

NO: R098

COUNCIL DATE: May 3, 2010

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **May 3, 2010**

FROM: **General Manager, Planning and Development** FILE: **3900-20-9011**
General Manager, Engineering

SUBJECT: **Reuse and Recycling of Buildings**

RECOMMENDATION

The Planning and Development Department and Engineering Department recommend that Council:

1. Receive this report as information;
2. In keeping with the principles of the City's Sustainability Charter, direct staff to continue to facilitate the building moving industry's efforts to re-use and recycle buildings; and
3. Authorize the City Clerk to forward a copy of this report and the related Council resolution to Nickel Bros. House Moving Ltd.

BACKGROUND

At the Regular Council meeting on November 30, 2009, Council adopted the following motion (RES.R09-2257) related to the recycling of buildings:

"That the issue of recycling buildings and deconstruction of buildings be referred to staff for a report".

This motion was prompted by a letter, dated November 25, 2009, from Nickel Bros. House Moving Ltd. (copy attached as Appendix I) which, in the context of the reuse and recycling buildings, provided procedural recommendations related to building demolitions, the moving of buildings and related permits.

DISCUSSION

Several hundred single family dwellings are demolished in Surrey every year. On average, in any given year, less than five are relocated. While this large disparity is likely the result of lack of demand rather than regulatory impediments, it is recognized that the concept of recycling buildings should be encouraged from a sustainability perspective and on this basis applicable regulations should be conducive to facilitating this outcome.

Current Regulations

The following is a summary of regulations that currently apply to the recycling of buildings in Surrey:

- A demolition permit must be obtained prior to demolishing any building;
- WorkSafeBC requires that a Hazmat study be completed prior to workers demolishing a building (related to locating any hazardous materials for which special precautions must be taken so as to not expose workers or the public to a hazard);
- All building moving companies must have a valid business license;
- The building being relocated must blend in with the existing homes on lots that area adjacent to the lot on which the moved house is to be located;
- The building being relocated must be deemed structurally competent to physically withstand the relocation procedure;
- The building being relocated must conform to the zoning requirements for use, density, etc. for the Zone that is on the lot to which the building is being moved (e.g., a single family dwelling must be a permitted use on the lot to which it is being moved and the siting of the dwelling on that lot must meet the minimum setbacks, maximum lot coverage and density restrictions for that lot);
- A City road and right-of-way permit may be required for construction work at the destination lot so as to allow the placement of the house on the lot; and
- An oversize/overweight permit must be obtained and the proposed hauling route for the building move must be approved by the City.

Over the years, the City's regulations have been modified from time to time to facilitate house moves. For example, the regulations were recently amended to allow for buildings to be moved onto agricultural lots. The City's regulations provide for houses that are the subject of a Heritage Revitalization Agreement to be afforded exemption from some of the requirements in relation to them being moved.

The City's procedures already reflect many of the recommendations presented in the letter from Nickel Bros. House Moving Ltd.

The following sections of this report discuss those recommendations in the letter from Nickel Bros. Moving Ltd. that are not currently part of the City's regulations.

Moving Corridors

The concept of moving corridors could be accommodated by way of the existing City of Surrey truck route network. The moving of over size or over weight loads including buildings on City streets is accommodated by the City through "oversize/overweight" permits. The existing truck routes within the City combined with the current regulations and permitting processes appear sufficient to accommodate transportation needs related to moving buildings within the City.

Staff has contacted representatives of the British Columbia Structural Movers Association to discuss their concerns pertaining to transportation infrastructure. The Association indicated that they have some concerns related to traffic calming infrastructure such as traffic circles, speed humps, raised intersections, etc., which interfere with the moving of buildings. The Engineering Department will be having further discussions with the Association on this matter.

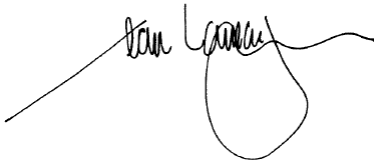
Introduction of Policies to Encourage Building Reuse and Recycling

Staff is reviewing policies that would encourage the reuse and recycling of buildings. Staff will work with the industry in trying to identify areas which could potentially produce buildings that would be good candidates for reuse or recycling with the view of establishing a protocol that would facilitate that process, including route network, potential relocation sites and streamlined approval and permitting processes. This will also include potential incentives the City could provide that would lead to more buildings being moved or recycled, rather than simply demolished.

CONCLUSION

Based on the above discussion, it is recommended that Council:

- In keeping with the principals of the City's Sustainability Charter, direct staff to continue to facilitate the building moving industry's efforts to re-use and recycle buildings within Surrey; and
- Authorize the City Clerk to forward a copy of this report and the related Council resolution to Nickel Bros. House Moving Ltd.



Jean Lamontagne
General Manager
Planning and Development



Vincent Lalonde, P.Eng.
General Manager, Engineering

JKM:saw

Attachment:

Appendix I Letter from Nickel Bros. House Moving Ltd. dated November 25, 2009



Appendix I

NICKEL BROS. HOUSE MOVING LTD.
1528 Broadway Street, Port Coquitlam, BC, V3C 2M8
Tel: 250 944-9430 Fax: 250 944-6082
Email: van@nickelbros.com
Website: www.nickelbros.com

November 25, 2009

Mayor Dianne Watts
Councillor Marvin Hunt
Surrey, BC

Dear Mayor Watts:

Thank you for meeting with us today to address these important issues. The members of the British Columbia Structural Movers Association (BCSMA) represent one of the largest solid waste diversion and recycling industries in the province of BC. Last year our company alone recycled more than 300 homes throughout BC and WA state. Each home on average represents 40 - 60 tons of solid waste diverted from the landfill and approximately 50 trees of mostly first growth timber from our forests.

Another benefit of building recycling and subject for consideration is hazardous materials, that are fine when encapsulated in buildings and their components, but become toxic and airborne when a building is run through with an excavator!

It is interesting to note the city of Seattle did not have a company recycling buildings until we arrived. Within four short years they have teamed up with us to establish moving corridors, barging locations, and are currently developing regulations that will dramatically increase building recycling and affordable housing in the region. Ironically, while the global and regional initiatives currently being implemented to reduce waste and protect our environment are picking up speed, municipalities throughout BC unknowingly are slowly wiping out the building recycling industry through infrastructure changes to roads and prohibitive regulations. To this end, with great urgency as an Industry, local business, and environmentally concerned citizens, we recommend the following procedures:

DEMOLITION

- Any building to be demolished must require a demolition permit from the local building authority.
- As in the city of Seattle, no demolition permit should be issued until all new building permits for the site have been applied for and reviewed by the city, and the project is ready to proceed. This will slow down the demolition process providing more time for recycling.
- The applicant must look at all options to: (1) move and recycle the building (maximum impact to reducing solid waste); (2) deconstruct the building; (3) as a last resort, demolish the building if the first and second steps have been proven not viable.
- As in Sidney, and now being looked at in Seattle, stage 3 demolition permits must be more expensive to obtain from the city than stage 2, and stage 2 more expensive than stage 1. The stage 3 demolition permit should be a percentage of the assessed value of the building (recommended 5%). These funds should be set aside in a green initiative fund by the city.



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- Any building reaching stage 3 (demolition) must have a mandatory Hazmat Survey performed to identify all hazmat within the building, and must have all hazmat abated from the building prior to machine demolition.
- All hazmat and building waste must be tracked and paperwork provided to the municipality prior to approving building permits on the site.
- If a building is moved, the demolition permits should be expedited.

MOVING

- Any structural mover moving buildings in the city must be licensed by the city, meeting mandatory criteria (a standards list can provided by BCSMA; the city of Seattle has protected itself by using this process).
- A moving permit for every building move must be obtained from the city, and reviewed by the engineering department with favour for this important industry.
- Moving corridors must be established to ensure building recycling in all areas of the city.
- Current corridors that have been blocked must be reopened immediately.
- Consultation with our industry must take place prior to any changes to the road infrastructure in the city.
- All city costs to accommodate building moves should be absorbed by the city and funded by the funds set aside for green initiatives.

BUILDING PERMITS

- Buildings moved in to the city should not have to meet a value criteria of greater than 80% of the average of the closest 10 buildings.
- Temporary move-on permits should be processed and approved quickly by the city to permit the building move on while other details of permitting are worked out with the city prior to construction beginning. A list of move critical issues should be addressed first to approve the move-on permit. This is currently used in several other jurisdictions.
- As per the National Building code and NRC mandate and user guides (which we lobbied for and received in 2002), any existing building relocated to a different site does not have to meet current building code requirements. All new construction performed under and around the building does have to comply with the current code.
- A structural review should be performed on every building moved in and provided to the city prior to approving a move on permit.
- Favour must be given to this building permit process to ensure the viability of saving and moving buildings. Time is always of the essence when attempting to rescue a building from going to the landfill!
- Special considerations should be given to subdivide and/or rezone properties to allow buildings to be moved and saved in close proximity to the original site.

Thank again for your time, and for your consideration of these important issues.

Sincerely,

Jeremy Nickel
 President, Nickel Bros House Moving Ltd.
 Director, British Columbia Structural Movers Association



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