



San Antonio's Deconstruction & Salvage Policy Initiative

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CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



Roadmap

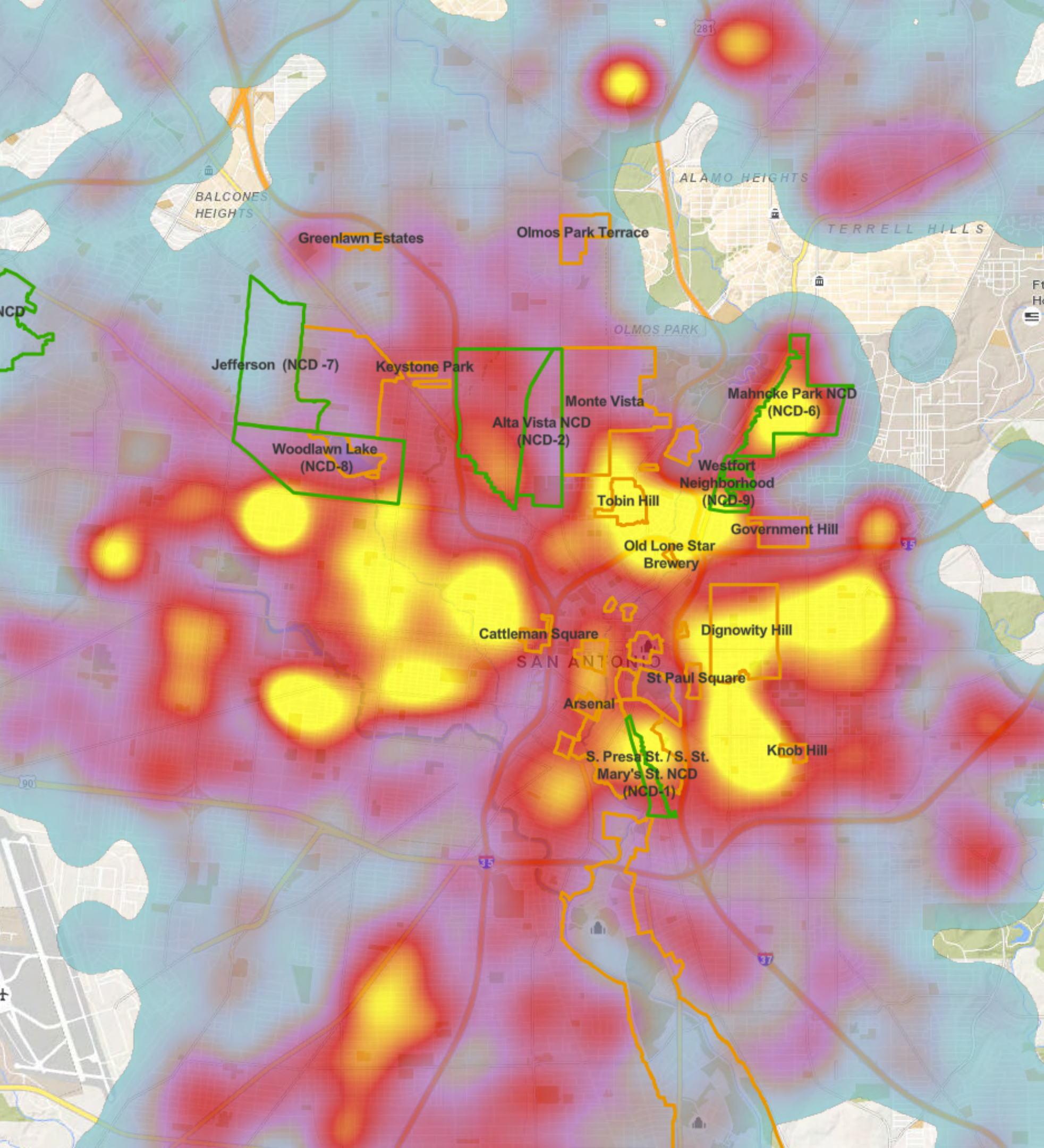
- Why deconstruction? Why now?
- Where we have been (2018 - today)
- Where we are now (spoiler alert: non-mandate focus!)
- Where we're going



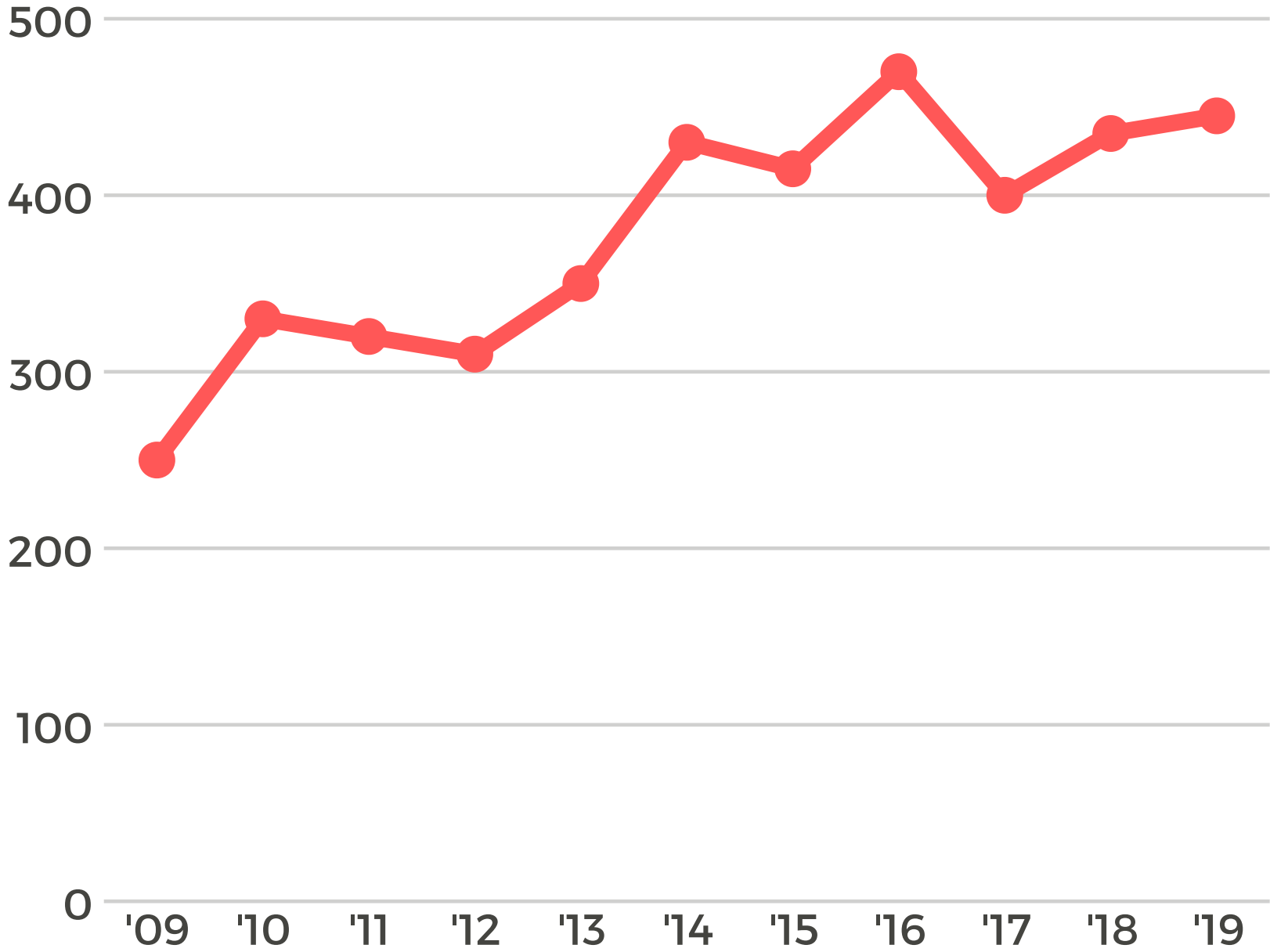


Business as Usual

San Antonio



DEMOLITIONS BY YEAR (PERMIT DATA)





OPPORTUNITY AT RISK

San Antonio's Older Affordable Housing Stock



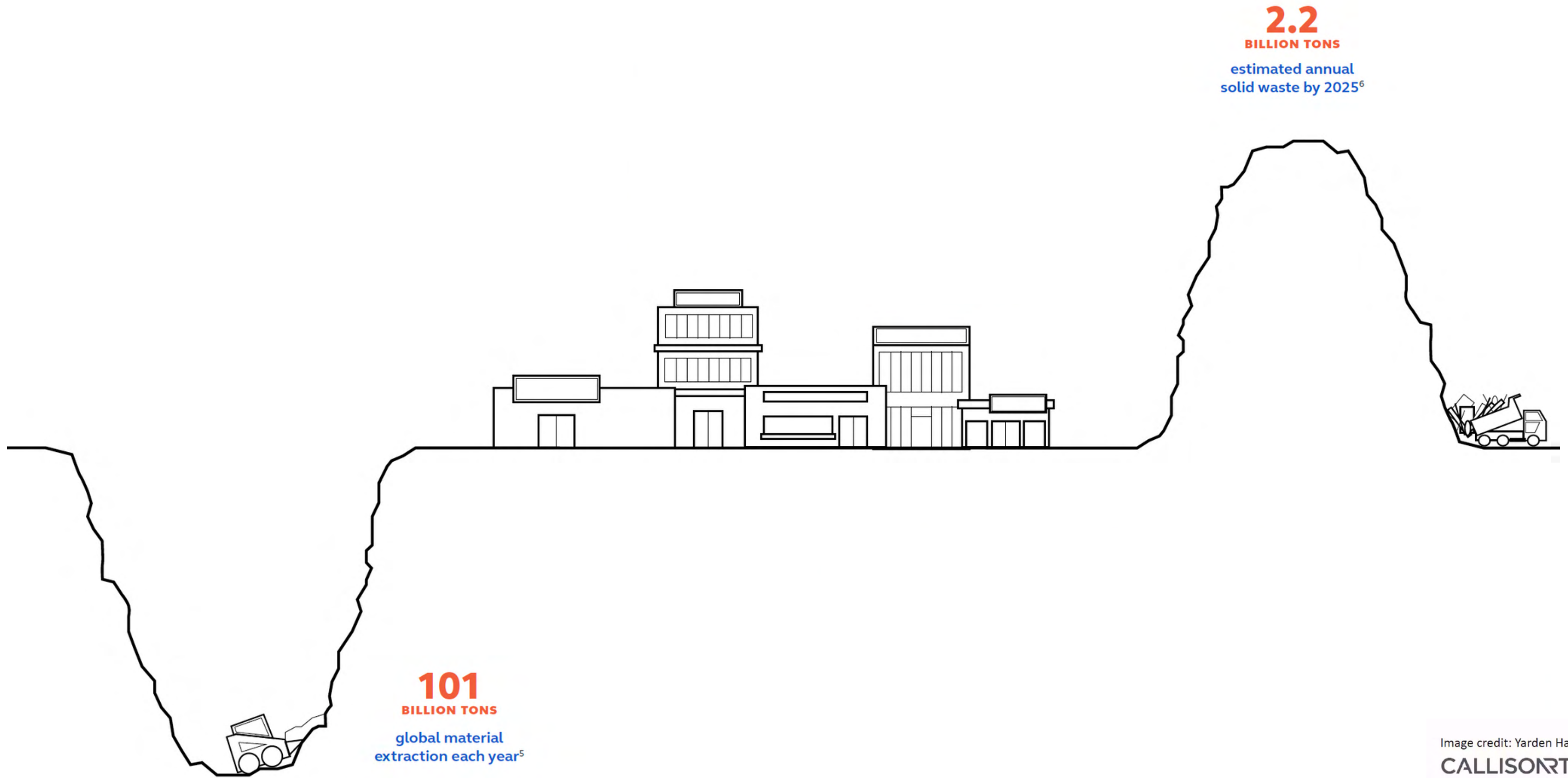
Every week over the last ten years, San Antonio has lost 3 units of pre-1960 housing to demolition.

- Existing, older buildings largely provide existing affordable housing but are at risk
- Older buildings also largely house at-risk communities
- Deferred maintenance contributes to accelerated deterioration; recommended increased focus on routine maintenance programs
- More than 25% of all homes in San Antonio were constructed prior to 1960

Climate Action and Adaptation Plan (2019)

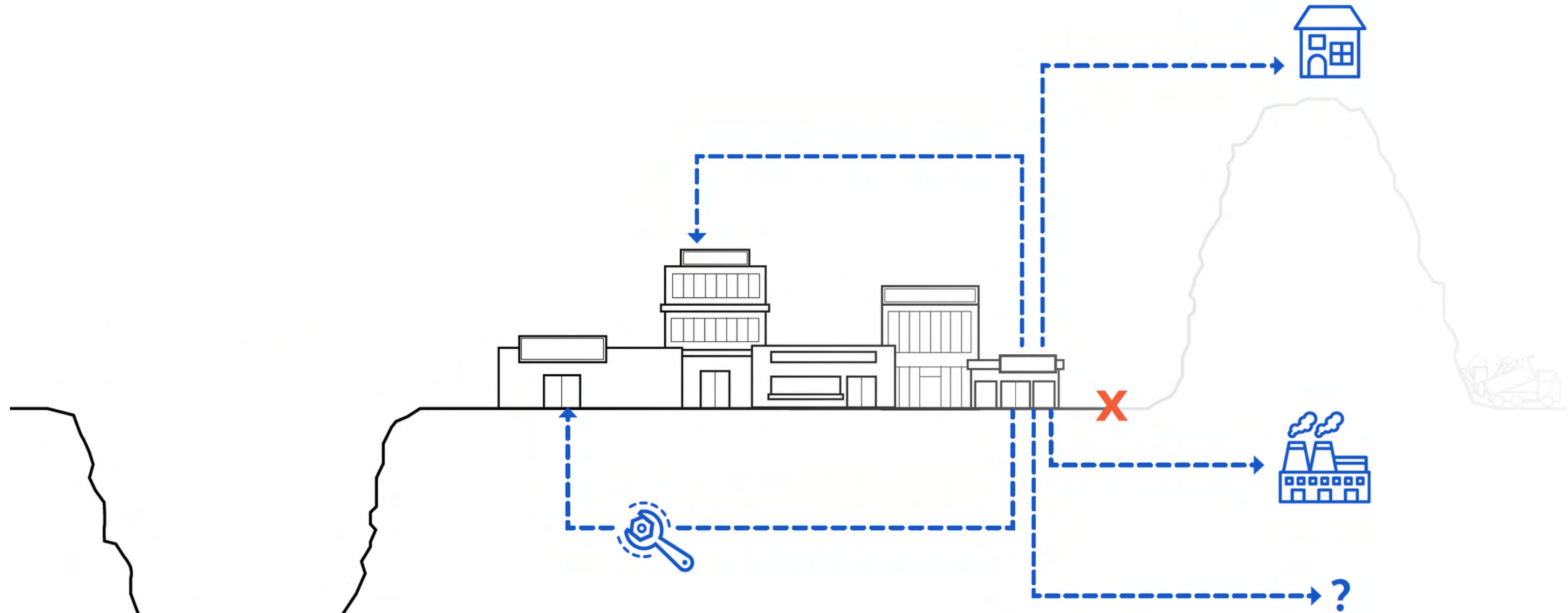
		STRATEGIES
ADVANCE THE CIRCULAR ECONOMY	★ 14	COMMERCIAL WASTE REDUCTION Building on the City of San Antonio Solid Waste Management Department's ReWorksSA Program, ⁴⁰ continue to reduce landfilled commercial waste.
	★ 15	RESIDENTIAL WASTE REDUCTION Continue to reduce landfilled residential waste with the goal of becoming a zero-waste community.
	16	ORGANICS DIVERSION Accelerate the diversion of organics from landfills to the highest and best use opportunities and ensure low-carbon composting solutions.
	★ 17	MATERIAL REUSE AND CIRCULARITY Support the development of a local circular economy to extend product lifespan through improved design and servicing and relocating waste from the end of the supply chain to the beginning.
	★ 18	REDUCED-LANDFILL CONSTRUCTION Building on CoSA's Deconstruction Pilot Program, ⁴¹ accelerate the acceptance of low-waste construction projects through education, incentives and partnerships, and continue to pursue zero-landfill waste practices for all construction projects.

LINEAR ECONOMY



CIRCULAR ECONOMY

What new pathways and destinations can we imagine to develop a more circular and accountable future?



What would we do with these building products if the landfill did not exist?



DEMOLITION



DECONSTRUCTION

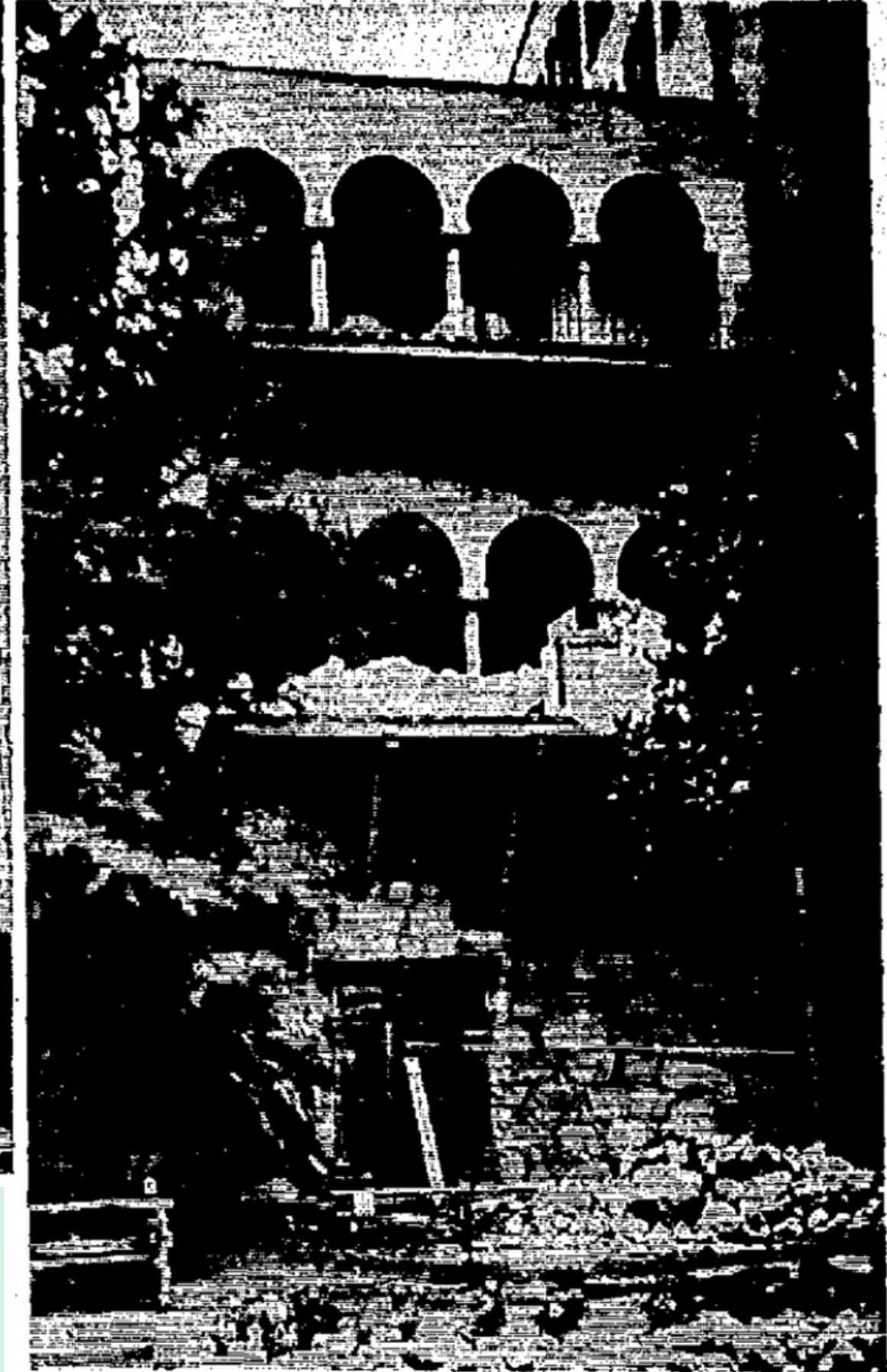
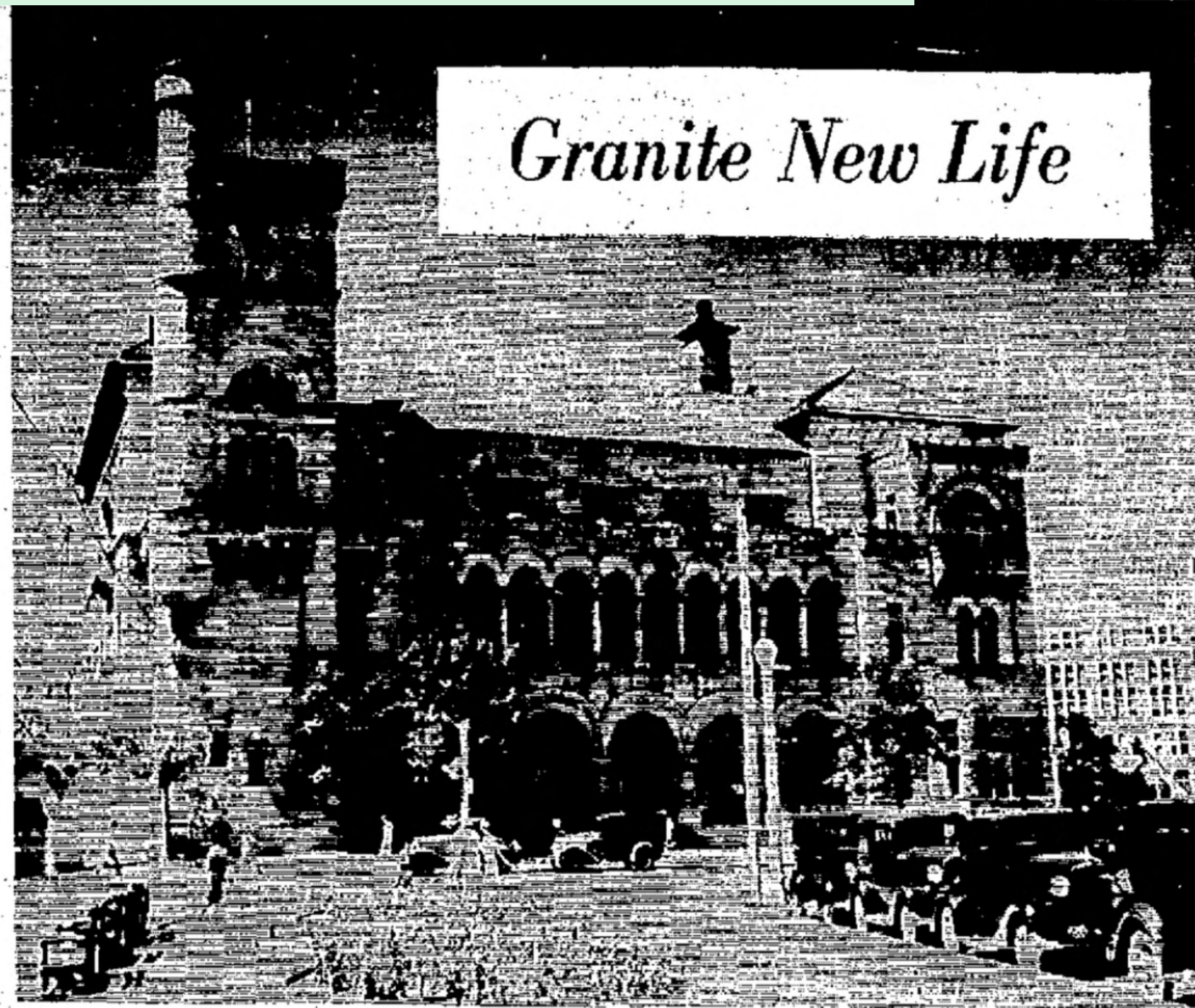
DECONSTRUCTION ADVISORY COMMITTEE



- Solid Waste Management Department
- Office of Sustainability
- Development Services Department
- Neighborhood and Housing Services Department
- Metro Health
- Build San Antonio Green
- Habitat for Humanity
- Alamo Area Council of Governments (AACOG)
- Local demolition, salvage, and house moving contractors
- Developers and real estate industry representatives
- UTSA Construction Science and Architecture educators
- Conservation Society of San Antonio
- Community advocates
- Local architects and designers

This initiative is not about **if** a building comes down, but rather **how** a building comes down.

Like an organ donor, a structure may have reached the end of its life, but its pieces could help extend the lives of dozens of other historic structures.



THE OLD POST OFFICE BUILDING (above) before it was demolished in 1935 to make way for new Federal Building. The granite columns, which supported arches on second story of this structure, now are being used in renovation of Speir Building (R).



Training a workforce



6:1

The national average ratio of jobs created by deconstruction versus demolition

DECONSTRUCTION

economic, community, and environmental benefits



Remove hazardous structure +



Deconstruction jobs (up to 3 weeks) +



Warehouse jobs +



Retail jobs +



Value-added manufacturing jobs +



Job training & skill-building +



Avoided landfill costs & emissions

DEMOLITION

economic, community, and environmental benefits



Remove hazardous structure +



Demolition jobs (1 day) +



Landfill jobs

Community Engagement



Community
events



Neighborhood
Association
meetings



Public input
meetings





CITY OF SAN ANTONIO "PROCLAMATION"

- WHEREAS, On November 16, 2019, Build San Antonio Green hosted its 19th Annual Solar Festival at Hemisfair; and
- WHEREAS, The City's recent adoption of the Climate Action and Adaptation Plan prioritizes strategies to reduce landfill waste and encourage a circular economy of materials through reuse; and
- WHEREAS, The City's Deconstruction and Salvage Initiative, led by the Office of Historic Preservation, aims to explore both architectural and creative reuse of reclaimed building materials; and
- WHEREAS, The City of San Antonio Office of Historic Preservation, as a leader within the international Climate Heritage Network, promotes historic preservation and building reuse policies that address the impacts of climate change on built and cultural heritage; and
- WHEREAS, Solar Festival organizers have agreed to the pardoning of a wood turkey constructed from reclaimed building materials, known as Sally the Salvaged Turkey, to remind us of the role we all play in achieving waste reduction goals.

Now, therefore, I, Ron Nirenberg, Mayor of the City of San Antonio, in recognition thereof, do hereby proclaim Sally the Salvaged Turkey
PARDONED FROM THE LANDFILL.



Ron Nirenberg, Mayor



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TREASURE IN THE WALLS

Deconstruction Strategic Plan (Feb 2021)

- Assesses how the deconstruction & reuse industry can aid in COVID-19 economic recovery and other strategic goals
- Assigns dollar value to job creation, industry revenue potential, and landfilled materials - "*cost of loss*"
- Includes policy and partnership models from across the country to show potential
- Recommends policy next steps for San Antonio specifically

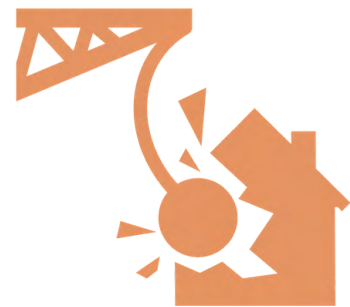
Reclaiming Value Through Material Reuse in San Antonio

Prepared for the City of San Antonio Office of Historic Preservation

Completed by PlaceEconomics | February 2021

On average, approximately \$1,470,706 worth of salvageable materials has been landfilled annually since 2009 due to linear waste stream practices & policies in San Antonio.

2020 demolitions alone could have potentially salvaged 5.8 million board feet of lumber via deconstruction. This could have been reused to provide structural framing for six hundred and eighteen (618) 1,500 square foot houses. The amount of board feet that potentially went into the landfill is the equivalent of 7,700 mature trees.



Sixty-nine percent of demolition permits over the last 10 years were for residential structures. Those residential demolitions introduced approximately 338,262,288 pounds (or 169,131 tons) of debris into San Antonio's waste stream.

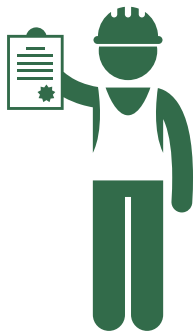




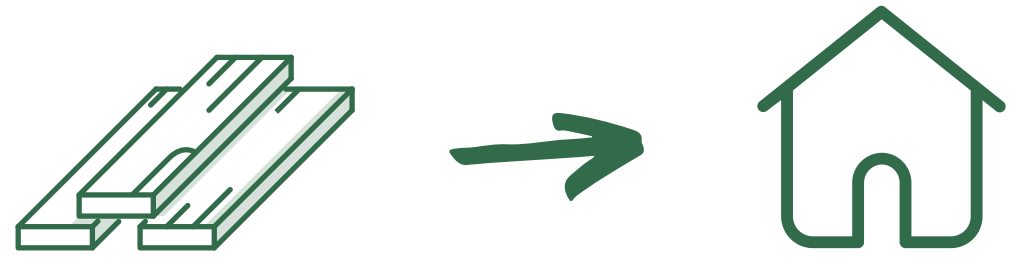
Policy barriers to material reuse (**opportunities!**)

- Property **maintenance codes**
- Limited **abatement regulations**
- **Unfamiliarity** with, and thus **hesitation towards**, deconstruction as a practice
- Concern about **cost differential**, especially if a community **lacks a robust deconstruction and salvage infrastructure**
- **Building codes** for existing and new construction that have little consideration, if at all, to reused materials
- **Lack of communication** between city departments affected by building removal, including preservation, planning and development, code enforcement, solid waste, sustainability, public health, and equity

The laws of physics haven't changed. However, the quality of building materials has.



Evaluation of local codes



Salvage-to-ADU Program

Deconstruction Grants

Removing a building or renovating? Salvage valuable material for reuse through deconstruction



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Living Heritage Trades Academy + Local
Workforce Development Partnerships

Program Priorities



Support affordable housing repair & production, increase access to affordable materials (***housing, codes, equity***)



Develop a local circular economy, starting with building materials (***public health, sustainability, heritage, workforce***)



Increase local pool of tradespeople and make renovation more cost competitive (***workforce, heritage, housing, equity***)



Grow local industries in salvage, upcycling, value-added manufacturing, retail, and creative industries (***workforce, heritage***)



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