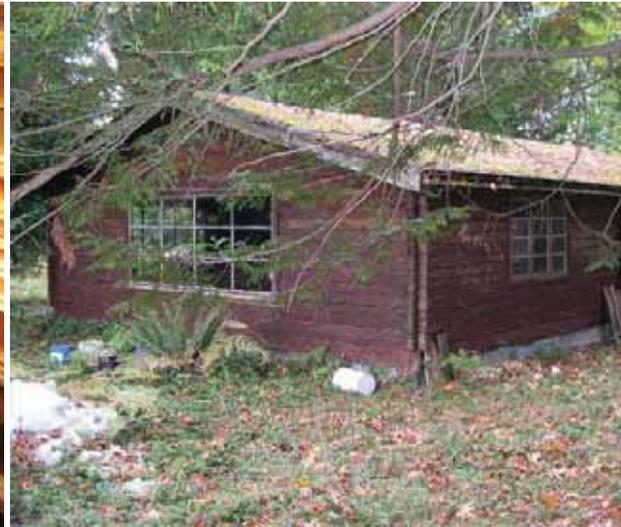


Pan Abode

Made almost entirely of stackable square-cut logs this 1955 Pan Abode designed home was disassembled quickly and recovered 10,000 pounds of materials for reuse in other building projects.

Deconstruction Case Study

Dismantling the past for a more valuable future.



"Our experience working with the Solid Waste Division and the RE Store was very positive. We achieved common goals through environmentally responsible action, while also providing cost savings to the project."

- Ingrid Lundin, Project Manager, King County Natural Resource Lands

About the project

Project Background

- The 910-square-foot Pan Abode-designed cabin was built in 1955 in Maple Valley.
- Located in a newly acquired King County natural area, the cabin was slated for removal since it was incompatible with the county's land management goals of habitat value and low-impact recreation.
- The deconstruction took place in January 2006 through a standing contract the county has in place with the nonprofit RE Store for the provision of salvage and light deconstruction services.
- Deconstruction of the building (except its concrete foundation), removal of salvaged materials, and consolidation of waste for pickup was performed at zero cost to King County.
- County crews performed initial asbestos abatement, final demolition, waste disposal, and site cleanup.

Successes with Deconstruction/Salvage

- The county's current contract (2005-2007) with the RE Store, a local nonprofit organization dedicated to recovering used building materials, allows the nonprofit to perform "minor deconstruction or active salvaging" as requested on county sites.
- The RE Store uses its proceeds from the sale of recovered building materials to support community benefits.
- The contract enabled the county to have most of the Pan Abode cabin deconstructed and removed at no direct cost to the project.
- The RE Store contract used in the Pan Abode deconstruction project is available to all King County agencies, and it is also accessible as a template to other outside organizations that may be interested in developing similar arrangements.



King County

Department of
Natural Resources and Parks
Solid Waste Division

Deconstruction Case Study

Pan Abode

Resources Saved

- Pan Abode cedar timbers, flooring, ceiling boards, furniture, a bathtub, and cabinets were salvaged for resale.
- A total of five tons of materials were kept out of the landfill.
- The oak flooring sold within one month for \$1.75 per square foot.
- Many of the Pan Abode cedar logs sold for \$2 per lineal foot, and others were used in a display booth at the Northwest Flower and Garden Show.
- The county saved money by not having to pay for building demolition and disposal costs.

Challenges

Learning the process: Determining how to coordinate a deconstruction job required extra initial effort, but the time spent learning the process paid off with its benefits. This deconstruction can serve as a model for other natural resource land acquisitions or other county sites that may contain unwanted structures.

Lessons Learned & Recommendations

1. Providing opportunities for salvage and deconstruction can save King County money on demolition and disposal costs as well as keep valuable materials out of the landfill.
2. Salvage/deconstruction opportunities may be available on a wide variety of projects. The King County Green Building Program can help scope such opportunities with no delay to the project schedule.

For more information, contact

Kinley Deller, Waste Reduction Specialist
King County Green Building Program
King County Solid Waste Division
206-296-4434
Toll Free 1-800-325-6165, ext. 6-4434
TTY Relay: 711

This material will be provided in alternate formats upon request.

The King County Construction Works web site also provides helpful information:

<http://www.metrokc.gov/dnrp/swd/construction-recycling/constructionworks.asp>