

DECONSTRUCTION CASE STUDIES

# Case Study — Riley Park

Unbuilders launched in 2018 and disassemble structures mostly by hand, diverting around 50 tonnes of building materials per house, from which 15 tonnes are salvaged for reuse.

**Building type:** Single-Family House

**Square footage:** 1,760

**Location:** City of Vancouver

This Vancouver house, built in 1910, was located in Riley Park at the City's highest point topographically. Unbuilders became involved with this home in 2018 when it was slated for demolition.

Unbuilders donated many of the materials to Habitat for Humanity, a non-profit organization. Some of the salvaged lumber was reused in the Welcome Parlour ice cream shop in North Vancouver.



Character Home located on James Street  
CREDIT: UNBUILDERS



CREDIT: WELCOME PARLOUR

## Total Waste Diversion

Approximately 92% of building materials were saved from disposal through reuse and recycling.



**10%**  
REUSED

- Appliances, doors, casings, trimms, baseboards
- Flooring: 0.7 tonnes
- Lumber: 6.8 tonnes



**82%**  
RECYCLED

- Plaster: 5.1 tonnes
- Lumber, metal, asphalt: 17.9 tonnes
- Concrete: 43.3 tonnes

## Cost Comparison

	DECONSTRUCTION	DEMOLITION
House removal	\$34,800	\$26,000
Tax credit – donation of salvaged material <sup>8</sup>	-\$22,600	\$0
<b>Total cost</b>	<b>\$12,200</b>	<b>\$26,000</b>

<sup>8</sup> Exact tax credit value based on income of person claiming the tax credit (typically 44-50%)

# Case Study — Dunbar

**Building type:** Single-Family House

**Square footage:** 1,288

**Location:** City of Vancouver

This Vancouver house was originally built in 1930 in the Dunbar neighborhood. Unbuilders was hired to fully deconstruct this house in 2019.

Reclaimed lumber from this project was sold to Western Reclaimed and Heritage Lumber.

Recovered shiplap was sold to Woodshop Coop and was used as cladding in Parlour restaurant in Toronto, a refurbished 1894 piano factory.

Lumber sales helped the owner offset the overall cost of deconstruction, making it comparable to traditional demolition.



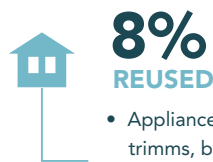
Character Home located in Dunbar  
CREDIT: UNBUILDERS



Parlour Restaurant  
CREDIT: WOODSHOP COOP

## Total Waste Diversion

Approximately 99% of building materials were saved from disposal through reuse and recycling.



- Appliances, doors, casings, trimms, baseboards
- Flooring: 0.2 tonnes
- Lumber: 5.3 tonnes



- Plaster: 3.1 tonnes
- Lumber, metal, asphalt: 14.2 tonnes
- Concrete: 39.5 tonnes

## Cost Comparison

	DECONSTRUCTION	DEMOLITION
House removal	\$34,990	\$21,000 to \$27,000
Lumber sale	-\$6,000	\$0
<b>Total cost</b>	<b>\$28,990</b>	<b>\$21,000 to \$27,000</b>