



**TORONTO  
CIRCULARITY  
NETWORK**

## Re-Build Toronto. Be A Part of the Story

Heritage is beautiful. The valuable materials that built our city carry character, beauty and durability. Reusing them keeps their story alive.



**DECONSTRUCTION GUIDE**

# Deconstruction Can be Cheaper in Home Renovations

Deconstruction can be cost-competitive with demolition – and sometimes even cheaper – for home renovations. If you need to do a partial gut on your home, deconstruction can potentially save you money!



## What is Deconstruction?



### Home Ready for Reno or Removal

Existing home scheduled for renovation or removal



### Inventory of Materials

Materials are identified and assessed for reuse (brick, lumber, doors, etc.)



### Remove Components Intact

Valuable components are strategically removed intact using selective dismantling



### Sort & Store Materials



Reuse in  
Renovation



Salvage  
Warehouse



Material  
Marketplace



## Your Home is a Material Bank

Older homes contain high-quality materials. Deconstruction allows that value to be recovered and gives you a unique story to tell.

## Benefits of Deconstruction



### Cost and Time

Competitive when planned early

Partial deconstruction keeps projects on schedule

Salvaged materials can offset new supply costs



### Environmental

Reduces landfill waste.

Preserves the carbon in materials

Keep heritage materials in local use

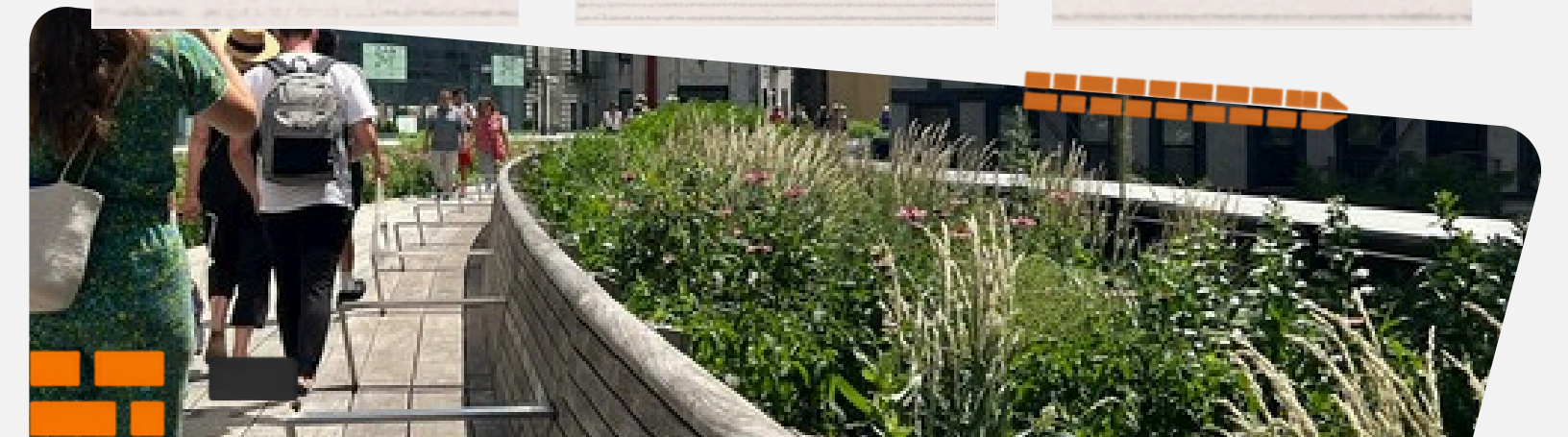


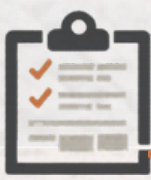
### Health and Community

Reduced toxic dust and site disturbance


Lower noise levels during removal

Happier and engaged neighbours





# Can your home be partially deconstructed?


- Built before 1990**  
(typically fewer glues and composite material)
  - Solid wood framing or brick**  
doors, trim, flooring, cabinetry worth salvaging
  - Distinct architectural elements**
  - Renovation or addition planned**
  - Contractor and designer open to deconstruction**
-  If you checked two or more, a deconstruction assessment may be worthwhile.



## How to Get Started

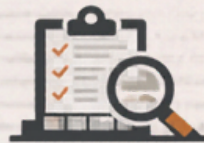


**Walk through your home and note reusable materials:**

-  Brick, lumber, doors, windows, fixtures, millwork



**Ask your designer or contractor about deconstruction and recycling options**



**Request a deconstruction audit**



**Compare cost and timeline with demolition**



## Case Study

# Toronto Laneway House Built with 4,400+ Board Feet of Salvaged Lumber

A Toronto laneway house reused more than 4,400 board feet of reclaimed structural lumber, demonstrating that salvaged wood can meet code, perform structurally, and remain cost-competitive with new materials. [Read More](#)



## Questions to Ask Before You Demo



Contractor / Designer

Bring these to your first meeting with your designer or contractor



Have you completed **deconstruction** project before?



Can we evaluate **salvage value** before demolition with a pre-demolition audit?



Which **materials** in our home are **worth removing** intact?



How will **salvaged materials** be **stored, protected,** and managed?



Can salvaged **materials** **reduce disposal** costs or offset project expenses?





# How does this affect my timeline?



## Partial Demolition (gut interior)

Planning

Removal

Disposal

3-4 days



## Partial Deconstruction (gut interior)

Planning

Strategic Removal

Salvage

3-4 days



## Full Demolition (whole home)

Planning

Machine Removal

Disposal

4-10 days



## Full Deconstruction (whole home)

Planning

Strategic Removal

Salvage

2-3\* longer than mechanical



## Common Misconceptions

MYTH

### Deconstruction always costs more

► **Cost depends on scope.** Interior gut projects using partial deconstruction can be comparable.

MYTH

### It adds months to the schedule

► **Partial deconstruction** fits standard renovation timelines. Interior projects often integrate without major delays.

MYTH

### Salvaged materials cannot meet code

► **Regraded materials** can meet Ontario Building Code. Qualified professionals can review and approve structural reuse.

MYTH

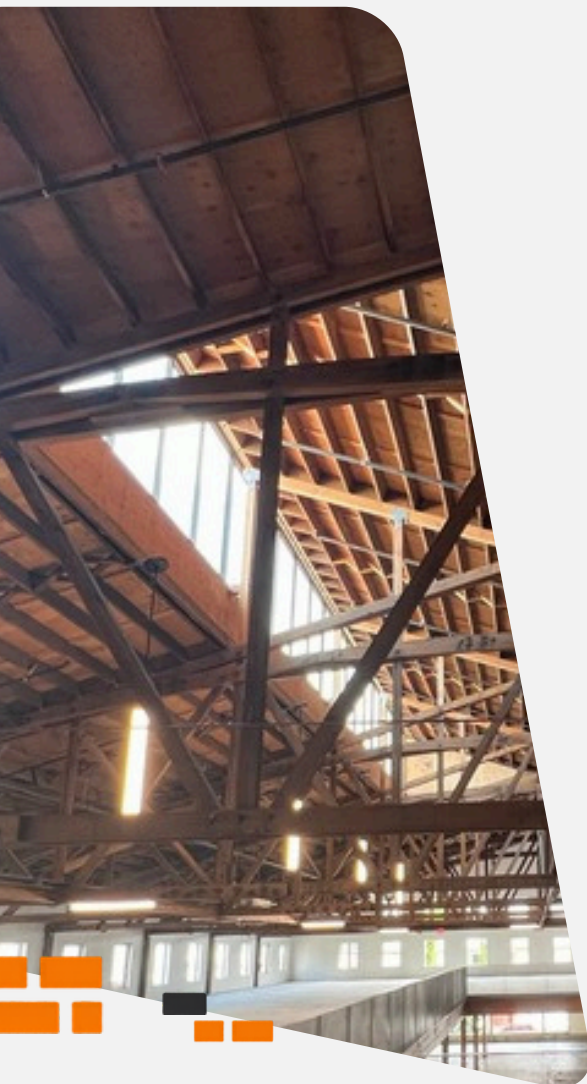
### There is nowhere for materials to go

► **Reuse pathways** exist across Toronto. A large share of materials can be diverted, reused, or resold.

MYTH

### Your contractor says it's not possible

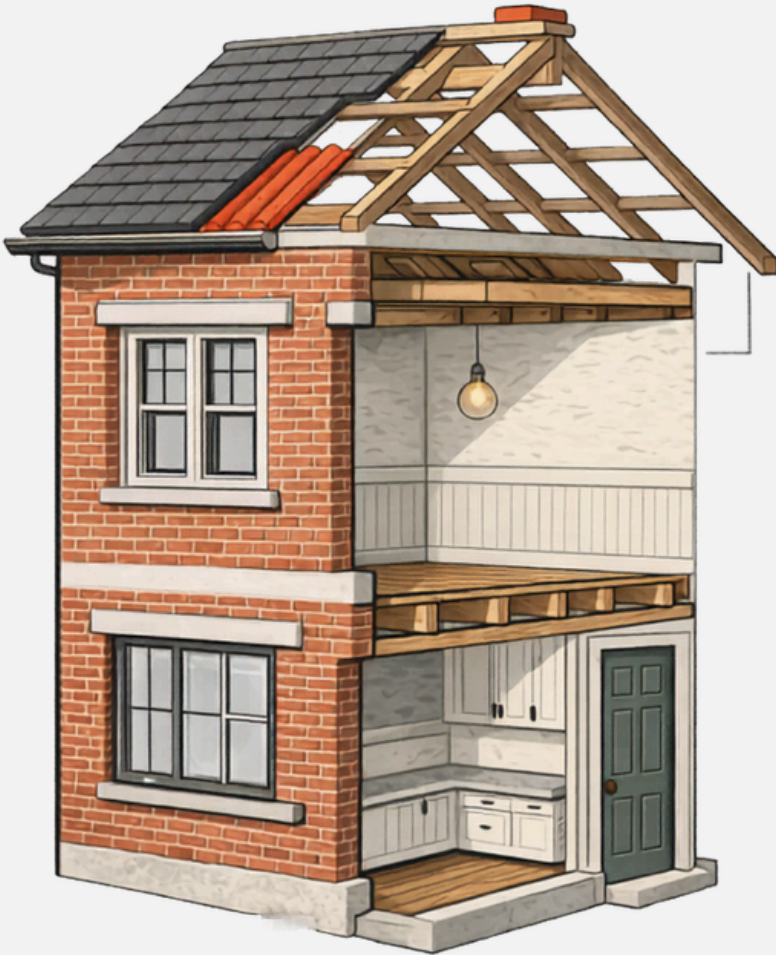
► **Not all contractors** offer deconstruction. Ask for experience or seek a specialist.





# Built to Last

Older homes contain materials with lasting value and craft.



**Architectural features**



**Brick façade**



**Masonry**



**Wood joists and beams**



**Flooring**



**Trim**



**Cabinetry**

**Many homes contain materials with real reuse or resale value.**

Some projects recover up to 90% of materials.



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