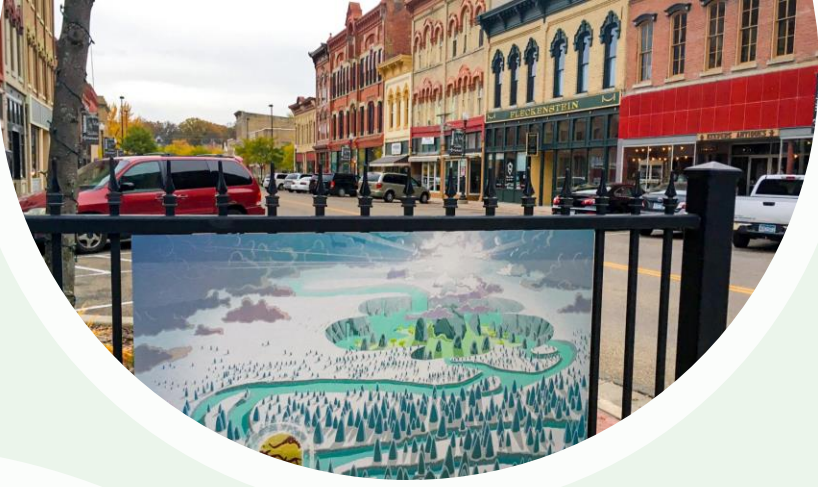


Deconstruction and Preservation

May 8, 2023



At Rethos, we work to support community vitality through enabling the retention and rehabilitation of old buildings. From maintaining historic integrity to deconstruction, we know that historic preservation takes many forms.



About Rethos

- **Community Programs:**
 - Deconstruction Education
 - Homeowner DIY Education
 - Real Estate Professional CE
 - Minnesota Main Streets
- **Real Estate:**
 - Historic Rehab Loans
 - Preservation Easements
- **Rethos Policy Institute:**
 - Advocacy at the State Capitol
 - Sustainability Collaborations
 - Expanding our Policy Work



Preservation Policy Changes that Can Reduce Demolition

- **Local Historic Districts** as safe zones for smaller, older, more affordable homes
 - Policy Challenge: Top Down or Grassroots designation process
- **State Historic Tax Credit** legislation for Commercial and Residential
 - Reduce the basis to enable more projects
- Incentivize the redirection of development to vacant parcels
 - **Vacancy Tax** on parcels that are left empty for more than specified period
 - **Tax breaks** for developers who build on existing vacant parcels
- **Thoughtful rent stabilization** that does not incentivize demolition
- **Demolition Review** to help stem demolition



The Issue: Throwing buildings away

- In 2018, the U.S. produced 600 million tons of construction and demolition (C&D) waste.
- Reusable, durable, and historically unique building materials are filling up our finite landfills in Minnesota.



**Nearly
150 miles
high!**



Photo Credit: Hennepin County

The Solution:

Deconstruction, salvage, and reuse

- Deconstruction is the disassembly of a building so the structural and non-structural materials can be reused.
- Keeps materials, and their value, local!
- Deconstruction and salvage reduce demand for new materials and negates the risk of air, soil, and water pollution from resource extraction and material production
 - Worker safety and neighbor benefits: reduced dust typically caused by demolition!

What is the
salvage value?



Photo Credit: Rethos

What is the
salvage potential?



Photo Credit: Petrina Rhines

Salvage

Salvage is the process of reclaiming of high-value materials like appliances, cabinetry, doors, windows, and lighting fixtures.

- Doors
- Windows
- Lighting fixtures
- Appliances
- Cabinets
- Trim
- Hardwood flooring

Salvage, reuse, and resale

- Applying circular economics and extending the life of building materials
- Generating value from what would be "waste"
- Preserving culturally and historically significant materials
 - Antiques, vintage, and the unique!



Why deconstruct?



Photo Credit: Emily Barker

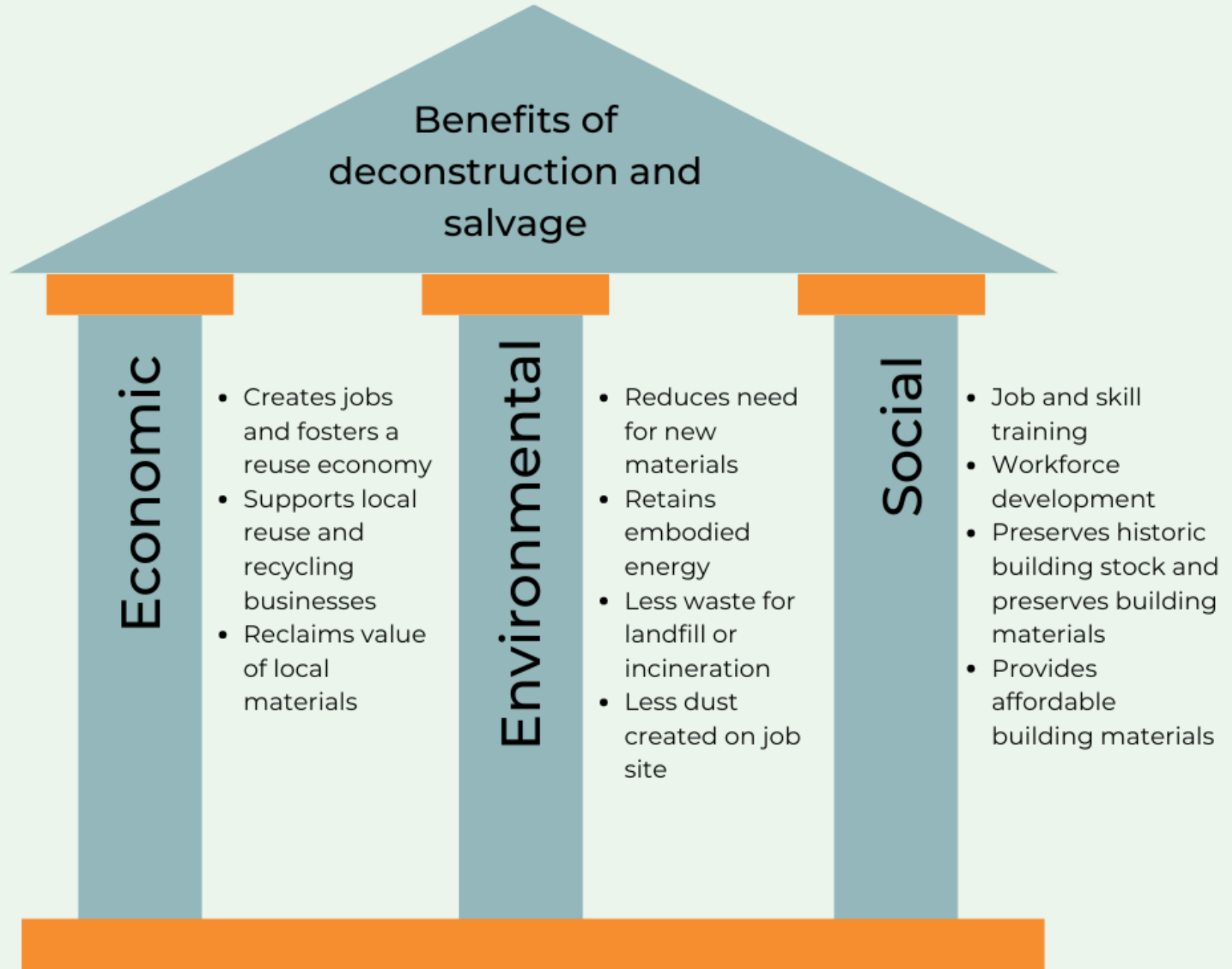




Photo Credit: MPCA

When to deconstruct

- Adaptive reuse, redevelopment, renovation and redesign
- Always plan deconstruction and salvage into long-term building management plans
- Start planning early, even up to a year in advance
- Advocate and push
- If you can't save the building, save its materials!

Design for disassembly

- Make deconstruction easier
 - Increases the salvage potential
- Standardized methods of building material management
- Maximize economic value of materials
- Minimize waste produced
 - Streamlined reuse, repair, and recycling



Fostering deconstruction and the salvage market

- Top-down (policy) vs bottom-up (grassroots)
- Buy used!
- Resources are great
 - Strategy, commitment, and collaboration are *key*
- Display there is a desire for building reuse and emphasize the benefits
 - Local economy + supply chains
 - Community and cultural preservation
 - Starve the landfills of usable materials



Photo Credit: MPCA

What can you do?

Voice

Voice your support for local and state resources furthering sustainable building through preservation and repair, adaptive reuse of structures, deconstruction, and material reuse.

Leverage

Leverage your platforms and networks to promote sustainable material management.

Engage

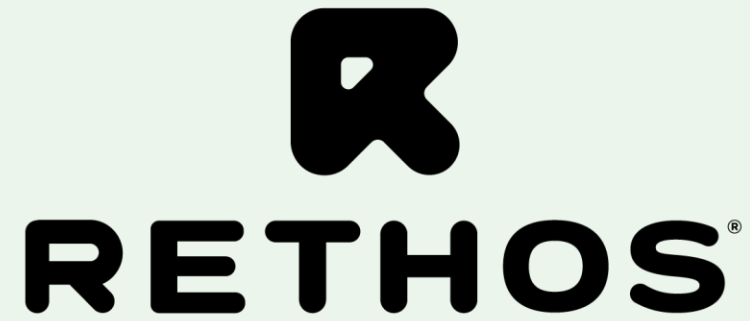
Engage with organizations doing this work and get connected.

Use

Use Rethos as a resource for identifying opportunities, connections, and information.

Remember

Remember that wasted materials result from a lack of creativity and intentionality.



Thank you!

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