DECONSTRUCTION
A GUIDE FOR LOCAL GOVERNMENT

Evaluating Demolition versus Deconstruction Practices

Policy Lessons from Municipalities Around the U.S.

First Steps for Your Community

Credit: Finger Lakes ReUse
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Faced with housing crises, aging building stock, landfill concerns, and climate impacts to the built environment, municipalities and states are increasingly turning their attention to deconstruction and building material reuse as an alternative to demolition.

Providing examples along the way, this guide outlines what deconstruction means, why moving away from demolition is beneficial, and how local governments can successfully kick-start deconstruction in their communities.
Overview of Demolition and Deconstruction

600 million tons
of building waste are generated each year from the construction and demolition of buildings and infrastructure.*

Yet, of this waste could be reused or recycled. +

90%
of this waste is from demolition.*

Construction and demolition waste is generated at 2x the rate of municipal solid waste.*

Globally, 39% of annual GHG emissions originate from our built environment. ^

* U.S. Environmental Protection Agency, Sustainable Management of Construction and Demolition Materials, 2018
+ PlaceEconomics, Treasure in the walls: Reclaiming value through material reuse in San Antonio, 2021
Overview of Demolition and Deconstruction

The Benefits of Deconstruction

Environmental

- Reduces the waste sent to landfills
- Conserves the natural resources needed to make new construction materials
- Lowers emissions by decreasing the energy use in the construction sectors
- Retains embodied carbon and water in the built environment
- Improves worker health and safety by reducing injuries associated with mechanical demolition
- Improves public health and safety by reducing airborne toxic pollutants and heavy metal soil leaching

Economic

- Lowers public and private sector costs of maintaining landfills
- Reduces expenses associated with landfill disposal fees
- Offers tax deductions from material donation
- Keeps scarce materials, like old-growth wood, in economy
- Contributes to emerging circular economy
- Creates green jobs for the deconstruction, processing, and resale of materials
- Helps augment supply of quality building materials and offsets costs of new materials

Social and Cultural

- Honors the history and craftsmanship of materials
- Develops trade skills that are being lost generationally
- Helps preserve historic architectural styles in neighborhoods
- Improves future building material design and manufacturing practices
- Preserves a sense of place and community in existing neighborhoods
Deconstruction is a preferred method to remove or renovate a structure -- particularly those that contain wood, specialty materials and architectural elements, and high-quality brick with low-quality mortar. Deconstruction is desirable for environmental sustainability. When it comes to dealing with hazardous materials such as lead-based paint (LBP), and asbestos-containing materials (ACM), it is preferable to demolition. Requiring less processing and material reuse can limit the extraction and processing of new local raw materials and reduce the transportation cost as well. Reincorporating the unused or excess material in the manufacturing process provides yet another opportunity for reuse.

After considering salvaging valuable materials from existing buildings, we should shift our focus to the application of circular business models, which considers nontoxic materials and disassembly design for future transformable building construction.

Selecting the appropriate licensed professionals that match the characteristics of building projects is a must. Labor and resource management plans should include specific recovery goals, time frames, which contractors are responsible for what stage of operation, and what methods will be used.

Steps for Local Government

Transforming our linear building and construction economy into a circular, regenerative process can be challenging – especially in places where deconstruction is not currently practiced, such as New York State.

Among the challenges local governments face:
- Lack of state policy to encourage and/or require CDD diversion and reuse
- Lack of skilled deconstruction workforce
- Lack of storage and processing facilities
- Cost to deconstruct is more expensive than demolition in many communities
- Time to deconstruct can be lengthier than demolition

An increasing number of communities throughout North America (and on other continents) have addressed these common challenges and are now home to growing deconstruction and material reuse activities, which bring economic, environmental, and cultural benefit. Many have found success through a phased approach.

They begin by collecting data, which is used to develop targeted permitting and financial incentives. They set stepped waste diversion targets for construction and deconstruction sites, and eventually adopt a deconstruction and waste diversion ordinance. At every step, they provide public education and engagement along with useful, easily accessible resources.
Useful CDD data is limited at both state and local levels. In order to gain a better understanding of their community’s demolition practices and building waste streams, local governments have embedded data requirements into their permitting practices. **Even before introducing deconstruction incentives or ordinances, the collection of permit data offers a relatively easy way to begin the effort of building waste diversion while raising public awareness.**

**STEP 1**

Review your renovation and demolition permits to ensure they include:

- Age of building/site
- Any national, state, or local historic designations
- Building classification (commercial, residential, etc.)
- Construction method and materials (timber frame, cinderblock, brick, etc.)
- Why the building is being renovated and/or demolished
- The sequence, means, and methods of demolition

**STEP 2**

Require the contractor, post-demolition, to provide records that include:

- Tonnage and location where the debris was sent, including any materials salvaged for reuse and recycling.
- Where possible, a breakdown of the tonnage by specific material
Consider a Case Study

A municipal-owned property or a sympathetic owner (ideally one whose structure typifies what your municipality aims to deconstruct) provides the opportunity for a case study. Through this process, you can gain a better understanding of the deconstruction process (total cost, labor hours and cost, amount and types of materials salvaged/recycled, storage requirements). It is also a chance to gather stakeholders: workforce training organizations, reuse and salvage professionals, contractors, local sustainability experts, and community volunteers. Funding may be available through state grant programs or local organizations.

Assess the outcome: What is needed to accomplish this work on a larger scale? What private market requirements are needed to ensure success and how can they be incentivized? What other stakeholders can become part of the process?
An analysis of the data you collect can provide a snapshot of your local demolition and building waste situation: frequency of demolition (or renovation), type and age of demolished sites (commercial, residential), weight and material produced. **Based on this information, develop incentives that reflect the positive values associated with deconstruction and that can encourage voluntary deconstruction.** These can include favorable permitting terms as well as monetary incentives to cover the gap between demolition and deconstruction costs.

**Permit Fees**

- Within a defined pilot period, the application fee for a deconstruction permit is $0, while the application fee for a demolition permit might be increased.
- Charge low fees for deconstruction permits (i.e., $75) and high fees for demolition permits (e.g., $5,000-10,000). Fees can be placed in a fund to pay for workforce development (e.g., the city funds half of workforce on-the-job training, with the contractor paying the balance).
- Waive the fee entirely when a deconstruction contract is attached to the permit application.

**Via a city council resolution, Los Altos Hills, CA, waives permit fees for buildings being deconstructed by a licensed contractor**
Permit Timelines

- Expedite deconstruction permits. Award deconstruction permits within a shorter timeframe (7-10 days) than demolition permits (14-30 days).
- Require a stay of demolition or a waiting period (i.e., 90 days) for demolition permits. This delay can be used to find parties interested in reusing a building, instead of demolishing it; it provides local businesses, nonprofits, and individuals time for soft-stripping and to arrange with the contractor for the removal of salvaged structural members. This delay also allows historic sites to be documented, if desired. Post notices prominently at the site to explain the delay, as well as door hangers on adjoining properties and information in the media and on city websites.
- Permit applicants who agree to deconstruct rather than demolish have their building plans for new construction go to the head of the queue rather than reviewed in the order they're received.

Grants

- Adopt a grant program to defray the cost of deconstruction. Set a minimum waste diversion rate for the resulting reuse and recycling; require that a percentage of the grant is forfeited if the rate is not reached.
Successful policy efforts are generally phased, taking into account the data gathered. (For example, if many more permits are awarded for renovation work than for full demolition, phase in requirements targeted at this type of work.) They incorporate stakeholder engagement and education and provide easily accessible public-facing resources. A phased approach to policy requirements allows for stakeholder buy-in and ensures the market can develop to best accommodate the building material supply and demand.

Phasing that demonstrates a community’s commitment to its constituents can allow for a smoother transition to full deconstruction. Your community might start by requiring full deconstruction of all municipal-owned property slated for demolition, followed by deconstruction of residential buildings designated as historic resources. Over time, move on to requirements based on year the building was completed, for example.

There are other important considerations many local governments have put in place to help ensure success.

- Review requirements on an annual basis to consider if they are appropriate or need to be adjusted.
- Consider on-site source separation as a requirement, in order to ensure uncontaminated building material streams are differentiated from building waste.
- Many local governments have enacted a certification program for deconstruction contractors.
Educate at Every Opportunity

- Offer easy-to-access resources that clarify permitting, explain monetary incentives (if any), and include a list of available service providers (contractors, salvage and reuse facilities, transport options).
- Provide deconstruction projects with city-generated signage for site that raises awareness of the benefits and opportunities of salvage and waste diversion.
- Provide information about the use of charitable donations of building materials and architectural salvage to not-for-profit reuse centers, which can result in tax deductions for building owners.
- Partner with workforce development organizations and green jobs companies to offer deconstruction training.
- Ensure public departments understand the benefits of deconstruction, the municipality’s efforts to advance waste diversion and material reuse, and the role employees play in making this effort a success.

Support Statewide Action

State-level support for deconstruction and building material reuse can help bolster local efforts. Contact your state representatives to ask that they support efforts to:

- Establish a minimum building waste diversion requirement for deconstruction/demolition, renovation and new construction.
Support Statewide Action Cont'd

- Support green workforce development with deconstruction (and associated jobs) as a cornerstone; include a state-wide deconstruction contractor certification as part of this
- Identify funds to establish Reuse Innovation Hubs for the storage, processing, and sale of materials
- Support an online material marketplace for New York State
- Establish a grant fund for local governments to incentivize property owners
- Enact higher landfill fees for CDD disposal
- Allow undamaged, reclaimed lumber to be used for structural purposes
- Improve statewide CDD data collection through the Department of Environmental Conservation
- Require deconstruction of all state-owned properties, including infrastructure
- Launch entrepreneurial competitions to support the development of sustainable, innovative methods to incorporate recycled materials into value-added products
- Provide resources for stakeholders/interested parties

In Oregon and Washington state, salvaged lumber can be used in a structural capacity in new construction.

Connecticut's Department of Energy and Environmental Protection maintains a robust website dedicated to providing businesses and individuals with resources on deconstruction, salvage, and reuse.
Core elements (as of 2022)

Scope: All buildings built before 1940 or designated as a historic resource must be deconstructed.

Contractors: Deconstruction must be performed by a Certified Deconstruction Contractor i.e., firms licensed with the Oregon Construction Contractors Board and with at least one person certified through a skills assessment (in-person), written exam (online), and 500 hours of experience. Must also have asbestos and lead-based paint certifications.

Signage: A yard sign must be posted at the site that indicates that the structure is being deconstructed and must provide City contact information for questions or concerns.

Documents: Pre-deconstruction forms, deconstruction documentation, and post-deconstruction form must be submitted to City.

Enforcement: Penalty fees for violations, misrepresented documentation, and improper use of heavy machinery. Certified deconstruction contractors may be temporarily removed from the list of approved Certified Deconstruction Contractors for violations.

Builders, home owners, and deconstruction contractors can apply for deconstruction grants of $2,500-3,000.

City council adopts ordinance that requires buildings built before 1916 to be deconstructed.

City agency contracts a nonprofit to plan Deconstruction Workforce Training program.

City council adopts ordinance amendment to raise the building year requirement from 1916 to 1940.

Sept. 2015-Aug. 2017

July 2016

March 2017

November 2019
Lessons Learned from Portland

Build qualified labor capacity
- Deconstruction contractor training and firm certification were offered concurrently with the ordinance
  - Prior to the ordinance, Portland had two whole-house deconstruction contractors. As of 2022, there are 16 certified contractors.
  - Deconstruction workforce training program similarly increased capacity

Use a phased approach
- Three-phase approach (grant incentives and the amendable year-built ordinance model) struck a balance between ambition and feasibility

Pair an ordinance with other incentives
- Grant incentives as small as $2,500-3,000 helped kick-start deconstruction and allowed the city to collect data that informed the development of the ordinance (e.g., costs, salvaged material inventory, weights of disposed materials)
- A previous ordinance required demolition permits, but not deconstruction permits, to be delayed by at least 35 days before being reviewed

By the Numbers

<table>
<thead>
<tr>
<th>100 homes</th>
<th>26.9%</th>
<th>161 cars</th>
</tr>
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<tbody>
<tr>
<td>Average number deconstructed every year</td>
<td>Percentage of material, by weight, salvaged per home</td>
<td>CO₂ equivalent the city saves every year</td>
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<table>
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<tr>
<th>≥ 30</th>
<th>≥ 2/3</th>
<th>≈ 5 days</th>
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<tbody>
<tr>
<td>Number of people trained through the contractor or workforce training programs</td>
<td>Amount of demolition permits required to be deconstructed, as of 2020</td>
<td>How much earlier decon. projects begin new development/receive land use approval than demos.</td>
</tr>
</tbody>
</table>

Sources:
- “Deconstruction in Portland: Summary of Activity” Northwest Economic Research Center
- “Deconstruction vs. Demolition: An evaluation of carbon and energy impacts from deconstructed homes in the City of Portland” Oregon Department of Environmental Quality
- “Greenhouse Gas Equivalencies Calculator” EPA
- “Nantucket Preservation Symposium” Shawn Wood
- “Deconstruction Documents” City of Portland Bureau of Planning and Sustainability
Core elements (as of 2022)

**Scope:** Demolition Debris Plan applies to structures with a construction value of $50,000 or greater. Required demolition approval applies to structures constructed before 1885.

**Documentation:** A completed management plan approved by the Solid Waste Division is required to gain a demolition permit.

**Demolition Delay:** The Historic Zoning Commission can delay the issuance of a demolition permit for 90 days in order to slow a planned demolition of historic structures to achieve documentation, salvage historic materials, and dismantle the historic structure as necessary.

**Fees:** In order to mitigate construction, there is a tiered building permit fee system, with residential structures starting $28.25, and commercial starting at $40.39. Additionally, a waste management development review fee can range from $35 to $1,000 based on the construction value.

**Materials Marketplace:** Hosts a transaction platform for organizations and businesses to post their reuse and recycling opportunities.

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**Solid Waste Region Board approves Zero Waste Master Plan to lead to the diversion of 90% of Nashville's waste from landfills**

- **December 2019**

**Enacted code that allows demolition delay of historic buildings and pre-1885 demolition review**

- **2021**

**Enacted Demolition Debris Management Plan**

- **July 2021**

**Nashville's only C&D waste landfill to be closed**

- **July 2022**
Lessons Learned from Nashville

**Develop Marketplace**
- The development of reuse centers like Materials Marketplace and Preservation Station in Nashville supports the feasibility of deconstruction by having a place for the materials to go for storage and reuse.
- It increases the development of a circular economy, which generates cost and energy savings and creates new jobs.

**Use a phased approach**
- Incentives such as demolition delays and fees prior to a deconstruction ordinance allow for increased capacity for deconstruction before it is required.

**Robust Data Collection**
- A required management plan collects data such as the types of materials that will be left over from the project and how the waste is disposed of, which includes any reuse or recycling.
- This data provides a better understanding of CDD waste streams in an area, which better informs deconstruction policy development.

**By the Numbers**

<table>
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<th>62</th>
<th>13.49 M</th>
<th>$622,124</th>
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<tr>
<td>The number of MSW landfills closed in the state since 1991</td>
<td># of lbs diverted from landfills through Materials Marketplace</td>
<td>savings and value creation through Materials Marketplace</td>
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<table>
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<tr>
<th>75%</th>
<th>$ 62.8 M</th>
<th>11,000</th>
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<tr>
<td>Nashville's goal for C&amp;D waste diversion</td>
<td>Historic permit investment in last five years</td>
<td>Amount of properties protected through historic preservation zoning overlays</td>
</tr>
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Region 1
Nassau & Suffolk Counties

Casella
71 Fuller Road #6, Albany, NY 12205 ‡
(866) 839-0800
https://www.casella.com
Waste collection, transport, recycling, dumpster rentals

Gramercy
3000 Burns Ave, Wantagh, NY 11793
(516) 876-0020, info@gramercyusa.com
https://gramercyusa.com/
Demolition, recycling, remediation, abatement, waste removal, salvage

Island Architectural Salvage
194 Morris Avenue, Holtsville, NY 11742
(631) 745-4526, charlesmaltese@optonline.net
http://islandarchitecturalsalvage.com
Architectural salvage

The Learn Center
819 15th Street, Ronkonkoma, NY 11779
(631) 648-9991, lyndsay@thelearncenterny.com
https://thelearncenterny.net/
Heavy equipment courses

Nassau BOCES
1196 Prospect Avenue, Westbury, NY 11590
(516) 622-6950, adultreg@nasboces.org
https://www.nassauboces.org/
Construction trades, heavy equipment training

Reclaim Everything
3230 Laurel Road, East Northport, NY 11731
(631) 525-9940, reclaimeverything66@gmail.com
http://reclaimeverythingny.com/
Reclaimed lumber & furniture

‡ multiple locations within region

Region 2
Brooklyn, Bronx, Manhattan, Queens, and Staten Island

United Water Restoration
74 Bridge Road, Islandia, NY 11749
(631) 212-2321, office@unitedliny.com
https://unitedliny.com/
Debris clearout, demolition, hazard remediation

Apex Technical School
124-02 Queens Plaza South, Long Island City, NY 11101
(212) 645-3300
https://apexschool.com/
Construction and building skills

BIG (Build It Green!) Reuse
69 9th Street, Brooklyn New York 11215
(718) 725-8925, brooklyn@bigreuse.org
https://www.bigreuse.org/ * facebook.com/bigreuse
Building material, furniture, clothes + appliances

Casella
71 Fuller Road #6, Albany, NY 12205
(866) 839-0800
https://www.casella.com
Waste collection, transport, recycling, dumpster rentals

Chief Bricks
3221 Edson Ave, Bronx, NY 10469
(718) 379-1232
https://chiefbricks.com/
Buy and sell reclaimed bricks

CUNY - New York City College of Technology
300 Jay St, Brooklyn, NY 11201
(718) 260-5000, Admissions@citytech.cuny.edu
https://www.citytech.cuny.edu/
Construction management

† multiple locations within region
Services Directory

The Demolition Depot
159-161 East 126th Street, New York, NY 10035
(212) 860-1138, info@demolitiondepot.com
http://demolitiondepot.com * facebook.com/demolitiondepot
Salvage resale

Everest Construction Enterprises
87-29 188th St, Hollis, NY 11423
(917) 335-4195, info@everestenterprises.nyc
https://www.everestenterprises.nyc/
Asbestos removal, abatement, demolition, lead remediation

Island Architectural Salvage
194 Morris Avenue, Holtsville, NY 11742
(631) 745-4526, charlesmaltese@optonline.net
http://islandarchitecturalsalvage.com
Architectural salvage

M. Fine Lumber
200 Morgan Ave, Brooklyn, NY 11237
(718) 381-5200, merritt@mfinelumber.com
https://www.mfinelumber.com/
Recycled/reclaimed lumber sales

Midvalley Contractors
32 Walnut Street, New Windsor, NY 12553
(845)-565-4089, office@midvalleycontractors.com
https://midvalleycontractors.com/
Asbestos abatement, interior demolition, and mold remediation

Olde Goode Things
302 Bowery, New York, NY 10012  ‡
(212) 498-9922, webstore@oldegoodthings.com
http://ogtstore.com/ * facebook.com/OGTstore
Architectural antique dealer (including church items)

Tri-State Dismantling
207 Dupont Street, Brooklyn, NY 11222
(718) 349-2552, mail@gotsd.com
https://gotsd.com/
Dismantling, deconstruction, hauling, recycling, construction cleaning

United Water Restoration
74 Bridge Road, Islandia, NY 11749
(631) 212-2321, office@unitedliny.com
https://unitedliny.com/
Debris clearout, demolition, hazard remediation

Urban Archaeology
158 Franklin Street, New York, NY 10013
(212) 371-4646, ny@urbanarchaeology.com
http://urbanarchaeology.com
Lighting and architectural element design, salvage resale

Region 3
Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster, and Westchester Counties

Casella
71 Fuller Road #6, Albany, NY 12205  ‡
(866) 839-0800
https://www.casella.com
Waste collection, transport, recycling, dumpster rentals

Country Road Associates
5 Milltown Road, Holmes, NY 12531
(845) 677-6041
http://www.countryroadassociates.com/
Barn wood salvage resale

Dutchess BOCES
5 BOCES Road, Poughkeepsie, New York 12601
(845) 486-4800
https://www.dcboces.org/
Architecture & construction

Highground Industrial
12 Industrial Drive, Florida, New York 10921
(201) 252-8600
https://www.highgroundind.com/
Hazard mitigation and disposal, demolition, dismantling, construction, waste disposal, recycling

Junk King
20 Mountainview Ave Unit G, Orangeburg, NY 10962
(845) 834-4201
https://www.junk-king.com/locations/hudsonvalley
"Junk" removal, hauling, donation + recycling

Poughkeepsie Environmental & Construction Group
2600 South Rd Suite 44-156, Poughkeepsie, NY 12601
(845) 206-0812, info@poughkeepsieenv.com
https://www.poughkeepsieenv.com/
Testing, abatement, demolition, concrete recycling, restoration

‡ multiple locations within region
<table>
<thead>
<tr>
<th>Services Directory</th>
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| **Saracino Industries Inc.**  
P.O. Box 426, Hawthorne, NY 10532  
845.628.0400, mark@yonkersgranite.com  
www.YonkersGranite.com  
**Stone suppliers, reclaimed stone sales** |
| **Casella**  
71 Fuller Road #6, Albany, NY 12205 ‡  
(866) 839-0800  
https://www.casella.com  
Waste collection, transport, recycling, dumpster rentals |
| **Sullivan County BOCES**  
15 Sullivan Avenue, Suite 1W, Liberty, NY 12754  
(845) 295-4000, info@scboces.org  
https://www.scboces.org/  
**Construction Technology** |
| **Classic Environmental**  
12 Wade Road, Building 1, Latham, NY 12110  
(518) 591-0234, singalls@classicenvironmental.com  
http://www.classicenvironmental.com  
Waste removal, hazard remediation, demolition, construction |
| **SUNY Dutchess Community College**  
53 Pendell Road, Poughkeepsie, NY 12601  
(845) 431-8000, admissions@sunydutchess.edu  
https://www.sunydutchess.edu/  
**Architectural technology, construction technology management** |
| **Crito Demolition**  
241 N Pearl Street, Albany, NY 12207  
(518) 463-6985, ryan@cristodemolition.com  
https://www.upstatenydemolition.com/  
Dumpsters, total + selective demolition |
| **Zaborski Emporium**  
27 Hoffman St., Kingston, NY 12401  
(845) 338-6465, sandyballa@verizon.net  
https://www.facebook.com/profile.php?id=100063041209933  
**Architectural salvage** |
| **Dan’s Hauling & Demo**  
PO Box 409, Wynantskill, NY 12198  
(518) 438-9800, demodan@danshauling.com  
http://www.danshauling.com  
Demolition, hauling, CDD recycling |
| **DCMO (Delaware-Chenango-Madison-Otsego) BOCES**  
6678 County Road 32, Norwich, NY 13815 ‡  
(607) 335-1200  
https://www.dcmoboces.com/  
**Building construction, conservation and heavy equipment technology** |
| **Experienced Brick and Stone**  
268 Central Avenue, Buffalo, NY 14206  
(800) 560-5811, info@exbricks.com  
https://www.experiencedbricks.com/  
**Reclaimed brick, storage yards throughout NY** |
| **HFM (Hamilton-Fulton-Montgomery) BOCES**  
2755 State Highway 67, Johnstown, NY 12095 ‡  
(518) 736-4681, mdimezza@hfmboces.org  
https://www.hfmboces.org/  
**Construction technology** |
| **Historic Albany Parts Warehouse**  
89 Lexington Avenue, Albany, NY 12206  
(518) 465-2987, warehouse@historic-albany.org  
https://www.historic-albany.org/warehouse  
**Architectural salvage resale** |

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**Region 4**  
Albany, Columbia, Delaware, Greene, Montgomery, Otsego, Rensselaer, Schenectady, and Schoharie Counties

| **Albany Asbestos**  
2 Bertha Street, Albany, NY 12209  
(518) 964-2081, AlbanyAsbestos@gmail.com  
http://www.AlbanyAsbestos.com/  
Asbestos testing and inspection only - no mitigation |
| **Albany Environmental & Construction Group**  
911 Central Ave. Suite 24-335, Albany, NY 12206  
(518) 320-7412, info@albanyenv.com  
https://www.albanyenv.com/  
Testing, abatement, demolition, construction, concrete recycling |
| **Capital Region BOCES**  
900 Watervliet-Shaker Rd., Albany, NY 12205 ‡  
(518) 862-4900  
https://www.capitalregionboces.org/  
**Building trades, construction, heavy equipment** |

‡ multiple locations within region
**Services Directory**

**Hudson Valley Community College**
80 Vandeburg Ave, Troy, NY 12180
(518) 629-4822, communityed@hvcc.edu
https://www.hvcc.edu/index.html

*Historic preservation carpentry, historic masonry, historic window rehabilitation, building trades*

**Jackson Demolition**
397 Anthony Street, Schenectady NY 12308
(518) 374 3366, info@jacksondemolition.com
https://jacksondemolition.com/

*Demolition, dismantling, recycling, remediation, abatement*

**New York Salvage**
35 Otesgo St, Oneonta, NY 13820
(607) 433-9890, nysalvage@hotmail.com
http://newyorksalvage.net

*Architectural salvage retail*

**Orion DES (Demolition & Environmental Services)**
8D Petra Lane, Albany NY 12205
(518) 250-5658
http://www.oriondeses.com/

*Selective + structural demolition, abatement + remediation*

**Otsego Northern Catskills BOCES**
1914 County Route 35, Milford, NY 13807 ‡
(607) 286-7715, rdemars@oncboces.org
https://www.oncboces.org/

*Building trades and technology*

**Questar III BOCES**
10 Empire State Blvd, Castleton, NY 12033
(518) 477-8771
https://www.questar.org/

*Construction technology, heavy machinery operation*

**Ramos Construction & Demolition**
(518) 384-4721, ramosconstruction1@outlook.com
https://www.facebook.com/ramosconstruction1/

*Construction, demolition*

**Tri-County Masonry & Excavating**
(518) 528-1646, mike@tcmbalbany.com
https://masonrycontractorsalbany.com/

*Construction, demolition*

**Region 5**
Clinton, Essex, Franklin, Fulton, Hamilton, Saratoga, Warren, and Washington Counties

**Capital Region BOCES**
900 Watervliet-Shaker Rd, Albany, NY 12205 ‡
(518) 862-4900
https://www.capitalregionboces.org/

*Building trades, construction, heavy equipment*

**Casella**
71 Fuller Road #6, Albany, NY 12205 ‡
(866) 839-0800
https://www.casella.com/

*Waste collection, transport, recycling, dumpster rentals*

**County Waste & Recycling**
1927 Route 9, Clifton Park, NY 12065
(518) 877-7007
https://www.county-waste.com/

*Dumpsters, waste + recycling, waste diversion*

**CV Waste Removal Container Services**
70 Ann St., Fort Ann, NY 12827 ‡
(518) 746-1558, cvwaste@gmail.com
https://www.cvwasteremovalinc.com/

*Waste removal, recycling, dumpster rental + hauling*

**HFM (Hamilton-Fulton-Montgomery) BOCES**
2755 State Highway 67, Johnstown, NY 12095
(518) 736-4681, mdimezza@hfmboces.org
https://www.hfmboces.org/

*Construction technology*

**Planit Salvage**
274 Greenfield Ave, Ballston Spa, NY 12020
(518) 885-4100, tdawson@planitsalvage.com
http://planitsalvage.com/

*Metals/automotive specialization, recycling, salvage, dumpsters*

‡ multiple locations within region
## Region 7
Broome, Cayuga, Chenango, Cortland, Madison, Onondaga, Oswego, Tioga, and Tompkins Counties

### Abscope
7086 Commercial Drive, Canastota NY 13032  
(800) 273-5318, info@abscope.com  
https://abscope.com/  
**Environmental work, abatement, remediation**

### Barn Wood Addicts
333 Ferguson Rd, Freeville NY 13068  
(607) 220-4706, barnwoodaddicts@gmail.com  
https://www.barnwoodaddicts.com/  
**Reclaimed wood construction, furniture, doors, etc.**

### Binghamton Environmental & Construction Group
1235 Front St #321, Binghamton, NY 13905  
(607) 240-5450, info@binghamtonenv.com  
https://www.binghamtonenv.com/  
**Testing, abatement, demolition, concrete recycling, restoration**

### Casella
71 Fuller Road #6, Albany, NY 12205  
(866) 839-0800  
https://www.casella.com/  
**Waste collection, transport, recycling, dumpster rentals**

### CDP Services Excavating
9192 River Road, Phoenix, NY 13135  
(315) 430-0048  
https://cdpexcavating.com/  
**Demolition, deconstruction, and excavation**

### Chuck It Haulers
843 N Salina St, Syracuse, NY 13208  
(315) 925-4439  
https://www.chuckithaulers.com/  
**Dumpsters, waste removal, clean-outs, organization, hauling, recycling**

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### Region 6
Herkimer, Jefferson, Lewis, Oneida, and St. Lawrence Counties

**Antique Woods and Colonial Restorations**
71 Quarry Rd, Gouverneur, NY 13642  
(315) 250-8295, lehmer@peoplepc.com  
https://www.vintagewoods.com/  
**Barn wood + element salvage and construction**

**Casella**
71 Fuller Road #6, Albany, NY 12205  
(866) 839-0800  
https://www.casella.com/  
**Waste collection, transport, recycling, dumpster rentals**

**Empire State Professionals, Inc.**
5553 Cairns Trail, Clay, NY 13041  
(315) 503-0000  
https://empirestateprofessionals.com/  
**Home remodeling, renovations, hazard abatement**

**Environmental Education Associates**
335 Catherine St, Utica, NY 13501  
(716) 833-2929, ajm@environmentaleducation.com  
https://environmentaleducation.com/  
**Hazard management**

**SUNY Canton**
34 Cornell Drive, Canton, NY 13617  
(315) 386-7011, admissions@canton.edu  
https://www.canton.edu/  
**Construction technology management**

† multiple locations within region
<table>
<thead>
<tr>
<th>Services Directory</th>
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| **Contento’s**  
119 1/2 Pendleton Street, Cortland, NY 13045  
(607) 753-8136, Info@contentosny.com  
https://contentosny.com/  
CDD recycling center, demolition, container, hauling |
| **Cortland ReUse**  
245 Mclean Rd, Cortland, NY 13045  
(607) 543-4010, cortlandreuse@gmail.com  
https://cortlandreuse.org/  
Salvage resale |
| **DCMO (Delaware-Chenango-Madison-Otsego) BOCES**  
6678 County Road 32, Norwich, NY 13815  
(607) 335-1200  
https://www.dcmoboces.com/  
Building construction, conservation and heavy equipment technology |
| **Empire State Professionals, Inc.**  
5553 Cairns Trail, Clay, NY 13041  
(315) 503-0000  
https://empirestatepros.com/  
Home remodeling, renovations, hazard abatement |
| **Fingerlakes ReUse**  
214 Elmira Rd, Ithaca, NY 14850 ‡  
(607) 257-9699  
http://ithacareuse.org  
Salvage and reuse retail |
| **Gorick**  
27 Track Drive, Binghamton, NY, 13904  
(607) 775-1765, info@gorickconstruction.com  
http://www.gorickconstruction.com/  
Demolition, earthwork, aggregate crushing/recycling services |
| **HSE Consulting**  
8636 Brewerton Rd, Cicero, NY 13039  
(888) 419-1438, info@hseconsultingservices.com  
https://www.hseconsultingservices.com/  
Environmental Abatement |
| **Ithaca Environmental & Construction Group**  
950 Danby Rd Suite 6, Ithaca, NY 14850  
(607) 216-6167, info@ithacaenv.com  
https://www.ithacaenv.com/  
Testing, abatement, demolition, concrete recycling, restoration |
| **Junk King**  
136 Ball Circle, Syracuse, NY 13210  
(315) 254-2047  
https://www.junk-king.com/locations/syracuse/  
“Junk” removal, hauling, donation + recycling |
| **LCP Group**  
3421 Vestal Road, Vestal, NY 13850  
(607) 592-2866, lcpgroup@yahoo.com  
http://www.lcpgroup.net/  
Demolition, deconstruction, asbestos remediation, recycling |
| **OCM (Onondaga-Cortland-Madison Counties) BOCES**  
PO Box 4754, Syracuse, NY 13221  
(315) 433-2600, jbliss@ocmboces.org  
https://www.ocmboces.org/  
Construction trades |
| **PAST Architectural Salvage Center**  
21 N Depot St, Binghamton NY 13901  
(607) 621-9968, karenabgm@aol.com  
https://www.pastny.org/salvage-showroom  
Architectural salvage |
| **Sabre Demolition**  
115 Railroad Street, Warners, NY 13164  
(315) 320-4233  
http://www.sabredemolition.com/  
Demolition, dismantlement, remediation, abatement |
| **Sessler Environmental Services**  
6700 Old Collamer Road, East Syracuse, NY 13057  
(844) 834-6982, info@sesslerenv.com  
http://www.sesslerenv.com/  
Environmental contracting, hazard abatement, structure and material decommission |
| **Significant Elements**  
212 Center Street, Ithaca NY  
(607) 277-3450, sales@historicithaca.org  
http://www.significantelements.org/  
Architectural salvage resale |
| **Sunstream Corporation**  
6 Spring Forest Avenue, Binghamton, NY 13905-2316  
(607) 724-4400  
https://www.sunstreamny.com/  
Environmental abatement |

‡ multiple locations within region
Services Directory

**Sweet Salvage**
6483 E Seneca Tpke, Jamesville NY 13078
(315) 492-1266, info@ssalvage.com
https://www.facebook.com/SweetSalvageGiftShoppe/
Salvage resale

**Syracuse Environmental & Construction Group**
4736 Onondaga Blvd #434, Syracuse, NY 13219
(315) 313-6690, info@syracuseenv.com
https://www.syracuseenv.com/
Testing, abatement, demolition, concrete recycling, restoration

**Syracuse Habitat Restore**
514 W. Genesee St, Syracuse, NY 13204
(315) 475-9172, restoremanager@syracusehabitat.org
https://www.syracusehabitat.org/
General reuse and salvage building materials

**Syracuse Haulers**
6223 Thompson Rd, Syracuse, New York 13206
(315) 426-6771
https://www.syracusehaulers.com/
Dumpster rental, full + selective demolition, hazard remediation, CDD recycling, cleanup + detailing

**Tompkins Cortland Community College**
170 North St, Dryden, NY 13053
(888) 567-8211, admissions@tompkinscortland.edu
https://www.tompkinscortland.edu/
Construction and environmental technology

**Trade Design Build**
27 Track Drive, Binghamton, NY, 13904
(607) 383-0557, info@tradedesignbuild.com
https://tradedesignbuild.com/
Construction, design, deconstruction

**Region 8**
Chemung, Genesee, Livingston, Monroe, Ontario, Orleans, Schuyler, Seneca, Steuben, Wayne, and Yates Counties

**AAC Contracting, Inc.**
175 Humboldt Street, Rochester, NY 14610
(585) 527-8000
https://www.aac-contracting.com/
Hazard remediation, selective demolition

**Big Wood LLC**
PO Box 446, Naples NY 14512
(585) 374-2699, info@bigwoodllc.com
http://www.bigwoodllc.com/
Salvage, reclaimed wood sales

**Cascades Recovery**
1845 Emerson Street, Rochester, New York 14606
(866) 839-0800, Recoveryplus_Service@cascades.com
https://recovery.cascades.com/en
Recycling services

**Casella**
71 Fuller Road #6, Albany, NY 12205 ‡
(866) 839-0800
https://www.casella.com/
Waste collection, transport, recycling, dumpster rentals

**Dominick & Daughters**
9877 Simonds Road, Corfu, New York
(585) 547-9800, barnbusted@outlook.com
https://dominickanddaughters.com
facebook.com/dominickanddaughters
Construction, reclaimed barnwood installation, masonry, demolition

**Empire State Professionals, Inc.**
5553 Cairns Trail, Clay, NY 13041
(315) 503-0000
https://empirestatepros.com/
Home remodeling, renovations, hazard abatement

**Environmental Education Associates**
460 State St., 2nd Floor, Rochester, NY 14608
(716) 833-2929, ajm@environmentaleducation.com
https://environmentaleducation.com/
Hazard management

**Experienced Brick and Stone**
268 Central Avenue, Buffalo, NY 14206
(800) 560-5811, info@exbricks.com
https://www.experiencedbricks.com/
Reclaimed brick, storage yards throughout NY

**Fingerlakes Community College**
3325 Marvin Sands Drive, Canandaigua, NY 14424
(585) 394-3522, onestop@flcc.edu
https://www.flcc.edu/
Architectural technology

‡ multiple locations within region
Services Directory

**Frederico Demolition**
1005 Chili Avenue, Suite 2, Rochester, New York 14611
(585) 563-3567, info@fredericodemolition.com
https://fredericodemolition.com
Demolition, deconstruction, preservation, hazard abatement

**Greater Southern Tier BOCES**
459 Philo Road, Elmira, NY 14903 †
(607) 739-3581, tdriscoll@gstboces.org
https://www.gstboces.org/
Building construction, heavy equipment

**Historic Houseparts**
540 South Ave, Rochester, NY, 14620
(585) 325-2329, info@historichouseparts.com
http://historichouseparts.com
Salvage and restoration

**Junk King**
40 Stace St Suite E, Rochester, NY 14612
(585) 299-5933
https://www.junk-king.com/locations/rochester
“Junk” removal, hauling, donation + recycling

**Metro Environmental**
30 Industrial Park Circle, Rochester, NY 14624
(716) 285-9280, info@metroenvironmental.com
https://www.metroenvironmental.com/
Environmental contracting, hazard remediation, select demolition

**Monroe #2-Orleans BOCES**
3555 Buffalo Road, Rochester, NY 14624
(585) 349-9100, CWDInfo@monroe2boces.org
https://www.monroe2boces.org/
Residential construction, heavy equipment operations

**Monroe Community College**
1000 East Henrietta Road, Rochester, New York 14623
(585) 292-2000
https://www.monroecc.edu/
Construction technology

**Paul Davis Restoration**
1075 Buffalo Road, Rochester, NY 14624
(585) 647-9933, grny@pauldavis.com
https://greater-rochester.pauldavis.com/
Natural-disaster triage, mitigation, hazard remediation, restoration

**Pioneer Millworks**
1180 Commercial Drive, Farmington, NY 14425
(585) 924-9970, info@pioneermillworks.com
https://pioneermillworks.com/
Reclaimed wood panels and flooring

**ReHouse Architectural Salvage**
469 W Ridge Rd, Rochester, NY 14615
(585) 288-3080, info@rehouse.com
http://www.rehouseny.com/
Architectural salvage resale

**Rochester Environmental & Construction Group**
620 Park Ave #135, Rochester, NY 14607
(585) 299-1533, info@rochesterenv.com
https://www.rochesterenv.com/
Testing, abatement, demolition, concrete recycling, restoration

**Rock Environmental**
69 Seneca Ave, Rochester, NY 14621
(585) 340-6799
https://www.rockenv.com/
Building and interior demolition, hazard remediation, restoration

**Sessler Environmental Services**
1330 Research Forest, Macedon, NY 14502
(844) 834-6982, info@sesslerenv.com
http://www.sesslerenv.com/
Environmental contracting, hazard abatement, structure + material decommission

**Region 9**
Allegany, Cattaraugus, Chautauqua, Erie, Niagara, and Wyoming Counties

**Buffalo Environmental & Construction Group**
2316 Delaware Ave #250, Buffalo, NY 14216
(716) 262-3600, info@buffaloenv.com
https://www.buffaloenv.com/
Testing, abatement, demolition, concrete recycling, restoration

**Cascades Recovery**
1845 Emerson Street, Rochester, New York 14606
(866) 839-0800, Recoveryplus_Service@cascades.com
https://recovery.cascades.com/en
Recycling services

† multiple locations within region
CROWD maintains an up-to-date resource list of New York State businesses and organizations that provide deconstruction-related services.

If your business is missing from this list or you wish to update the information that appears as part of your listing, please email info@christophersoncenter.org. so you can appear in the next guide.
<table>
<thead>
<tr>
<th><strong>Online Resources Directory</strong></th>
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| **All for Reuse**  
http://allforreuse.org/  
National network of building professionals committed to material reuse |
| **Northeast Recycling Council**  
https://nerc.org/  
Northeast interstate nonprofit in policy research, education and technical assistance for CDD reuse |
| **Bay Area Deconstruction Work Group**  
http://www.deconstructionbayarea.com  
West-coast based deconstruction advocacy and resource organization |
| **Reclamation Administration**  
http://www.reclamationadministration.com/  
North American network of local government professionals committed to accelerating urban sustainability |
| **Build Reuse**  
https://www.buildreuse.org/  
National nonprofit targeting deconstruction/reuse investment and workforce development |
| **Recycle Search Database**  
https://recyclesearch.com/  
Recycling and reuse resource database |
| **Building Green**  
http://buildinggreen.com  
International green building knowledge base |
| **Reuse Wood**  
http://www.reusewood.org  
Online materials database and CDD directory |
| **Climate Heritage Network**  
http://climateheritage.org  
International interdisciplinary network whose member are committed to achieving Paris Agreement goals |
| **Salvo Directory**  
https://www.salvoweb.com/salvo-directory  
International architectural salvage directory |
| **Construction and Demolition Recycling**  
http://www.cdrecycler.com  
National CDD magazine and database |
| **Urban Sustainability Directors Network**  
https://www.usdn.org/  
National network of building professionals committed to material reuse |
| **Construction and Demolition Recycling Association**  
https://www.cdrecycling.org/  
International material database and coalition of organizations supporting CDD reuse |
| **Waste Heritage Research (Carleton College)**  
https://wasteheritageresearch.wordpress.com/about/  
Carleton College’s research hub including glossary, news site and publisher for material salvage information |
| **CR0WD (Circularity, Reuse and Zero Waste Development)**  
https://cr0wd.org  
New York State collaborative network of planners, preservationists, salvage and reuse professionals, municipal staff, faculty and students working to support a linear building and construction economy |
| **Delta Institute**  
https://delta-institute.org/  
Midwest nonprofit for interdisciplinary community and landscape reforms via research |
| **NYS Department of Environmental Conservation**  
https://www.dec.ny.gov/  
(UK is in EPA Region 2: https://www.epa.gov/aboutepa/epa-region-2) |
| **Ellen MacArthur Foundation**  
https://www.ellenmacarthurfoundation.org/  
UK-based network committed to the creation of materials reuse and circular economies |

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How should we store materials for reuse if we have a small local capacity?

If you have limited storage capacity, the most effective practice is to identify salvage dealers or buyers prior to the deconstruction, so that materials go directly to those who will use, process, and/or sell them. Establish a local network of dealers, buyers and users who can take materials directly from the site, if possible.

A materials survey done in a building before its deconstruction can help to estimate the types and amounts of materials that will be available, which can assist in identifying next destinations and communicating with interested parties.

The Service Directory in this guide contains salvage retailers who may be able to take materials. Additional local contacts who would take salvaged materials might include:

- Stone/brick/masonry companies
- Reuse/upcycle artisans
- Reuse, antique, and architectural salvage stores

Reuse materials provide entrepreneurial opportunities to community members. Consider how the available materials can be advertised to attract local potential entrepreneurs and community organizations in need of building materials.
FAQs

Who are the people in my community I should reach out to for support?

A reuse economy engages a number of interested parties in a community. Here are some of the parties that may be interested in supporting deconstruction and reuse efforts:

- Climate/sustainability task forces/committees working at municipal and county levels
- Planning, sustainability, and construction program faculty and students at colleges, universities, and trade schools
- Reuse/salvage dealers, artisans, entrepreneurs, etc.
- NYS Department of Environmental Conservation
- Preservation and historic associations

How do I identify a professional deconstruction contractor?

There currently is not a certification or licensing program for deconstruction contractors in the state of New York. However, many demolition contractors are able to perform deconstruction services if the RFP is written to require this. Contractors may refer to these services as “dismantling.” The Service Directory in this guide provides a list of demolition contractors, many of whom have experience in providing dismantling/deconstruction services.
| **Glossary** |
|-----------------|----------------------------------|
| **Circular economy** | A circular economy is restorative and regenerative by design and aims to keep products, components, and materials at their highest utility and value at all times. (Ellen MacArthur Foundation, 2015) This is in contrast to the linear economy that begins with the extraction of resources from the environment to their use and eventual deposit into a landfill. (Felix Heisel, Circular Construction Lab 2021) |
| **Construction and demolition debris** | Also known as CDD, this is material that is generated during renovation, construction, deconstruction, or demolition of buildings and infrastructure; it is considered non-water soluble and non-hazardous and may have the potential to be reused or recycled. (Palo Alto municipal code) |
| **Deconstruction** | The careful and systematic dismantling of a part or a whole building structure in order to maximize the recovery of valuable material. It is an environmentally friendly alternative to demolition, which produces large amounts of pollution and waste that ends up in landfills. (Jennifer Minner, Just Places Lab 2021) |
| **Embodied carbon** | All CO2 emissions generated during the production and handling of a building’s materials throughout its life: product and construction stage (raw material, manufacturing, transport, construction, and installation), use stage (repair, replacement, refurbishment), and end-of-life stage (deconstruction/demolition, transport, waste processing). If these materials end in landfill or incineration, the embodied carbon is lost. Operational carbon refers to all CO2 emissions related to the operation of a building during its use stage (heating, cooling, electricity, etc.). While operational carbon emissions are emitted over time, the majority of embodied carbon emissions happen before the first day of a building’s use. (Felix Heisel, Circular Construction Lab 2021) |
| **Recycle** | An umbrella term for processes that convert waste into usable products, materials, or substances with the goal of reintroduction to the marketplace. In contrast to reuse, recycling processes generally change the physiognomy (and may also change the composition) of the resource. Recycling processes divert material from the landfill or incinerator. (Felix Heisel, Circular Construction Lab 2021) |
| **Reuse** | A process that further utilizes a component, products, or material in its original composition and shape. (Felix Heisel, Circular Construction Lab 2021) |
| **Salvage** | A systematic and careful intervention to extract valuable building materials, components, and products before demolition. The salvaged materials usually retain their original form with light reprocessing before being re-installed into a building. (Felix Heisel, Circular Construction Lab 2021) |
CR0WD (Circularity, Reuse, & Zero Waste Development) supports New York State communities in their plans to achieve sustainable, equitable and resilient built environments. CR0WD seeks to advance sustainability, resilience, and green jobs within the built environment by helping communities realize the environmental, cultural, and economic benefits of reusing buildings and building materials through research, education, policy, design, and development of an equitable green workforce.

CR0WD is a collaborative network of planners, architects, preservationists, policymakers, salvage and reuse professionals, real estate specialists, academics, and students from around New York State. Founding partners include the Circular Construction Lab, Finger Lakes ReUse, Historic Ithaca, Just Places Lab, Preservation Association of Central New York, and the Susan Christopherson Center for Community Planning.

Initially focused in the Finger Lakes region, CR0WD has expanded its partners and initiatives to become a leading voice in New York State for the benefits of deconstruction and reuse of building materials.

As we expand our efforts across New York State, we welcome anyone to join us by emailing us at info@cr0wd.org.
The CR0WDsource series, including Deconstruction: A Guide for Local Government, is produced on behalf of CR0WD by the Susan Christopherson Center for Community Planning.


www.cr0wd.org
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