

WHEREAS, Pittsburgh is home to 142,872 households within 58 square miles, and 1,737 buildings within the city limits are currently condemned as uninhabitable; and,

WHEREAS, since 2015, the City of Pittsburgh has spent \$12,242,814 demolishing structures and has issued private demolition permits valued at \$24,445,517; and,

WHEREAS, according to the U.S. Environmental Protection Agency, 600 million tons of Construction and Demolition materials were generated in 2018 alone, which is more than twice the amount of municipal waste generated that same year; and,

WHEREAS, condemned buildings are typically demolished mechanically, and the resulting Construction and Demolition waste is not separated and reusable and recyclable materials such as bricks, lumber, shingles, and tile, are all transported to the landfill; and,

WHEREAS, it is in the best interest of the City and our residents to ensure that demolition materials are reused as much as possible and recycled as much as possible while hazardous materials are disposed of properly; and,

WHEREAS, deconstruction refers to systematically disassembling the whole or parts of a structure to recover maximum economic and public good through reuse and recycling; and,

WHEREAS, the City of Pittsburgh can replicate deconstruction policies developed in cities around the world and emulate local pilot deconstruction programs led by Construction Junction, the Urban Redevelopment Authority and the Tri-COG Land Bank; and,

WHEREAS, the City of Pittsburgh understands the need to improve the health and safety of residents by reducing carbon emissions, minimizing airborne pollutants like lead and asbestos, and remediating blight that is proven to increase stress, blood pressure, and risk of heart disease for neighbors living around it; and,

WHEREAS, the City of Pittsburgh also views the creation of a deconstruction policy as an opportunity to create family-sustaining jobs, foster the expansion of a circular economy, advance an equitable investment in improving quality of life in low-income communities, and divert reusable materials from languishing in landfills for generations; and,

WHEREAS, for these reasons, the City of Pittsburgh does hereby commit to establishing a unified, City-led deconstruction policy.

NOW, THEREFORE, I, William Peduto, Mayor of the City of Pittsburgh, by the virtue of the authority vested in me by the City Charter and laws of the City of Pittsburgh do hereby direct the following actions:

- 1. Effective immediately, the Directors of the following City Departments or their designees shall take steps to contribute to a unified City-led deconstruction policy:**

- a. the Director of the Department of Permits, Licenses, & Inspections or their designee shall:
  - i. Provide materials assessment checklists and waste management planning templates to demolition permit applicants
  - ii. Conduct outreach to licensed contractors and educate them on the benefits of deconstruction
  - iii. Examine incentives for private demolition permit applicants to prioritize deconstruction and reduce waste
- b. the Director of the Office of Management & Budget or their designee shall:
  - i. Implement waste diversion specifications for City-funded demolition of condemned buildings and demolition of City-owned facilities
  - ii. Explore purchasing opportunities to sustain demand for reused building materials, such as the use of gypsum as a de-icing agent
  - iii. Coordinate a fundraising plan to support these efforts, including accepting private donations
- c. The Director of the Department of Public Works or their designee shall:
  - i. Identify City-owned facilities slated for demolition to be considered for deconstruction
- d. The Director of the Department of City Planning or their designee shall:
  - i. Explore opportunities to incentivize reuse of building materials during plan review and approval of private development projects
  - ii. Create templates for deconstruction feasibility assessments, waste management plans, and waste diversion reports for City-funded demolition projects
  - iii. Adopt priority scoring metrics for deconstruction to complement existing priority scoring metrics for demolition
- e. The Director of the Department of Finance or their designee shall:
  - i. Proactively categorize properties on which deconstruction may be feasible
  - ii. Coordinate with other Departments to transform demolition sites to productive and community-driven end use, such as parklets, community gardens, etc.
- f. Each of the aforementioned Directors or their designees shall collaborate on the following:
  - i. Work closely with other government agencies, including the Allegheny County Health Department
  - ii. Explore existing regulations and economy for condemned buildings and demolition
  - iii. Analyze best practices, studies, pilot programs, reports, contract specifications, user guides, trade publications, and public service announcements from other cities with successful deconstruction programs, county, state, and federal government agencies, and other organizations
  - iv. Make recommendations for distribution of responsibility across City Departments
  - v. Accept public feedback and participation through existing platforms
  - vi. Consult with the Deconstruction Action Council (see item 4)

**2. The City shall pilot deconstruction on City-owned condemned properties.**

- a. The pilot properties shall be selected using metrics to advance equity, including, but not limited to proximity to historically Black business districts that are part of the Mayor's

- Avenues of Hope initiative, Environmental Justice Areas as designated by the Pennsylvania Department of Environmental Protection, eligibility for Community Development Block Grant funding, and other equity-focused metrics
- b. Data from the City's 311 Service Center shall be considered when selecting properties for deconstruction
  - c. The feasibility of deconstruction shall be contingent on the results of an asbestos survey and materials assessment
3. **The City shall develop a neighborhood engagement and plain language marketing strategy** to educate the public on the benefits of deconstruction, engage neighbors to inform a productive end-use for properties slated for demolition and deconstruction, and promote awareness of deconstruction to contractors, developers, and other stakeholders through various media.
4. **The Mayor's Office shall establish and chair an external Deconstruction Action Council, which shall include the following industries and organizations:**
- o Staff from the aforementioned City Departments
  - o Staff from Allegheny County Health Department's Housing and Community Environment Program and/or Air Quality Program
  - o Urban Redevelopment Authority
  - o Contractors
  - o Architects
  - o Historic preservation experts
  - o Academic institutions
  - o Workforce development professionals
  - o Labor unions
  - o Nonprofit organizations focused on sustainability
  - o Building materials professionals
  - o Real estate developers
  - o Waste haulers
- i. The Deconstruction Action Council shall meet as often as necessary to accomplish the following goals:
    - i. Compile and publish a template library for bid specifications
    - ii. Contribute to Pennsylvania Department of Environmental Protection's Directory of C & D Salvaged Material Outlets, Recyclers, and Service Providers, listing reuse centers within the city of Pittsburgh and the materials they accept
    - iii. Inform the development and publishing of a Deconstruction Handbook
    - iv. Assess ability of the local circular economy to support deconstruction initiatives and identify opportunities to strengthen and scale beyond City-owned condemned properties
    - v. Explore opportunities to host and subsidize deconstruction training and certification opportunities
    - vi. Develop criteria for requiring waste management plans and explore the adoption of City regulations
    - vii. Establish waste diversion benchmarks for the City
    - viii. Advocate for County, State, and Federal policies to support deconstruction

All City departments and authorities under the Mayor's jurisdiction shall work cooperatively to ensure the success of the missions outlined above. Independent agencies, City-affiliated entities, and City-related institutions are also strongly encouraged to work to help advance these efforts and adopt similar initiatives, where applicable. All actions and outcomes shall be in accordance with applicable local, state, and federal laws.

This Executive Order shall take effect immediately and remain in effect until amended or rescinded by the Mayor.