



EXTRACTING VALUE THROUGH DECONSTRUCTION

FINDING UNTAPPED VALUE IN YOUR EMPTY HOMES

Vacant and blighted homes are often seen as a liability to be removed. According to the Building Material Reuse Association, 25% of materials in a home can be reused instead of being landfilled. Materials like wood and brick, as well as the appliances have financial value in the reuse market. **Communities with blighted homes may be rich with hidden assets.** Your community can extract those assets via **deconstruction**, the process of systematic dismantling of a building that might otherwise be demolished.

ECONOMIC, COMMUNITY, & ENVIRONMENTAL BENEFITS OF REUSE

Deconstruction provides multiple community and economic development benefits that accrue to local communities. Additionally, the reuse of these materials has twofold environmental value. Using materials sourced from deconstructed homes keeps them out of already-taxed landfills, and replaces virgin materials. When local governments require high material reuse goals from contractors with publicly funded demolition, they have the opportunity to bolster the local economy, and help preserve the environment.

WORK WITH DELTA INSTITUTE TO BE A SALVAGE SMART COMMUNITY

Delta Institute has managed deconstruction programs and projects in Gary, Indiana; Cook County, Illinois; Chicago, Illinois; and Detroit, Michigan for a variety of partners such as land banks, cities, counties, and the Sheriff's. Delta provides the following services:

- Program design
- Feasibility studies
- Procurement
- Equitable community agreements
- Home selection
- Material disposition
- Demolition contractor training, support and oversight
- Identifying material users
- Drafting of ordinances
- Waste management plans
- Creative reuse
- Sheriff/Department of Correction vocational rehabilitation
- Post-demolition land management strategies



About Delta Institute

Delta is a nonprofit organization that builds a more resilient Great Lakes environment and economy through sustainable, market-driven solutions. In 2008, Delta founded the Rebuilding Exchange, a building materials reuse warehouse in Chicago, to help build a local market for reclaimed materials. For more information on how you can work with us, visit us online at delta-institute.org or contact Eve Pytel, epytel@delta-institute.org, 312-651-4338

REUSE POTENTIAL IN TRADITIONAL HOUSING STOCK

5-15% OF MATERIALS CANNOT BE REUSED OR RECYCLED

UP TO 70% OF MATERIALS CAN BE RECYCLED

UP TO 25% OF MATERIALS CAN BE REUSED



↑ demolition
↓

FULL DEMOLITION

Full demolition is the most common way hazardous structures are removed. High-value items such as brick, scrap metal, and appliances are often salvaged, but all other materials are cleared and disposed of in aggregate.

1 DAY



↑ deconstruction
↓

1-DAY SKIM DECONSTRUCTION

One-day deconstruction garners higher-valued items, i.e. hardwood floors, stained glass windows with a 4-6 person crew that spends an entire day salvaging as much material as possible before demolition the following day.

1 DAY



3-DAY SKIM DECONSTRUCTION

The three-day approach recovers more material, but labor costs are higher. The value of the reclaimed materials may offset the additional labor costs, and the composition of reclaimed materials may be better suited for sale.

3 DAYS



FULL DECONSTRUCTION

In full deconstruction the house is systematically dismantled from the top down. It is very labor-intensive and costly, and it should be reserved for the oldest homes with unique features.

5-10 DAYS



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