



MEMORANDUM

TO: BUILDING/PLANNING DEPARTMENTS

FROM: ALLAN RIGG

SUBJECT: DECONSTRUCTION POLICY

DATE: JULY 26, 2012

A recent trend that is gaining popularity is for property owners to deconstruct existing homes rather than simply demolishing them and hauling the debris to the dump. The deconstruction involves salvaging and reusing items such as kitchen cabinets, wood floors, bricks and lumber. Although the initial cost of deconstruction is higher than a simple demo, the owner can claim significant tax credits for the value of the salvaged materials.

We are working to change our policies and procedures regarding demolition permits to encourage the deconstruction process. Our current policy is to not issue a demolition permit until the property owner is ready to be issued a building permit. Due to the additional 3-4 weeks needed for deconstruction, the deconstruction process falls out of favor for someone anxious to get their new home built. Our intent is to allow deconstruction permits to be issued earlier than demo permits and take away the time crunch factor.

In the future, we will issue "Demo" permits to those property owners wishing to deconstruct a home prior to issuance of building permit. We should issue a permit once the following have occurred:

- Significantly complete plans have been submitted and reviewed by the Building Department.
- The Planning Department has reviewed and approved the plans for conformance with all Planning regulations, including conformance with any Planning Commission approvals.
- The project has received soils/geology approval.

When a permit issued for deconstruction, it will be out traditional "Demo" permit with the following conditions:

- The home shall be deconstructed.
- Prior to deconstruction the site shall be fenced to the satisfaction of the Building Department.

Please let me know if you have any questions.