

MRN/deconstruction
Thursday, May 7 2pm
NOTES/Meeting Summary

Updates:

David Cooper provided an update on Sunrise Resort/Park project

Background: DEP/Parks recently were given this parcel. MRN/deconstruction toured the site in February to learn more about the 93 buildings, about ½ of which are slated for demolition to determine feasibility of deconstruction. David Cooper/Gateway Community College provided a different idea – make the whole facility a sustainability camp – teaching/educating folks about sustainable technology including deconstruction.

- David met with Tammy/Parks and others about the project. They've asked David to provide additional research to determine what could be feasible and when.

Meeting with the State Building Inspector

Background: Our understanding before meeting is that deconstruction is viewed as demolition by local/state building inspectors – which requires a demolition registration. Demolition registration requires 3 years of demolition experience – which deconstructors don't have – and it's unclear if deconstruction activities are viewed as demolition. Some deconstruction is happening under the Consumer Protection's licensing of Home Renovation license – which doesn't require any proof of skills/experience. With Home Renovation license – deconstruction can occur with residential properties less than 2 ½ stories tall and 50 feet away from other structures. However, we've heard that this also depends on the local building contractor. Currently only registered demolition contractors' employees can deconstruct in commercial properties. Outcome: Ross Bunnell/DEP and Sherill Baldwin/DEP will set up meeting to speak with State Building Inspector to learn more.

Summary:

- Ross Bunnell/DEP & Sherill Baldwin/DEP met with Lisa Humble/Dept of Public Safety (DPS) and Elliot Henowitz/DPS to learn more how DPS/building inspector views deconstruction vs. demolition, definition of demolition and demolition registration requirements.
- Demolition registration: Credit is given on for experience on the job – Gateway and/or other training programs were mentioned – but classroom work will not be viewed as demolition experience.
- Registration application needs to include:
 - specific details for demolition/renovation projects – not new construction
 - documentation about projects – documentation is very important
 - permits or plans related to the project (proof/shows breadth of project)
 - requires 3 years of 'supervisory' level experience
 - credit for demolition work within renovation work accepted
- First question from Lisa/Elliot – is the project entering into structural changes? If so – that's demolition. Demolition is dismantling with control.

- It was shared that the term 'deconstruction' was new – and assumed it to be new lingo for demolition -they did not see it as different at all – which reinforces the need for more education/increased awareness about deconstruction
- Elliot's concern – major/general contractor license can be supervising demolition registration – home renovation requires no training whatsoever.
- Demolition registration is bound by statutes – and is its own industry not same as building or renovation
- **Soft stripping or non-structural dismantling is not viewed as demolition in residential or commercial buildings (Elliot) – MRN had heard that some local building inspectors would not allow soft stripping in commercial buildings without a demolition license
- If deconstructors go towards training/certification – training should include (some ideas from Elliot): OSHA, basic understanding of energy, indoor sprinkler, safe working, scaffolding, well versed in hand tools, torches (tanks), fire safety
- Elliot is not pro/con about separate/new license and/or training – but classroom work is not viewed as experience towards demolition registration (bound by statutes)
- Mechanicals are viewed differently – light fixtures and other HOT work – demolition registration required to dismantle mechanicals
- Both Lisa and Elliot felt soft stripping (non structural/non mechanical) as an OK without demolition registration; any mechanical/structural activity would require demolition registration
- Elliot sees that a statutory change may be needed if MRN seeks a separate license/registration
- Demolition Registration (as in statutes) - Class A: \$750 for initial registration; \$600 for renewal
Class B: \$350 for initial registration; \$200 for renewal
- Insurance policies only need to be picked up per job – not on-going coverage (this is new due to current economic climate)
- Lisa was very open to Ross/Sherill provide education/information at a Building inspector training – perhaps fall 2009 or spring 2010 - Ross and Sherill think this is a good idea that should be pursued
- Ross strongly feels education to increase understanding is needed and important

Discussion:

Now what?

What followed was a chaotic discussion about approaches to overcome/remove barriers – from changing the building codes (DPS codes) – which could be adding a new Class demolition registration (ie. Class C – deconstruction); adding deconstruction in the demolition definition in the regulations?, statutory change, more education, to understanding how the historical preservations received an exemption to demolition registration.

Ross reminded us that we still need to/should reach out to Dept of Consumer Protection.

Need more education – of DPS/local building inspectors about what deconstruction is...

Need to educate consumers/local municipalities

DEP was invited to future (fall 2009/spring 2010) building inspector trainings

Announcements/Other:

News from BMRA conference – (Bob Falk/BRMA and Dave Bennink/ReUse Consulting) Decon '09 was well attended. BMRA currently coordinates this conferences every 2 years. They're considering offering regional conferences on the off years – and trying to help coordinate regional efforts. They are also looking to develop standardized training curriculum.

- CT (Sherill Baldwin) and NY (Lynn Jacobs) are both interested in working on a regional Deconstruction conference.
- Gateway is ready to use the curriculum when it's developed!

Zero Waste C & D project - Lynn Rubenstein from the Northeast Recycling Council (NERC) provided information on a project being proposed in partnership with states from the Northeast on C & D waste reduction/zero waste. The DRAFT outline is attached with these minutes.

If interested helping give ideas, partnering, getting involved etc, contact Lynn directly.

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Speaking engagements/speakers list?

A number of MRN members have been asked to speak a lot this spring about deonstruction – and Sherill was wondering if creating a list of folks interested/willing to speak and the different topics they could cover would be helpful. Bob Falk/BMRA said it would help set stage for future conferences. No one else objected. Sherill said she'd start working on such a list.

Notes submitted as best remembered/recalled - by Sherill Baldwin 5/14/09