



RESOLUTION NO. 41385

1 BY REQUEST OF COUNCIL MEMBERS DIAZ, RUMBAUGH, AND WALKER

2 A RESOLUTION relating to the 2030 Climate Action Plan and Green Economic
3 Development Strategy; directing the City Manager to provide options and
4 estimated costs to increase deconstruction and salvage efforts in Tacoma.

5 WHEREAS the City is likely to see an increased amount of construction and
6 demolition debris in the coming years as demands for more housing and
7 development grow, intensifying the need for greater deconstruction and salvage
8 efforts, and

9 WHEREAS deconstruction refers to the systematic disassembly of the
10 structure of a building to maximize the reuse of materials, while salvage is defined
11 as the removal of valuable or useful surface level materials for reuse, and
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13 WHEREAS when compared to the demolition of a building, deconstruction
14 and salvage offer a wide range of benefits, including lower greenhouse gas
15 emissions, reduced waste disposal, greater job creation, less stormwater pollution,
16 and enhanced reuse of valuable building materials, and

17 WHEREAS deconstruction can also help minimize the adverse impacts
18 associated with demolition by increasing the likelihood of discovering materials
19 containing lead and asbestos, allowing for safe removal and disposal, and provides
20 air quality benefits by limiting the air pollution and dust that occurs during demolition,
21 and
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23 WHEREAS preserving and reusing materials from historic homes and
24 buildings also honors and celebrates Tacoma's past, and enables visual continuity in
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1 neighborhoods by facilitating the integration of reusable materials, such as
2 architectural features and area-specific building materials into new structures, and

3 WHEREAS most cities find that demolition results in the loss of tens of
4 thousands of tons of reusable items worth millions of dollars, with the most common
5 reusable items being masonry, lumber, light fixtures, cabinetry, roofing, glass, tile,
6 appliances, copper pipes, plumbing, architectural elements, hardware, and more,
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8 and

9 WHEREAS advancing deconstruction and salvage work aligns with key parts
10 of the City's 2030 Climate Action Plan ("CAP") goals, including efforts to create a
11 robust local circular economy to help reduce waste, and
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13 WHEREAS the CAP also underscores the importance of taking actions
14 designed to increase commercial and industrial reuse and recycling and reduce
15 construction and demolition waste, as well as creating deconstruction requirements,
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17 and

18 WHEREAS deconstruction and salvage work would also help meet the CAP
19 and the City's Green Economic Development Strategy goal to increase jobs in the
20 green economy sector, and

21 WHEREAS while the City is well-suited for deconstruction due to the bulk of
22 the City's structures having been built out of wood about one hundred years ago,
23 the costs of deconstruction currently create obstacles for adopting a citywide
24 deconstruction ordinance, suggesting a phased approach that can increase supply
25 and demand for deconstruction and salvage would help meet City goals and lay the
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1 groundwork for evaluating a deconstruction ordinance or other code changes in the
2 future, and

3 WHEREAS cities nationwide have moved to adopt deconstruction
4 ordinances as demolition projects increase and landfill capacity decreases,
5 generally focusing on structures built prior to 1930-1945 and exempting unsafe
6 structures or those where most of the materials are not reusable, and

7 WHEREAS cities such as Boulder, Milwaukee, Palo Alto, Portland, and
8 San Antonio have adopted citywide ordinances, while cities like Pittsburgh and
9 Seattle have launched pilot programs designed to lower the cost of deconstruction
10 projects, and
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12 WHEREAS the Washington State Building Code Council created an
13 option appendix for cities in the 2021 amendment package that includes code
14 for the management of construction and demolition waste, as well as salvage
15 and deconstruction work, and
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17 WHEREAS if approved, this resolution would direct the City Manager to
18 have the appropriate staff provide options and estimated fiscal impacts on the five
19 key topic areas set forth in the attached Exhibit "A," to the Infrastructure, Planning,
20 and Sustainability Committee by May 22, 2024; Now, Therefore,
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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

That the City Manager is hereby directed to provide options and estimated costs for the five key topic areas set forth in the attached Exhibit "A," incorporated by this reference as though fully set forth herein.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney



EXHIBIT "A"

(Five Key Topic Areas)

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1. Formalizing salvage assessments: Options and estimated fiscal impacts for ways the City could incentivize, formalize, and better assist the public with obtaining a credible salvage assessment prior to the demolition of a property, including options for mandatory salvage assessments and waste management. In addition, options and estimated fiscal impacts for requiring City-owned property to have a salvage assessment prior to demolition should be provided.
2. Incentivizing deconstruction projects and material reuse: Options and estimated fiscal impacts for establishing incentives for the public to undertake partial or full deconstruction of buildings and use salvaged or deconstructed building materials in construction projects. Incentives should be aimed at lowering the cost or shortening the timeline for deconstruction projects, as well as spurring the public to reuse building materials.
3. Deconstruction of City-owned buildings: Options and estimated fiscal impacts for a pilot program or other opportunity to engage in partial or full deconstruction of City-owned properties and how prospective buildings could be identified.
4. Workforce development for deconstruction: Options and estimated fiscal impacts for a training program for deconstruction contractors and workers. Training programs that aim to build collaboration with local colleges to train students in this field should also be evaluated.
5. City assistance with storage for salvaged and deconstructed materials: Options and estimated fiscal impacts for providing storage facilities for reusable materials.