

Deconstruction on Commercial Renovation Projects: the Victoria Street Presbyterian Sanctuary

Architects, developers, contractors and building owners throughout Santa Barbara County are recognizing the need to incorporate resource conservation strategies in construction, renovation and demolition projects. In addition to serving as excellent examples of what can be accomplished, it is also important to acknowledge those groups and individuals that are breaking new ground.

Resource efficiency is applicable to many aspects of development, including building design, material selection, and waste reduction. A large part of creating greater awareness of resource management, and encouraging the appropriate responsiveness, is to demonstrate the successful implementation of waste reduction strategies.

This case study illustrates how a single project can make a significant impact on reducing waste.

When Santa Barbara contractor Allen Associates began renovating this 7,000 square foot commercial space into a downtown Sanctuary and Rescue Mission, the Santa Barbara Presbyterian Church jumped at the opportunity to cut waste and costs. The transformation of the once-retail

establishment began with deconstruction activities. Careful removal of all interior elements resulted in the salvage and recycling of over 90% of project materials.

Members of the Church and benefactors of the Mission were involved in identifying and removing salvaged materials throughout the deconstruction phase of the interior renovation. Cabinets and track lighting removed during a remodel of the Nature Store in Santa Barbara were donated to the project, further conserving resources and reducing costs.



Total Waste Diversion:

12 tons

93% overall recycling rate

Disposal Cost Savings:

\$640 (10 tons salvaged instead of tipped @ \$64)

\$40 (2 tons recycled @ \$44 instead of tipped @ \$64)

Job-Site Diversion:

- **Drywall**
more than 2,000 square feet of 1/4" drywall
- **Wood**
approximately 3,000 board feet of 2x8, 800 board feet of 2x6 and 800 board feet of 2x4 wood
- **Carpet**
7,000 square feet of carpeting
- **Metal**
25 cubic yard roll-off container was filled with scrap metal. 100-150 metal joist hangers were salvaged for reuse.
- **Concrete**
approximately 1.5 tons of concrete was separated for recycling.

Project Statistics:

7,000 square feet

Location: Santa Barbara, CA

General Contractor:

Allen and Associates

1424 Tunnel Rd.

Santa Barbara, CA 93105

(805) 682-4305

Architect:

Poirier & David Architects

56 W. Alamar, Ste. C

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Almost two tons of drywall were collected in 4 yard roll-off containers and hauled to Ventura County to be used as soil amendment. Hundreds of board feet of wood framing members were salvaged, including old growth dimensional lumber in 2 x 4, 2 x 6, and 2 x 8 sizes. These were derailed and set aside for reuse on this and other projects. Only two small dumpsters (1 ton total weight) were taken to the landfill.

The project contractor took advantage of a DuPont carpet recycling program through which 7,000 square feet of carpeting was removed and picked up by DuPont representatives to be recycled into new carpet. Crushed ducting and electrical conduit was hauled to the MarBorg Industries C&D sorting facility, where it was recycled. Copper wiring and brass plumbing were salvaged by workers. Almost all the metal joist hangers were saved to be resold or used on other jobs. Concrete was separated and taken to Lash Construction to be used as road base.

The Church began construction of the Sanctuary in winter of 2000.



Additional Information

The C&D Waste Reduction and Recycling series consists of 9 fact sheets, each focusing on a different aspect of waste management. Factsheets in this series include:

- What's in a Building: Composition Analysis of C&D Debris
- Onsite Source Reduction: Cutting the Scrap
- Setting up a Jobsite Recycling Program
- Deconstruction: New Opportunities for Salvage
- Calculating Effectiveness: The Waste Management Plan
- Reducing Waste for Building Owners
- Waste Recycling Through Commingled Recovery: the Summerland Heights Residential Development
- Deconstruction on Commercial Renovation Projects: the Victoria Street Presbyterian Sanctuary
- Source Reduction in Residential Remodeling: the Las Alturas Adobe

Visit these web sites for downloadable publications, listserv information, and links to other green building sites:

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| www.ciwmb.ca.gov | www.tjcog.dst.nc.us/cdwaste.htm | www.EDCmag.com |
| www.epa.gov/greenbuilding | www.buildinggreen.com | www.materials4future.org |
| www.aia.org | www.oikos.org | www.usgbc.org |

The C&D Waste Reduction and Recycling Series is a joint project of the Santa Barbara County Solid Waste and Utilities Division, The Community Environmental Council, and The Sustainability Project.

For more information please contact the U.S. EPA, Region 9 Office of Pollution Prevention and Solid Waste at (415) 972-3282.

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