

10 Demolition Asset Recovery Tips: Steel Processing & More



What if you could save money on demolition while helping the earth at the same time? You can, with demolition asset recovery. Sometimes referred to as green demolition, demolition asset recovery involves culling as much value as possible during the demolition process. Salvaged building materials and fixtures have real resale value—indeed, some of our clients find they can offset many demolition costs through asset recovery.

✓ 1. Create a Demolition and Asset Recovery Plan.

A strong [demolition asset recovery](#) plan will include:

- Estimates of market value for materials
- Landfill minimization procedures (such as recycling materials)
- Hazardous material removal tactics
- Site remediation strategies

Mothballing plans (to halt demolition if needed), legal research, and safe decommission plans should also be included.

Profit sharing between demolition firm and client is one possible plan structure. Another alternative: the demolition company could buy the property outright, simplifying accounting.

- ## ✓ 2. Recycle Concrete on Site.
- Concrete is ubiquitous and weighty. It is costly to ship offsite for recycling. With a concrete crusher on your demolition site, you can turn concrete into pipe bedding, landscaping materials, road filler, and more. A [concrete demolition crusher](#) can reduce landfill fees and remediation material costs.

- ## ✓ 3. Focus on Steel Processing.
- Oregon to Maine, scrap metal is one of the most lucrative demolition materials. Steel retains its strength when melted down and reused in new projects. A direct relationship with a steel processing company will minimize asset loss. As a leading West Coast [steel processing company](#), we use powerful magnets, industrial shears, and high reach excavators to quickly, safely pull down, cut, and move scrap metal.

- ## ✓ 4. Sort Materials Carefully.
- Maintain an organized job site. Depending on the materials outlined for recovery in your plan, you could keep one a pile for wood, another for concrete, a third for scrap metal, and a fourth for fixtures. A single piece of rebar could wreck an entire load of a concrete. Therefore, it's critical crucial to work with a contractor who understands how to maximize payouts through tidy worksite habits.

- ## ✓ 5. Save the Fixtures.
- During an initial demolition soft strip, carefully remove any fixtures and finishing materials (sinks, faucets, lighting, etc.) that could be reused elsewhere. If removed intact, fixtures may be donated or sold, minimizing landfill fees and further offsetting demolition costs.

- ## ✓ 6. Look for Salvageable Flooring, Wiring, Plumbing, and Shingles.
- Flooring, pipes, wiring, windows, doors, bricks, [structural beams](#), [roof shingles](#) and many other items may be salvaged and sold to partially or completely offset your demolition costs.

- ## ✓ 7. Salvage Drywall and Plaster.
- Gypsum is a key ingredient in drywall and plastering. Expensive virgin gypsum is driving demand for alternative drywall sources. Contractors that can preserve drywall during the demolition process will be able to deliver more in asset recovery. In order to be recycled, scrap drywall must be unpainted, separate from other waste materials, and dry.

- ## ✓ 8. Hazardous Materials Expertise is required for all demolition projects.
- Mishandling hazardous waste is a crime punishable by fines. Those fines can run into the tens of thousands of dollars, so it pays to [properly process hazardous materials](#).

- ## ✓ 9. Maintain Open Communication.
- Salvage material prices change, unforeseen costs arise, and unanticipated material challenges inevitably occur during the demolition process. That's why it's key to have an open channel of communication with your demolition contractor. An experienced, proven contractor will maintain an ongoing conversation with clients, to prevent misunderstandings.

- ## ✓ 10. Remediate Fully.
- State and [national environmental laws](#) dictate specific requirements for post-demolition remediation. If these standards are not met, you could face hefty fines—costs which could partially or entirely offset any value recovered through salvage and recycling.

Elder Demolition is an experienced partner in demolition asset recovery. We have dismantled dozens of industrial plants, commercial buildings, and residential developments. After decades of focusing on green demolition and asset recovery, we have the equipment, industry connections, and expertise to recoup as much value as possible from every demolition project. Call us today to learn how we can partially or entirely offset your demo costs through asset recovery.

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