



**BALTIMORE  
HOUSING**

CATHERINE PUGH  
Mayor

MICHAEL BRAVERMAN  
Acting Executive Director, HABCD  
Acting Commissioner, HCD

## MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Acting Commissioner

Date: May 9, 2017

Re: **City Council Bill 17-0022R - Informational Hearing – Moving  
Baltimore to Zero Waste**

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The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0022R, for the purpose of requesting that representatives from the Department of Public Works, the Health Department, Baltimore City Public Schools, the Office of Sustainability, the Department of Housing and Community Development, and other City agencies involved with waste reduction efforts in Baltimore appear before the City Council, along with experts on Zero Waste efforts nationwide, to discuss the development of a Zero Waste plan for Baltimore that will advance sustainability, public health, and job creation.

In 2014 HCD initiated two efforts that support the reductions of municipal waste through the use of recycled building materials and the management of waste during construction and demolition. The first initiative was the launch of a deconstruction pilot program for vacant buildings scheduled for demolition. The second initiative was the adoption of the International Green Construction Code (2012 Edition) as part of the Building, Fire, and Related Codes Article of Baltimore City for commercial structures or residential buildings that are more than three stories tall with greater than six units.

In 2014, to explore the proof of concept, a pilot program was launched with a contract awarded to Details, a division of Humanim, to deconstruct more than 100 vacant buildings. The pilot program was so successful that a second contract was awarded which sustains 32 trainee and full-time jobs for Baltimore City residents. Since 2014, Details has salvaged over 800,000 bricks, and 200,000 board feet of lumber and related wood products such as hardwood floors. These materials have been used in numerous retail and office projects throughout the region including notable city landmarks like the Exelon tower in Harbor East, R. House in Remington, Open Works in Greenmount West, Gnocco, a high end restaurant in Brewers Hill, and many more.



City Council Bill 14-0413 was passed in November, 2014 which adopted the IgCC as part of the City's Building, Fire and Related Codes. The International Green Construction Code (IgCC) is the first model code to induce sustainability measures for the entire construction project, from site development, design through construction, certificate of occupancy and beyond. The code specifies certain types of building materials containing a percentage of recycled content that can be used for construction and major renovations and requires every project to have a waste management and recycling plan. Under the IgCC, most construction projects are required to divert not less than 50% of nonhazardous construction waste from disposal. For certain projects construction materials used must contain not less than 50% combined post-consumer and pre-consumer recovered materials. The Code also provides requirements for the development and maintenance of building and building sites to minimize negative environmental impacts and to protect, restore, and enhance the natural features and environmental quality of the site. Where new landscaping is installed, at least 50% of the newly landscaped area must be planted with native plant species. Also, once the building is occupied there is a recycling requirement for the residents.

The Department of Housing and Community Development appreciates the opportunity to participate in the informational hearing to discuss HCD programs that assist with waste reduction efforts in the City.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*  
Mr. Kyron Banks, *Mayor's Office of Government Relations*