Supporting New York State municipalities in their efforts to achieve a more equitable, climate-resilient built environment

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An alliance grows into a CR0WD

Began in 2020 as a network to work toward a more sustainable built environment in New York State.

Supports building material reuse and recognizes the environmental, cultural and economic value of deconstruction and a circular building economy.

Preservationists, planners, architects, policymakers, salvage and reuse professionals, university faculty and students, and more.
600 MILLION TONS ANNULLY

19 MILLION TONS IN NYS
It’s not waste. It’s just wasted.

Construction and Demolition Debris (CDD)

• Largest single component of landfill waste

• 90% comes from demolition rather than new construction – yet upwards of 80 percent of building materials can be reused

• Majority is asphalt and concrete (sometimes recycled) and significant tonnages of wood, brick and other reusable building materials in addition to architectural salvage.

• No local government in New York State has adopted deconstruction ordinances/building material diversion requirements.

Source: Advancing Sustainable Materials Management: Fact Sheet 2018, EPA, November 2020
Built environment generates 40% of CO2 emissions

13% = extraction/manufacture/transportation (EMBODIED CARBON)
27% = building heating, cooling, etc (OPERATIONAL CARBON)

– Architecture 2030
The greenest building is the one that is already built.

– Carl Elefante, former president, American Institute of Architects
ENVIRONMENTAL
- Reduce waste to landfills
- Retain embodied carbon
- Conserve natural resources
- Lower carbon emissions
- Reduce toxic pollutants
- Improve public health and safety

SOCIAL/CULTURAL
- Improve design and manufacturing process/products
- Honor history and craftsmanship
- Develop trade skills being lost generationally
- Encourage sustainable treatment of our neighborhood buildings and infrastructure

ECONOMIC
- Create equitable green jobs to benefit local economies
- Augment existing material supply
- Strengthen vulnerable supply chains
- Lower cost of maintaining landfills

Circular Construction Economy
5 Challenges of Deconstruction

1. Cost
2. Time
3. Material outlets
4. Policy
5. Workforce
US deconstruction ordinances

Portland, OR

Initial 2016 ordinance required deconstruction of residential properties built before 1916 and all residential historic properties. 2020 amendment requires deconstruction of all residential properties built before 1940.

Palo Alto, CA

Deconstruction is required for any residential or commercial project in which the structure is being completely removed, regardless of year built and project value. Accessory dwelling units (ADUs), structurally unsound buildings, remodeling or additions projects are excluded.

*California is the only state with a building waste diversion requirement (65%).

Pittsburgh, PA

An executive order requires the deconstruction of city-owned properties that are condemned but not yet slated for demolition and forms a Deconstruction Action Council.
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1. Policy development
2. Education and engagement
3. Workforce development
4. Research and data analysis
Policy development, local and state

POLICY RESEARCH
- Mapping partnerships

POLICY GUIDES
- City of Ithaca Deconstruction Policy Pack + general municipalities
- Public comment guide for NYS’s climate act
- Local Municipalities Guide

OUTREACH
- Local, county and state elected officials
- NYS agencies (Department of Environmental Conservation, Empire State Development, NYSERDA)
- Professional/state-wide organizations (NYSAR3, Northeast Recycling Council, New York State Landbank Association)
Policy development, local and state

CR0WD State Policy Committee

- Developing legislation timeline and policy priorities with elected state officials
- Determining legal authority re: materials management
- Creation of a materials hierarchy (market value, embodied carbon, environmental impact when landfilled, etc)
- Deconstruction pledges: universities, counties
- Vacant School Survey ➔ Building Circularity Centers
Education and community engagement
Education and community engagement

SUMMITS
• NYS Reuse Summit, June
• Deconstruction Summit, December

CONFERENCES/SEMINARS

PROOF OF CONCEPT
DECONSTRUCTION PROJECTS

FOCUS GROUPS
• Developers, property owners
• Local building permit personnel
• NYS Land Bank directors
• Planning departments
• Etc
Green workforce creation/development
Research, data gathering and analysis

Deconstruction Ordinance Examples from US/Canada

Palo Alto, CA

Deconstruction is required for all full structural removals – residential and commercial.

Enforcement

Deconstruction and construction material management in Palo Alto

Date

Calculated burnout 2006; effective July 1, 2008

Termination

Deconstruction is required for any demolition/Commercial projects in which the structure is being completely removed, regardless of “piecemeal project” or project status (progressive building permits are issued); or (b) any partially removed buildings remaining or additions projects are underway.

Requirements

1. Before applying for building permit, a safe and secure reuse organization must be identified and documented in the permit application.

2. Where a building is required to be removed, the proposed owner-managed reuse of
each building material’s salvaged wood, metal, concrete, and glass will be evaluated.

3. Before submitting a building permit, a public hearing must be held, at least
4. Action plan in preparation for the project, documentation must show that

Results/Impacts/Recommendations

1. Data-driven data and data that happens to permit applications already “in process.”

2. Offer 3-5% for taking a hard hat for another staff (old staff) inspection, return of

3. Use case studies and effective feedback to refine guidelines or survey

4. Offer multiple workshops per year prior to deconstruction

5. Beef-up permits with conditions during a short phase.
Resources available at [www.crØwd.org](http://www.crØwd.org)

- Free guides
- CRØWD partner contacts
- CRØWD Conversations (virtual)
- Conference schedules
- Exhibitions and events
- National websites and resources
- And more...coming soon
Join us: Every Monday, 9-10am
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