Our Purpose is to Repurpose
Homes should not be treated like garbage
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an old growth dimensional 2×4 from 1911 vs. a new growth 2×4 from today which is much more loosely grained softwood and is not truly dimensional.
Kathleen–Cambie Craftsman

- Fun fact: You may recognize this home from “The Flash”
- 1350 sq. ft.
- 3 bedrooms, 2 bathrooms
- Built in 1938
- Cost to move: $121.48 per sq. ft.
Malaview Rancher

• 1100 sq. ft.
• 3 bedrooms, 1 bathroom
• Cost to move: $70.91 per sq. ft.
Piper–Phinny Ridge Charmer
• 5 bedrooms, 2 bathrooms
• Built in 1905
• Cost to move: $83.22 per sq. ft.
Amelia – Harbor Mansion

- 7000 sq. ft.
- 4 bedrooms, 5 bathrooms
- Custom built in 1986
- Cost to move: $112.85 per sq. ft.
Pratt Coach House

- 670 sq. ft.
- 2 bedrooms, 1 bathroom
- Cost to move: $96.27 per sq. ft.

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Quinn – Delestre Dream Home

• 3900 sq. ft.
• 6 bedrooms, 9 bathrooms
• Custom built in 2012
• Cost to move: $102.56 per sq. ft.
We can manufacture homes, but we cannot manufacture time

Buyer benefits:
- Shorter time to move in
- Rapid improvement / instant equity
- Lower cost
- Environmentally friendly
- Higher quality materials and finishing

Seller benefits:
- Environmentally friendly
- Peace of mind
- Lower costs

Contractor benefits:
- Less abatement
- Faster construction start-up
- Huge savings to clients / Lower cost
- Community relations

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3000 homes demolished in Metro Vancouver
- 180,000 Tons of solid waste
- 33% of landfill waste is demolition waste
• Over and up first, out last.
  • Re-purpose first, then recycle.
• Deconstruction only saves 20% of materials on average.
• Average house weighs 40 – 80 T
  • 40% of house weight is wood products
• New houses double resource usage

Plan to Build, Plan to Waste
Community Impact; Housing Affordability

• Density
  • More houses per sq. ft. = increased affordability.
• Creative infilling
• Community aesthetic
  • Buildings are sympathetic to environment and to each other
  • Maintain dignity of inhabitants
    • privacy, independence
• Homes are unique and individual

12 homes moved for the new San Juan affordable Housing Trust development
12 homes moved for the new San Juan affordable Housing Trust development
Port Townsend rental apartments
The Hard Road Home...
House Moving – The Problems

- Permitting
  - Demo / Building permits
  - Differential permitting

- Infrastructure
  - Transport corridors
  - Meridians

- Land Use
  - McSubdivisions
  - Single Family Lots
• HAZMAT
• Realistic and practical risk processes
  • Equipment is designed to minimally disrupt hazardous materials.
• HAZMAT reports for homes to ensure safety of workers and owners
We need to go backwards to go forwards
- Traditionally - Improvements over a graduated period
  - Fixer uppers
  - “Renovation generation”
  - Style vs. substance

Modern Home Buyer – move-in, turn-on, show-off.
- Beer budgets, champagne tastes
- Magazine quality buildings
Peel back layer between what looks good, and what is good.

What has longevity, and has been field tested for weather and continued use vs. quick construction, shoddy materials and in many cases very poor workmanship.

We don’t have 7 planets.
Next steps: Turning Red Lights to Green

- **Liaison** with engineering and public works
- **Corridor enhancement**
- **Streamlining permits**
  - Build and demo, based on actual time frame
  - **No competing with excavators!**
- Incentives to home owners / developers for recycling buildings
  - **Differential Permitting** - permits that incentivize and remove road blocks
  - **Encouragement** to provide proper notifications for removals (3 months to one year)
We are standing on the shoulders of giants.

Respect not just the natural environment, but also the physical housing stock environment.

Respect what came before us in terms of craftsmanship and material composition.

Educate in such a way to be able to tell what is good, not just what looks good.
We have a responsibility to ensure that hard business doesn’t become harder.
Thank you!