

**Materials Reuse Network
January 22, 2009**

Meeting Notes/Summary

Present: Sherill Baldwin (DEP Recycling), Michael Boyer (DEP Recycling), Keith Cook (HFH Fairfield County), John Cimochoowski (DEP Parks), Bill Coleman (DEP Building Support), Asher Fink (The JunkLuggers), Anthony Rish (Gateway Comm Coll), Dave Cooper (Gateway Comm Coll), Dave Giese (Restore Home Improvement), Rick Roberts (Eco One), Frank Gagliardo (DEP Solid Waste), John Powers (CloverNINE Green Building), Joe DeRisi, (UrbanMiners) Marshall Guston (Fuss & O'Neill), Ross Bunnell (DEP WEED)

On Phone: Dave Bennink (Re-Use Consulting), Neil Seldman (Institute for Local Self Reliance)

BACKGROUND/UPDATE:

Goal: To increase deconstruction activities to recover more building materials for reuse and recycling.

Challenge identified in December: Deconstruction activities fall within demolition activities. Local building Inspectors follow state building codes – demolition activities require a demolition license (exceptions: soft stripping (non structural components/parts of building; historical buildings deconstructed for reuse BUT rebuilt and/or residential buildings up to 30/35 feet when done by owner)

Direction for Solution: In December we felt the best solution was to invite the State Building Inspector to our next meeting to talk about how deconstruction activities might be recognized differently.

DISCUSSION AT JANUARY MEETING:

State Building inspector has not yet been reached. Sherill and Ross would like to meet with SBI at least once before meeting with the group to outline the challenges to give him opportunity to think it through....

-This gives us an opportunity to fine tune what we are asking of the SBI – what is it that we need to do...

-Everyone provided handouts:

1. List of different deconstruction definitions
2. Part IV Demolition Codes (discovered at meeting didn't include definition)

-Define what is deconstruction? How is it different than demolition? When is it the same?

-Definition of Demolition:

Demolition means any wrecking activity directed to the disassembling, dismantling, dismembering and/or razing of any structure of part thereof not exempt under the provisions of section 29-402 of CT General Statutes.

Found not in statutes, but in regulations: See page 1 – definition under (d)

http://www.ct.gov/dps/lib/dps/office_of_state_fire_marshall_files/regs-files/democode.pdf

Exemptions – check out Sec. 29-402 (c)

Sec. 29-402: http://search.cqa.state.ct.us/dtsearch_pub_statutes.html

-What's difference between Demolition A and Demolition B? (No one could answer question at the time – see State Demolition Code below)

-Deconstruction is...

Recycling and recovery

Manual, by hand

It's not always by hand

Soft-stripping – deconstruction of non-structural components/parts

-All deconstruction is done with demolition contractors – decon partners with demo - so you don't need the demolition license

-not everyone agreed – many demo contractors not interested in deconstruction – it then becomes competition not partnership

-the problem here too is that you can't subcontract with demolition contractor as a deconstruction contractor – subcontractors must also have demolition license (unless employed by demo company)

ACTION: Neil volunteered to reach out to Manafort Brothers, the Demo company that did the deconstruction project in Hartford about 10 years ago. Sherill has played phone tag with Jesse Garuti from Manafort Brothers and volunteered to work with Neil on this.

-What is Deconstruction? How different from Demolition?

-Both include issue of recovery

-Difference between demolition and deconstruction is that demolition recycles, but deconstruction emphasis is about reuse with recycling – primarily about reuse (salvage)

-Joe partnering with demolition now – but it's taking the 'stuff' and he can't physically remove it – just takes it off site..and also can't do 'complete' deconstruction of a building under current system

-What about a waiver? Can a waiver be sought?

-Too difficult – doesn't really work on local level

-What about a deconstruction license?

Current home renovation license doesn't need/require any training or certification

If there was a deconstruction license – should require some form/level of training/certification

-Also need to promote the use/reuse of the building materials recovered

-There's been a pilot in CT – Harford – but it wasn't residential – suggest a residential deconstruction pilot – with report/documentation, well publicized etc.

-Yale doing a lot of commercial deconstruction now – but not well publicized

-Why a pilot/demonstration project important?

Get people to work together; unlikely partnerships

Help educate folks – demo, building inspectors, zoning, town officials, state agencies etc. about decon

decon

Folks can learn about different decon techniques

Involve different players

-Federal "Blight" Program just unveiled money around the country

-\$25Million in CT – 6 cities in CT will receive money including Bridgeport, Hartford, New Haven, Stamford, Waterbury and Meridan

<http://www.courant.com/community/news/nb/hc-nebforeclose0119.artjan19.0.6217008.story>

-Should try and tap into this money – it's about rehabbing or demo – should push decon

-require prevailing wage (federal monies) – in CT what's prevailing wage? Est. \$26-\$40

-With prevailing wages – demolition often looks better financially -

-Or is prevailing wage just for government buildings? Most of the condemned/vacant homes are probably owned by the local municipality – taken due to back taxes etc.

-Would paying union wages (and not prevailing wages) work?

-What about community service workers (court community service)?

-PILOT idea – if a pilot is done – it should not only deconstruct and take down the building, it should also show how to USE the building materials too

ACTION: Ross and Sherill will meet to discuss and schedule meeting with the State Building Inspector

- ∞ Joe didn't have a chance for his show and tell – but encourages everyone to check out his website to learn more about his new project in Bridgeport. www.urbanminers.com
- ∞ **Sunset Resort/Park:** Frank Gagliardo, DEP Solid Waste and John Cimoichowski DEP Parks gave an overview of a project at DEP. Sunset Resort, 143 acre site with 93 structures was recently acquired by DEP. The resort was used/in operation as late as Fall 2008. The buildings all have furniture and equipment.
 - DEP in process of creating a master plan for the site
 - Site is adjacent to M.... park; want part of the park if possible to be open to hikers/picnickers this spring
 - Some buildings will be rehabbed
 - Some buildings need to be taken down and/or removed
 - Some buildings are fine as they are
 - Some examples of the type of buildings (all fully furnished): cabins, small motel/hotel buildings, house(s), 2-story cabins, outbuildings etc.
 - Possibilities:
 - Demolition
 - Deconstruction
 - Sell cabins in their entirety
 - Combination of all these
 - Unclear the condition of the buildings and/or materials within the buildings
 - Funding a problem
 - Could this be a pilot/demonstration project?
 - Need to partner with a demolition company
 - Those still present (meeting went late) felt it would be great to tour the site to determine the value of the materials; what would be candidates for decon vs demo etc.

ACTION: Sherill said she'd work with Frank and John C. to coordinate a tour within the next couple of weeks. All will be invited to visit the site and discuss partnerships on the project

NEXT MEETING: Tentatively scheduled for Thursday, February 26, 2pm at DEP

TOUR of SUNSET RESORT/PARK: Date to be announced

Attachments/Extras:

[Article "Federal Funds Helping Cities Fight Neighborhood Blight"](#)

[State Building Codes](#)

[Demolition Statutes](#)

MNR: Deconstruction members (Sherill's e-list) (pdf attached)

Deconstruction definitions (word document attached)

Meeting Notes/Summary submitted by Sherill Baldwin, January 23, 2009

What's the Difference Between Demo A and Demo B?

It's in the State Demolition Code (Regulations) –

http://www.ct.gov/dps/lib/dps/office_of_state_fire_marshall_files/regs-files/democode.pdf

Sec. 29-401-3. Certificates of registration.

(a) Certificates shall be of two types, Class A and Class B. A Class A certificate shall be required for the demolition of any structure or part thereof which exceeds two and one-half stories in height or thirty-five feet in height. A Class B certificate shall be required for the demolition of any structure two and one-half stories or less in height or less than thirtyfive feet in height. A person holding a Class A certificate shall also be permitted to perform such

The Materials Reuse Network (MRN): A group of professionals interested in materials reuse who want to increase deconstruction activities in Connecticut. More deconstruction may increase reuse and recovery efforts of construction, renovation and demolition debris and surplus/salvaged goods in Connecticut. All are welcome to meetings. To be added to the MRN email list, email Sherill.Baldwin@ct.gov.