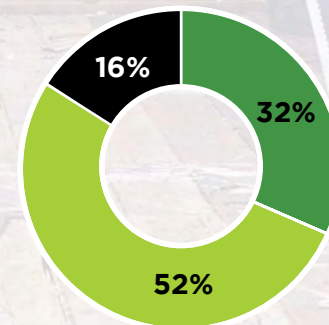
DECONSTRUCTION

CASE STUDY



GRANDVIEW-WOODLAND

**84% OF THIS BUILDING
WAS SAVED FROM LANDFILL**



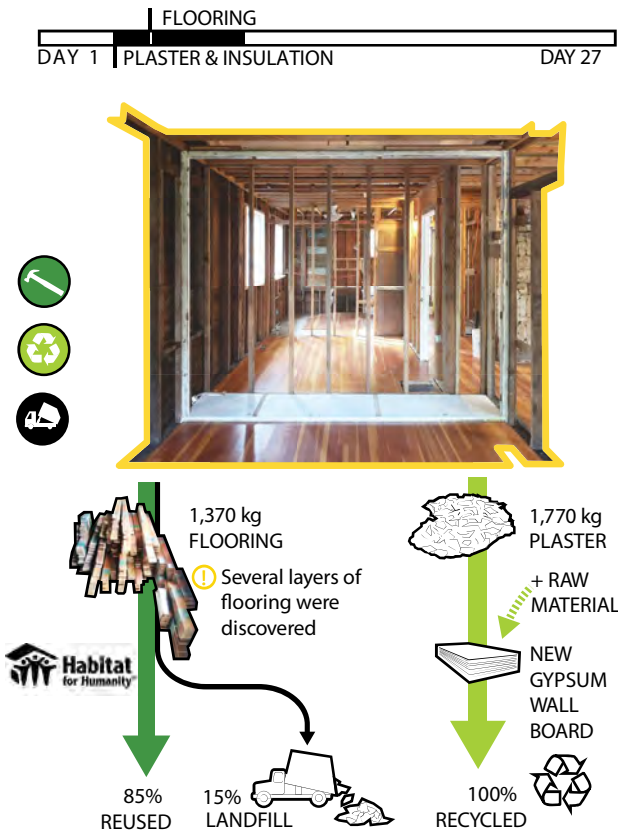
-  **REUSED**
-  **RECYCLED**
-  **DISPOSED**

The material chart excludes all recycled concrete.

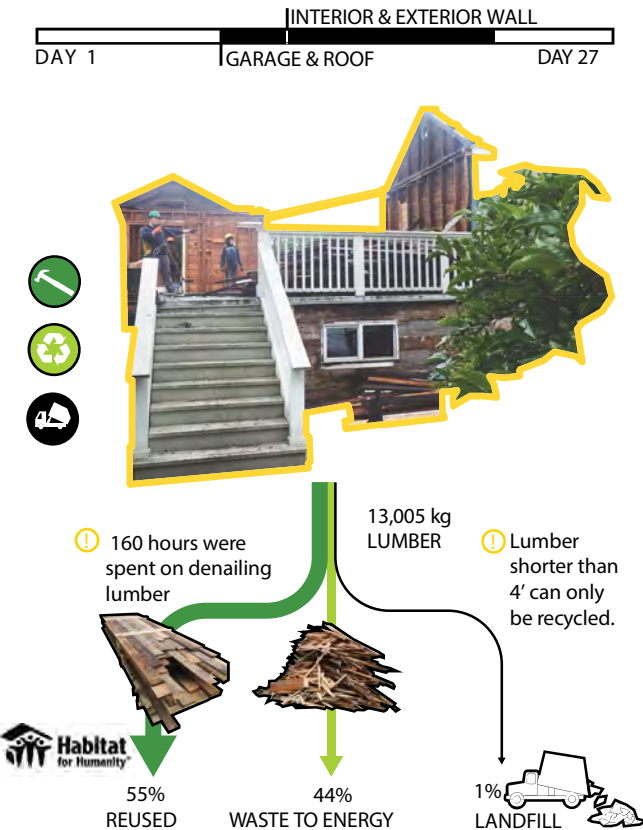
1 ASSESSMENT & QUOTE, SALVAGE & ABATEMENT



2 INTERIOR STRIPPING



3 EXTERIOR DECONSTRUCTION



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: Local Practice Architecture

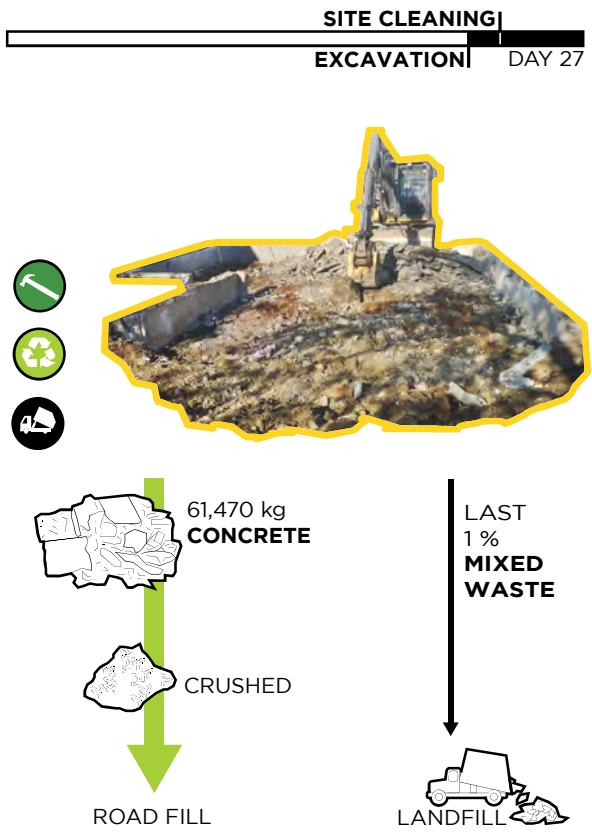
Within this renovation project a former corner store was transformed into a grocery store and cafe. The deli counter and wood ceiling canopy, built of reused lumber, lends character to the space.

Old growth lumber is aesthetically highly thought of due to its fine and dense grain. Through deconstruction this lumber is uncovered and revives in new decorative functions.



AFTER DECONSTRUCTION

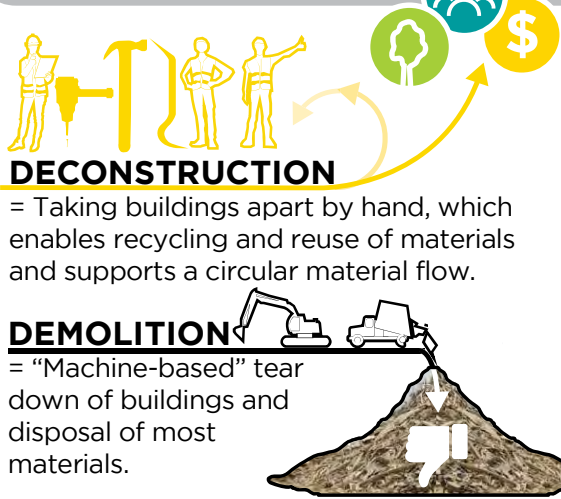
4 EXCAVATION & SITE CLEANING



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	\$ 34,650	\$ 26,000
Tax credit for donation- of salvaged material*	\$ 22,500	\$ 0
Total cost	\$ 12,150	\$ 26,000

* Exact tax credit value depends on income of person claiming the tax credit (typically 44-50% of receipt value).

General Contractor: Best Builders
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 incooperating 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.