



**The ReUse People
of America**

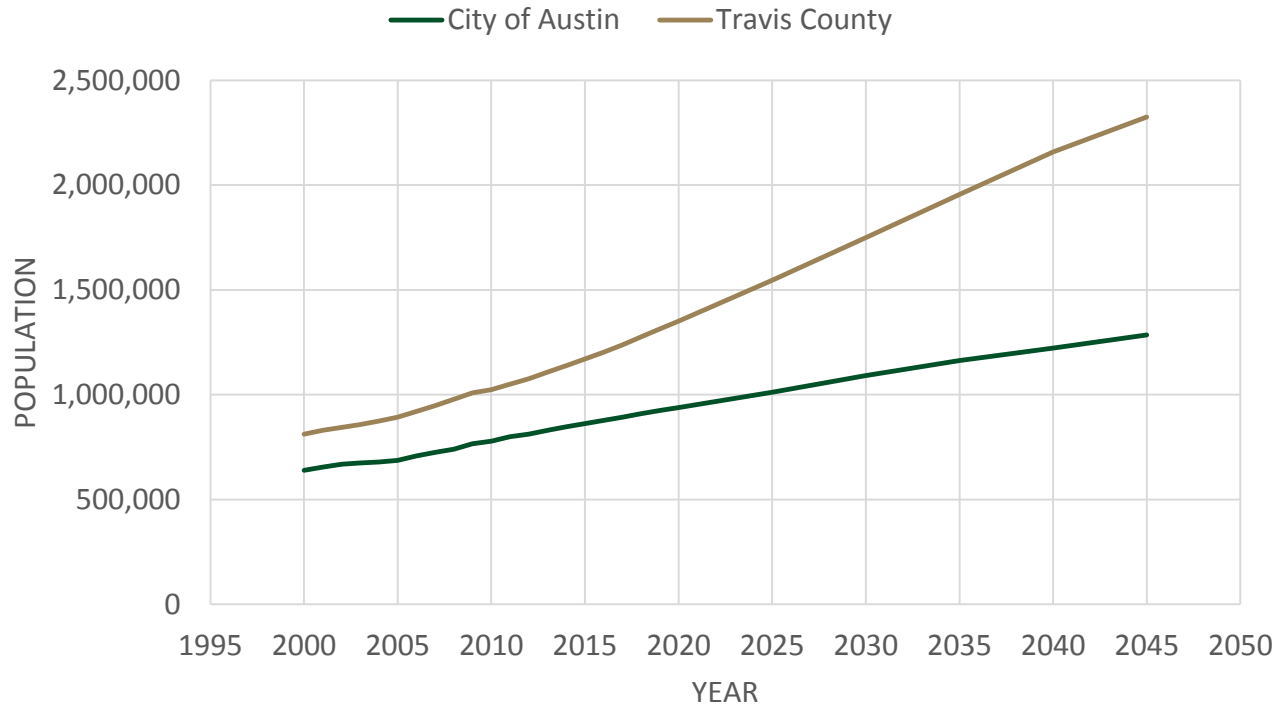
Promoting Deconstruction in Austin

PREPARED FOR THE CITY OF AUSTIN
ZERO WASTE ADVISORY COMMITTEE

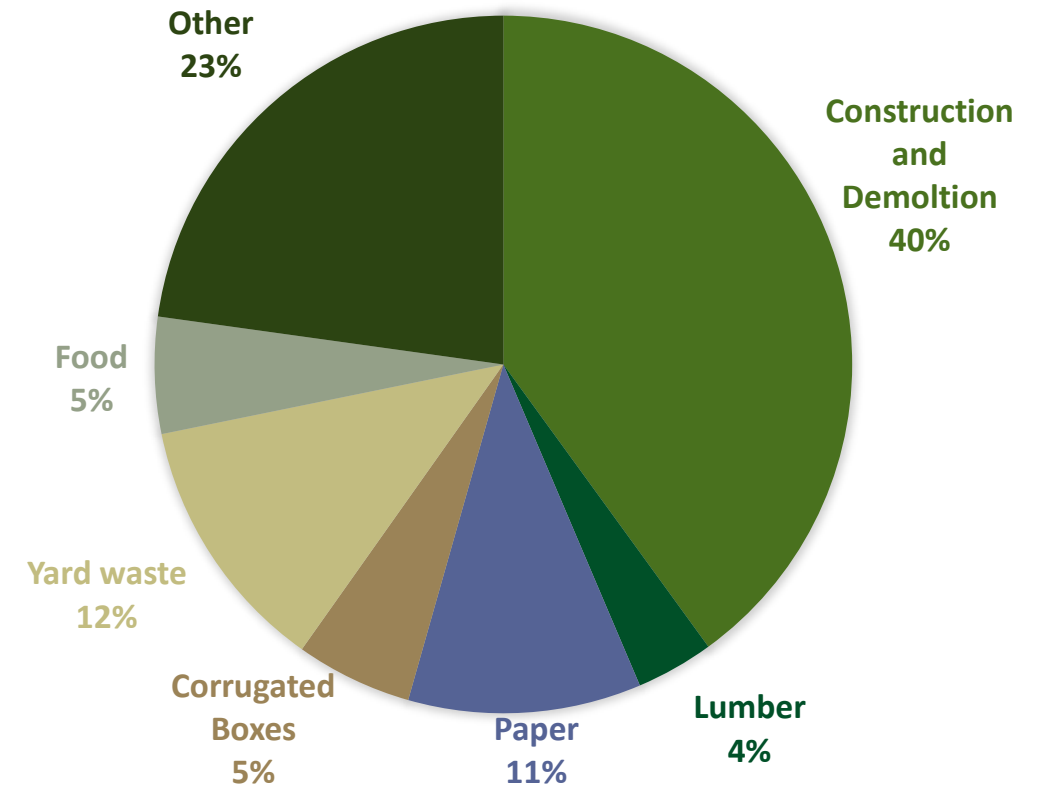
Why deconstruction is important



**HISTORIC AND FORECASTED
POPULATION^[1]**



**TOTAL MSW DISPOSED IN TRAVIS
COUNTY IN 2010^[2]**



Sources:

1. "Austin Area Population Histories and Forecasts". Ryan Robinson, City Demographer, Department of Planning, City of Austin. January 2013.

2. Shao, X. and King, C. W. . "Analysis of GHG emissions from Travis County Landfills from 2010 to 2030: A Report to the City of Austin Office of Sustainability". August 2013. Table 8, p 12.



Agenda

1.

- Raise Awareness

2.

- Incentivize Deconstruction Permits

3.

- Pilot a Deconstruction Grant Program

4.

- C&D Policy Changes



Raise Awareness: Website



Development Services Department

DEMOLITION & RELOCATION

You are required to obtain City of Austin permits before starting any demolition or relocation project.

Before You Begin

Verify with the Development Services Department that new construction will be permitted at this location before filing a Residential Demolition Permit. Residential properties over 40 years old require review by the Historic Preservation office and possibly the Historic Landmark Commission. Once the Historic Preservation Office has reviewed the property for historic significance, a demolition permit may be obtained from the Service Center and any additional fees will be assessed.

You will need a **site plan or survey** showing the street address, location and dimensions of structure on site. Clearly identify the structure(s) or portion of the structure(s) to be demolished. You will also need a **certified tax certificate**. If the tax certificate is in a name other than the current owner, proof of ownership must be shown through connecting documents. Lastly, provide photographs showing the structure(s) or portion of the structure(s) proposed for demolition. See the **fee schedule** for Historic Preservation Office Review fees.

*Additional fees may be assessed if the project requires review by the Historic Landmark Commission.

Include information about deconstruction on austintexas.gov in a prominent, easy to access location near or on Demolition & Relocation web page

Purpose:

- Educates those unfamiliar with deconstruction
- Helps legitimize deconstruction as an alternative to traditional demolition

E.g. City of Portland, www.exploredecon.com



Raise Awareness: City Staff

Make sure Permitting Office and Historic Landmark Commission staff are familiar enough with deconstruction so that they are equipped to answer questions permit seekers may have

Send out a newsletter to all staff with basic information on deconstruction

- What it is
- What can be salvaged
- How long it can take
- How much it will cost
- Who can perform deconstruction in Austin

Have informational pamphlets (FAQs) on deconstruction available for staff to give to those interested in learning more





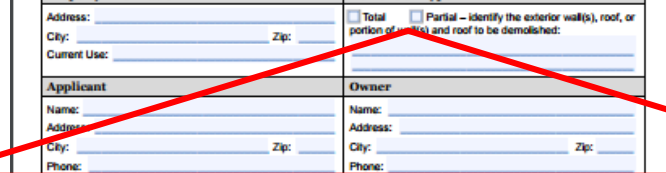
Raise Awareness: Deconstruction Surveys


- A Deconstruction Salvage Assessment (DSA) is an inspection by a salvage expert to identify *what* materials can be reclaimed for reuse
- A separate assessment to identify the *value* of the materials can be performed by a third-party, IRS-qualified appraiser (typically done under assumption of donation to a non-profit)
- Benefits:
 - Completely free of charge
 - No obligation to deconstruct
 - Informs individuals on *what* can be salvaged
 - Gives an estimate of the possible tax deduction from donating

Include blurb on austintexas.gov informing residents on how to take advantage of this resource, e.g. “Did you know...”



Permit Incentives for Deconstruction



 Demolition Permit Application	
Application Type: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential Fee Paid: \$ _____ Date of Submission: _____	
For Office Use Only – Permit Information	
BP- _____ PR- _____ LHD_NRD_HDP- _____ Ca. _____	
Referred By: _____ NRHD/LHD: _____	
<input type="checkbox"/> Release Permit <input type="checkbox"/> Do Not Release Permit <input type="checkbox"/> HLC Review- _____	
Historic Preservation Office _____	Date _____
<i>To complete this form electronically: Open with Internet Explorer, then Click Here to Save and continue.</i>	
Property Information	Demolition Type
Address: _____ City: _____ Zip: _____ Current Use: _____	<input type="checkbox"/> Total <input type="checkbox"/> Partial – identify the exterior wall(s), roof, or portion of wall(s) and roof to be demolished:
Applicant	Owner
Name: _____ Address: _____ City: _____ Zip: _____ Phone: _____	Name: _____ Address: _____ City: _____ Zip: _____ Phone: _____

Demolition Type	
<input type="checkbox"/> Total	<input type="checkbox"/> Partial – identify the exterior wall(s), roof, or portion of wall(s) and roof to be demolished:
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Include deconstruction category or attachment to Demolition Permit Application

- Expedite review of deconstruction projects over traditional demolition
- Waive or reduce fees for deconstruction
- Expedite review for new building permits if existing structure(s) on property is deconstructed
- Advertise incentives on Demolition permit webpage on austintexas.gov



Deconstruction Grant Program



- Case Study: City of Portland
 - Budget of \$100,000
 - Funded 20 full deconstruction projects
 - Maximum grant awards: \$2,500 for full deconstruction; \$500 for partial projects
- Serves as a Pilot program
 - Collect data on material generation, characterization, and destination
 - Troubleshoot policy specifics (applicant compliance)
 - Identify barriers
 - Raise awareness (yard signage)
 - Use to make informed policy on deconstruction in the future



Suggestions for C&D Ordinance

	DSA Requirements	Minimum Diversion Requirements	Incentives for Deconstruction	Materials Banned from Landfills
Seattle	Waste Diversion Plan submitted with demo/decon permit application	50% Recycle or Reuse 20% Reuse (excluding banned materials)	New building permit req. prior to demo; not req. for decon	Asphalt , brick, metal, unpainted/untreated wood, concrete, carpet
Portland	N/A	decon required for homes built on or before 1916	Los Altos Hills, CA waived fees for decon projects	Chittenden County, VT Plywood, Asphalt shingles, scrap metal, clean lumber & pallets
Cook County	Demolition Debris Diversion plan with app	70% Recycled 5% Reuse	Evanston, Highland Park, & Winnetka, IL residential demo projects severely taxed	
Palo Alto	DSA (with material value estimate) for all single-family homes	“waste reduction” Residential: 75% Commercial: 80%		



Summary

- *Divert Material from Landfills* – Cook County has diverted over 600k tons of C&D waste since 3D Ordinance passage in 2012
 - In 2010, UT Professor Carey King estimated that 40% of the total Travis County waste stream came from C&D waste ([Slide 2](#))
 - Deconstruction can help Austin move toward Zero Waste Goal faster
- *Stimulate Local Economy* – Appliances, fixtures, and materials can be resold in Austin
 - Create jobs (Contractors, deconstruction workers, salvage retail)
 - Provide low income individuals with affordable alternatives
 - Reduce the consumption of virgin materials
 - New construction projects that use salvaged materials can receive LEED credits (Materials and Resources category)