

## CT Materials Reuse Network

December 15, 2009

### Summary notes

Present: Sherill Baldwin, Michael Barbour, Tony Philpin, Charles Paonessa, Elliot Henowitz, Helen Higgins, Terry Dinnean, Chris Stefanowicz. Phone: Mary Bennett, Rick Roberts, Greg Secord, Joe DeRisi

Notes submitted by Sherill Baldwin

### Defining Deconstruction

The focus of the meeting was to review the concept of deconstruction to see if we might actually define it. By having a definition, or greater understanding of deconstruction, might help DPS as they look to include a definition in their demolition regulations.

Sherill shared a 'new' definition of demolition, beyond the one from DPS, that came from the Department of Health. In a letter from Ron Skomro, DPH regarding asbestos, the definition of demolition in proposed regulation was stated as "the wrecking or taking out of any load-supporting structural member of a facility together with any related handling operations or the intentional burning of the facility." (See attached Ron Skomro DPH Memo, May 22, 2003)

It goes onto to say that residential renovation work is exempted from their concept of 'demolition' – similar to how DPS sees renovation vs. demolition.

Deconstruction – what is it?

Intent is what defines what it is or isn't – it is both demolition (full deconstruction and/or structural disassembling for reuse) and renovation (non-structural disassembling for reuse and/or before rebuilding).

Discussion about what is and is not deconstruction went around in circles for a while – concluding that it is, again, both demolition and renovation.

Moved to talk about what is or is not soft-stripping to help better understand deconstruction. All agreed that soft-stripping (ie falling under renovation and not demolition) would include the removal of windows and doors, siding, interior renovations and repair, roofing, plumbing and lighting fixtures.

Where it was not fully agreed upon – because there are always the 'it depends on the situation' includes façade (non supporting), a porch, sub-flooring... this could be structural but not in all cases.

Flooring should only be done by folks with experience to do the job. Agreed by all. But not all flooring jobs (or sub-flooring) are structural – but to make that judgement requires knowledge and experience.

Is everyone comfortable with deconstruction being defined as type of demolition? There were no no's... and Elliot confirmed that DPS will be attempting to define deconstruction and it will be within the demolition codes.

Elliot repeated his issue/concern about the lack of training programs that can provide, in a short term, proof of certain skills provided to ensure the supervisory level of the DPS demo registration (potentially the demo licensing/testing).

What about historic preservation – what's their view of deconstruction vs. demolition?

Helen shared that including deconstruction within demolition is positive from a historical preservation perspective. Within the renovation world there are no protections. While not all communities have 'delay ordinances' before demolishing buildings that may have historic significance, those that do are protected because they are 'demolition projects'. If deconstruction were part of 'demolition' than that would ensure protection.

But would it ensure protection from soft-stripping? No. DPS, like DPH, views soft-stripping activities as more renovation work.

What about demolition industry?

Chris shared not a pro or a con – He pointed out, that like deconstruction, demolition is also a systematic-detailed oriented process to ensure a safe wrecking of a building. They do systematic salvaging. There's a definite crossover of demolition and deconstruction. The concept of soft-stripping is also called 'hand-demolition', surgical demolition....

It's at the local level – the local building inspector – that determines what % of the work done is demolition vs. renovation. It's outlined at the municipal level (confirms the need for DEP to be part of the DPS training program of local building inspectors if possible).

A full deconstruction is not renovation/remodeling. It would be considered demolition and will require a demo registration/license.

Again, it's the intent. The intent of what the activity entails will determine if the deconstruction is demo or renovation. Needs to start at the design phase of the project.

Are renovator required to get/conduct asbestos inspection? No. Joe shared that usually he gets a copy of the asbestos report before he goes in – this helps him understand where, if any, asbestos is to avoid it and take necessary precautions (the report includes a diagram).

For full-deconstruction/demolition – asbestos inspections need to take place before any removal of materials.

### **Other updates:**

- Most recent version of the Building materials Reuse Center brochure was distributed. Feedback was requested to finalize it.
- **Next meeting:** will focus on developing strategies for marketing and outreach for building materials reuse centers. Guest speakers invited include Kristie Sullivan from CT Economic Resource Center who will provide an overview to help develop a strategy and Mary Ann Remolader, NERC and James Ruttan, iwastenotsystems who will talk about the Materials Trader project in the northeast and how it might benefit members of the Materials Reuse Network.
- No more information about Danbury's HfH ReStore moving or the new HfH ReStore opening in Middlesex County.
- Urban Miners expansion. Joe secured a new spot and in the process of moving – currently has both locations. New site is 30 Manilla Avenue, Hamden. He hopes to have an open house in the spring.