

Before you demo

Guide for contractors



Important note: This guidance document is not intended as a substitute for reading Minnesota Rules and Statutes and making your own independent determination of their applicability to your renovation/demolition project. Examples in this guidance document do not represent an exhaustive listing of type of materials that may be required to be removed from a building prior to renovation/demolition.

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About 70 percent of construction and demolition (C&D) waste ends up in landfills. Although some materials, including concrete and steel, are separated for recycling at waste transfer stations and landfills, many additional materials have the potential to be salvaged, reused, or recycled.

C&D projects can also reveal hazardous materials, such as items containing mercury or lead like fluorescent light bulbs or batteries. Managing these types of hazardous wastes properly is important for protecting public health and the environment.

This guide provides information to help contractors, builders, and developers consider options to properly manage and reduce waste involved in C&D projects.

Consider deconstruction

Deconstruction can divert up to 90 percent of building materials for reuse and recycling. Deconstruction is the process of carefully dismantling building structures to salvage building materials for reuse. This approach has several environmental and social benefits compared to demolition.

In a deconstruction project, a building is taken apart using mostly hand tools, and materials are sorted into categories for efficient recycling and reuse. Deconstruction prevents usable materials from going to the landfill and makes used building materials available to the community. Other benefits of deconstruction include:

- Reduced or avoided landfill tipping fees
- Income tax deductions for donated materials
- Can qualify for LEED credits
- Revenue from sales of reclaimed materials

It is important to plan ahead when considering deconstruction because the project will likely take longer to complete and could have increased labor costs. Contact demo@hennepin.us to find out more about deconstruction.



Salvage reusable materials

Many building materials can be salvaged for reuse. Reuse is environmentally preferred over recycling or trash disposal because it avoids energy use and costs associated with manufacturing new products and diverts materials from landfills.

There are several for-profit and nonprofit companies that accept usable household materials including appliances, cabinets, doors, hot water radiators, light fixtures, windows, and wood flooring and trim. There are also companies that will come to your project location to remove building materials and pay for them.



Salvage businesses

The following organizations and businesses offer salvage opportunities for building materials. This list does not constitute approval of any of the firms identified nor do we claim the list is complete.

Name and contact	Items accepted
A Plus Appliances , St. Paul 651-298-1929, aplusappliance.org	Appliances
Accent Store Fixtures , Minneapolis 612-379-2788, asfmn.com	Shelving and storage units, gridwall, slatwall
Architectural Antiques , Minneapolis 612-332-8344, archantiques.com	Building materials, unique/historical artifacts
Art & Architecture , Minneapolis 612-904-1776, artandarc.com	Building materials, unique/historical artifacts
Bauer Brothers Salvage, Inc. , Minneapolis 612-521-9492, bauerbrotherssalvage.com	Building materials including: cabinets, commercial items, doors, lighting, plumbing, windows
Better Futures Minnesota , Minneapolis 763-710-7325, betterfuturesminnesota.com	Appliances, cabinets, doors, lighting, lumber, plumbing, tile
Bro-Tex , St. Paul, Chaska, Coon Rapids 651-645-5721, carpet.brotex.com	Carpet
City Salvage , Minneapolis 612-627-9107, citysalvage.com	Building materials including: cabinets, commercial items, doors, lighting, plumbing, windows
Guided Salvage , St. Paul 651-644-9270 or 651-227-0382 guidedssalvage.com	Building materials, unique/historical artifacts, hardware, lighting
Habitat for Humanity ReStore , Minneapolis and New Brighton 612-455-6133, habitat.org/restores	Building materials including: cabinets, commercial items, doors, lighting, plumbing, windows
Historic Stone Company , Minneapolis 651-641-1234, historicstoneco.com	Various stones
Northwest Architectural Salvage , St. Paul 651-644-9270	Building materials, unique/historical artifacts
Second Chance Recycling , Minneapolis 612-332-0664 ext.14 secondchancerecyclingmn.com	Mattresses and box springs

Schedule a pre-demolition inspection with Hennepin County

The removal of hazardous building materials prior to demolition is required per Hennepin County Ordinance 7 Paragraph 2.07 B and State of Minnesota Rule 7035.0805. The following materials need to be removed at least two days prior to demolition or renovation:

- Aerosols, compressed gas cylinders, fire extinguishers
- Appliances
- Asbestos-containing material
- CFC-containing items (fire extinguishers, refrigerators, freezers)
- Electronics
- Hazardous wastes such as flammable liquids, pesticides, herbicides, solvents, cleaners, paints, adhesives, acid, and caustics
- PCB-containing items (transformers, light ballasts)
- Lead-containing items (lead paint unattached to substrate, lead-acid batteries)
- Material trapped in sumps and traps
- Mercury-containing items (batteries from smoke detectors, fluorescent lights, thermostats)
- Oils including used oil

Hennepin County staff conduct pre-demolition inspections of residential and commercial properties to ensure regulated materials are removed prior to demolition. The inspector provides an inspection report to the contractor to further explain contractor responsibilities. A follow up inspection is generally not required. Hennepin County recommends that you contact the city where the work is taking place for any additional requirements.

To schedule an inspection for your project, call 612-348-4843 or email demo@hennepin.us.



Properly dispose of regulated materials

Once hazardous materials are removed from a property, they need to be properly managed through reuse, recycling, or disposal at a hazardous waste facility. Refer to the list of Hazardous and Universal Waste Disposal Companies for C&D Sites at hennepin.us/demolition for companies that accept this type of waste.

Household hazardous waste identified in residential properties during a Hennepin County pre-demolition inspection can be brought to a Hennepin County drop-off facility by appointment only. Contact demo@hennepin.us to schedule an appointment.

If you come across hazardous waste at commercial demolition sites or large amounts of household hazardous waste at residential demolition sites, contact Hennepin County for assistance in obtaining a hazardous waste ID number, identifying proper management methods, and finding licensed or permitted disposal companies.

Recycle C&D materials



Plan ahead to coordinate recycling for building materials that can't be salvaged for reuse. There are several C&D processing facilities in the Twin Cities that accept C&D materials such as asphalt, metals and wood for recycling. C&D processing facilities can recover about half of materials for recycling, putting C&D materials to better use than if they were all sent to landfills.

The companies listed below accept loads of C&D materials and can also provide roll-off boxes to keep at site to collect materials throughout the project at a comparable price of sending these materials to a landfill. This list does not constitute approval of any of the firms identified nor do we claim the list is complete.

- **Atomic Recycling**, Minneapolis
612-623-8888, atomicrecycling.com
- **Dem-Con**, Shakopee
952-445-5755, dem-con.com
- **Veit**, Minneapolis
763-428-2242, veitusa.com