



VEMA DECONSTRUCTION

THE HOME DOUGY FIR BUILT



Sustainable | Resilient | Prefab

FOOTPRINT
CONSTRUCTION MANAGEMENT



Big Lonely Doug



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FOOTPRINT
CONSTRUCTION MANAGEMENT



Why did we Build with Reclaimed Lumber

Love for History

**The right path for reclaimed lumber –
Structural/ None Non-Structural/ Architectural**

Step Code 5 – Net Zero Home – Passive Home

**Working with Footprint Construction Design
and Management**

**“A society grows great when old men plant
trees in whose shade they shall never sit”**

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VEMA DECONSTRUCTION

Promotes sustainability by choosing deconstruction over demolition, salvaging reusable materials like bricks, lumber, and full kitchens to create new beginnings. This process transforms waste into valuable resources, preserving the environment and enriching communities.

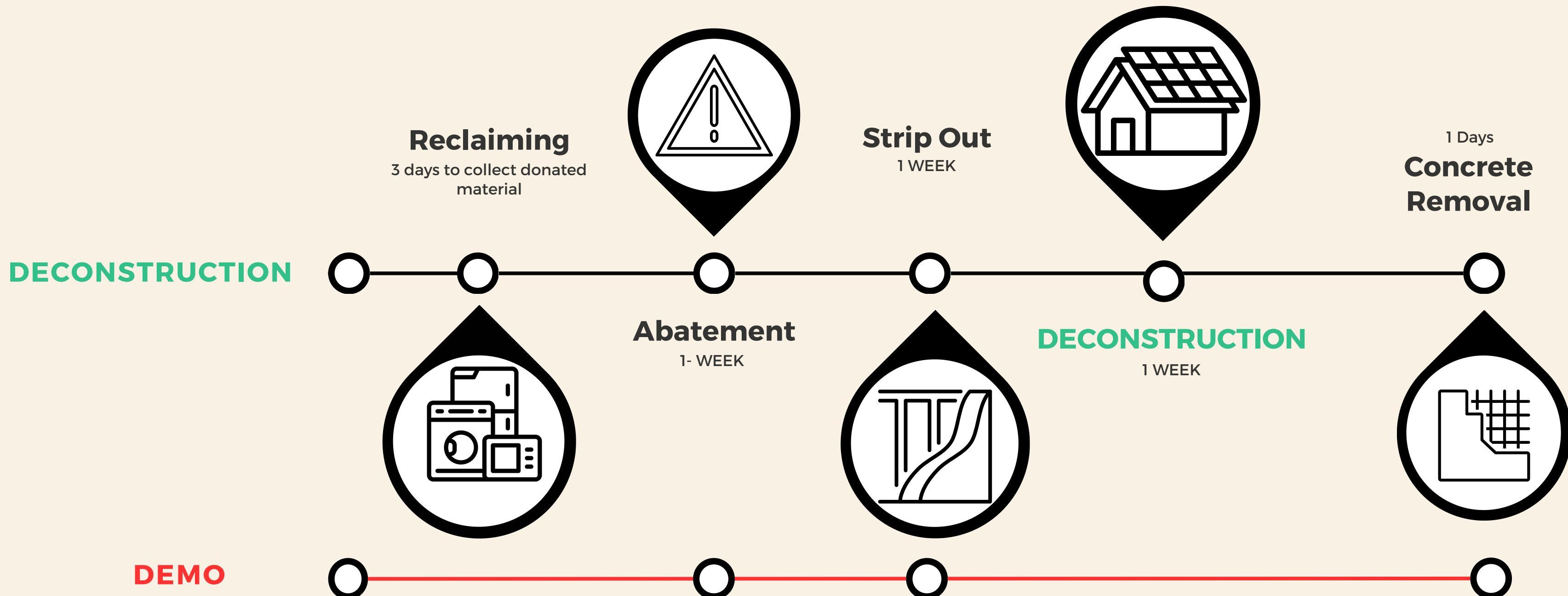
Two achievements we are very proud of

- 1. We have kept over a million pounds of lumber and material away from the landfill**
- 2. Our Reclaimed lumber is the first FSC-certified 100 % recycled material in Canada**



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DECONSTRUCTION DOES NOT SLOW DOWN DEVELOPMENT

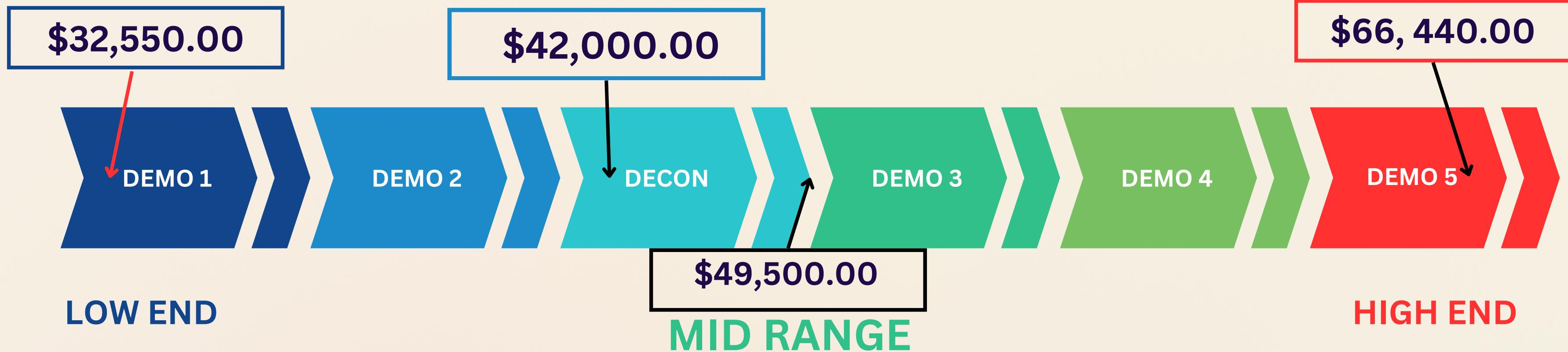


Demolition vs Deconstruction

COST COMPARISON

2400 SQ FT 1960 HOME ESTIMATE

Complete Deconstruction Cost



DEMOLITION PRICE INCLUDES

1. ABATEMENT
2. DRYWALL REMOVAL
3. DEMOLITION
4. CONCRETE REMOVAL

DECONSTRUCTION PRICE INCLUDES

1. ABATEMENT
2. DRYWALL REMOVAL
3. DECONSTRUCTION
4. CONCRETE REMOVAL

DECONSTRUCTION COST INCLUDES AN
\$18,000.00 Tax Credit for a 1960 Home



Deconstruction of our 1960's Home

20, 000 Pounds of Lumber reclaimed

95% of Home Recycled

**Dimensional Lumber De-nailed
and prepared for delivery to
Kiwi Innovation PreFab Builders**

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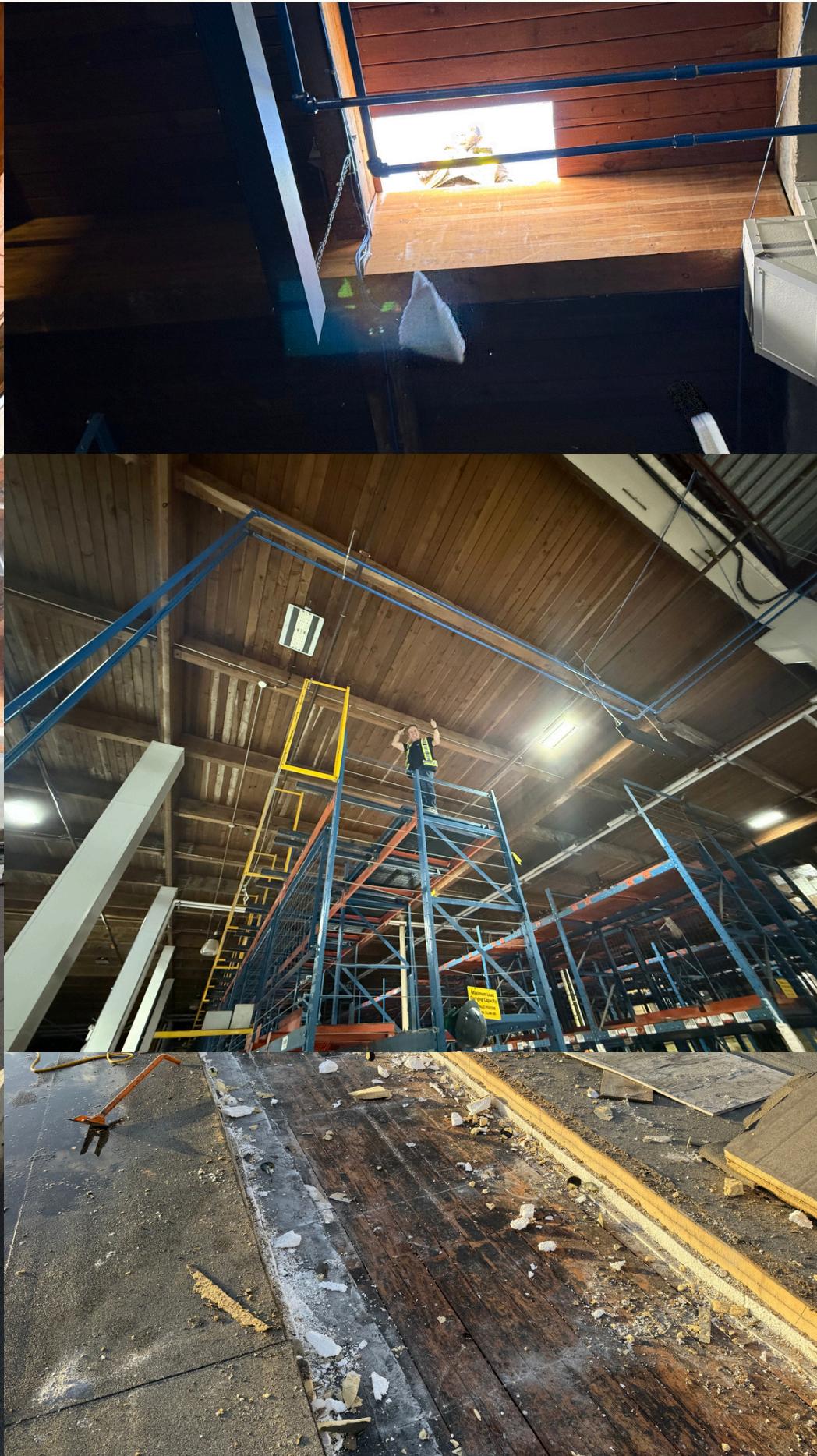
Collaborating to create Reclaimed Lumber Prefab Panels

46,000 pounds of Reclaimed lumber will be used to build the home. Including;

Reclaimed dimensional lumber for structural and non-structural uses in prefab panels

Glulams, Beams, panels, and “backframing” are used for exterior landscaping and exterior parts of the home.

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Saputo Milk Factory - Burnaby's Urban Forest

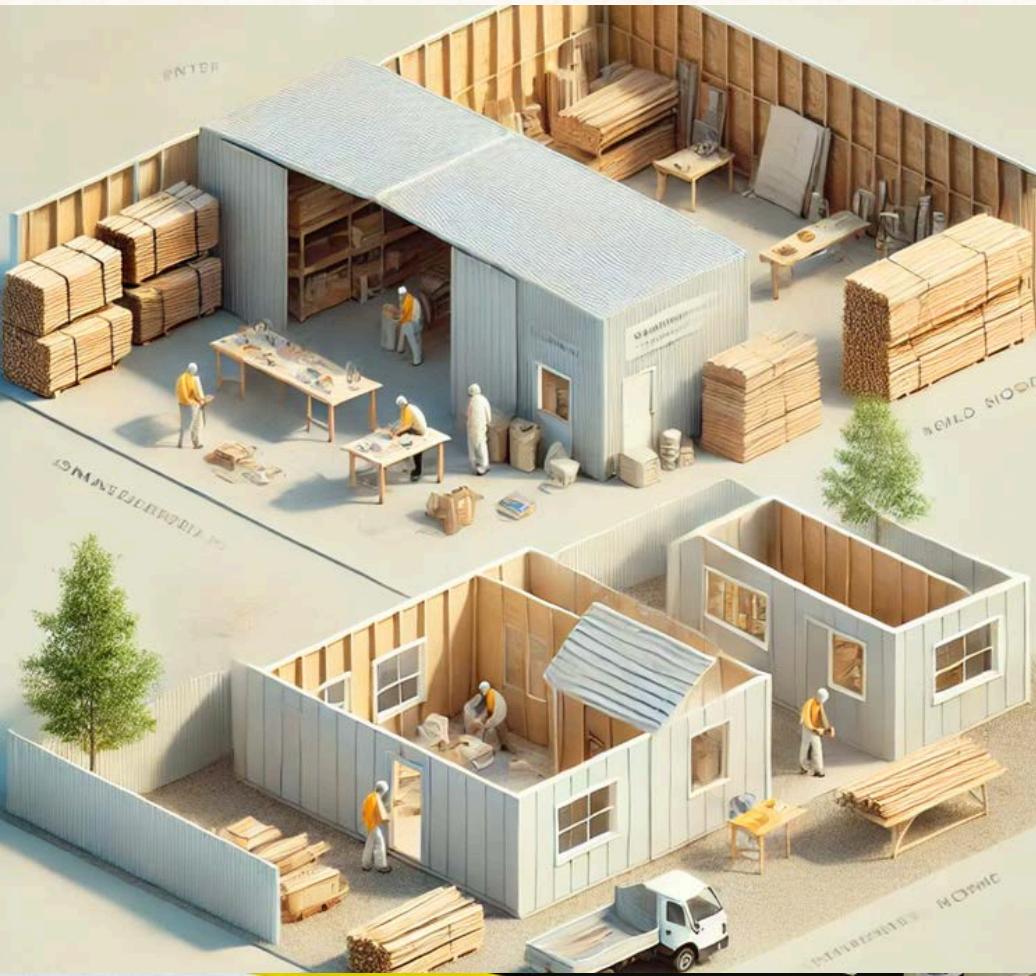
**Recovery of 300,000 Pounds of 20 ft long
2x5-inch Douglas fir Panels and glulam
beams**

**Usage - Show Center Peterson Group
Our Home
Waste to Energy Center**

Recovery of foam insulation

Recovery of metal stairs

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Secondary Market Growth

Eco Waste focused ReUse Campus

VEMA, KIWI, PLANTEE unification

**Future receiving site potential for Urban
Machine**

Education and Training Center

VEMA



**Applied Circular Economy:
Zero Waste Buildings**



THE UNIVERSITY OF BRITISH COLUMBIA
Okanagan Campus



Research/Education

**BCIT - Deconstruction Management -
Micro Credential**

UBC - Deconstruction Research

**UBC Okanagan/City of Richmond
Secondary Market Research**

City of Vancouver Consultation: Lower Embodied Carbon

**University of Alberta, the University of New Brunswick, and the National
Research Council of Canada (NRC),
the National Lumber Grades Authority (NLGA),
the Canadian Wood Council (CWC), and FPInnovations.**

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Our Journey continues



Here is the list of materials that will be used from reclaimed sources:

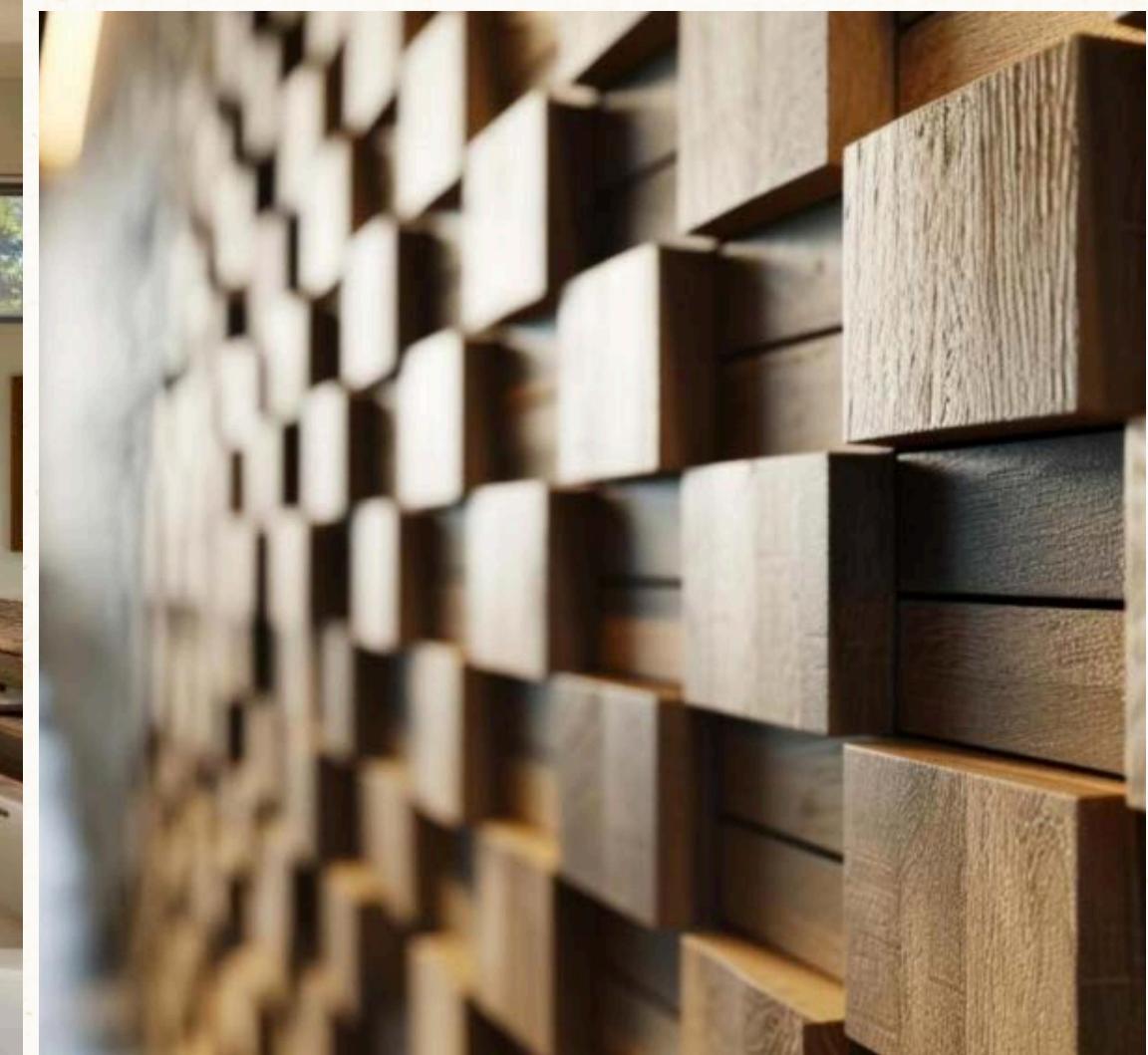
1. Material recovered from the deconstruction of the original house on-site, totalling 20,000 pounds.
2. Reclaimed 2x8, 2x4, and ship lap used in Kiwi's walls, amounting to 10,000 pounds.
3. 6x8 beams used for the exterior of the home, with 10,000 pounds recovered from a restaurant in Coquitlam.
4. Ten 8"x24"x20ft glulam pieces recovered from the Saputo factory. 5000 pounds
5. 2x5x20ft long Douglas fir tongue and groove ceiling panels recovered from the Saputo factory, used for the ceiling, patio floors, soffits, and fencing. 21,000 pounds.

Reclaimed material, apart from lumber

1. Gutex wood fibre insulation - Home Owner Builder
2. Foam basement insulation - Saputo Factory
3. Rockwool Comfortboard - Home Owner
4. Metal stairs recovered from the Saputo factory
5. Batt insulation recovered from BC housing modules
6. Pavers recovered from the roof of the Saputo factory

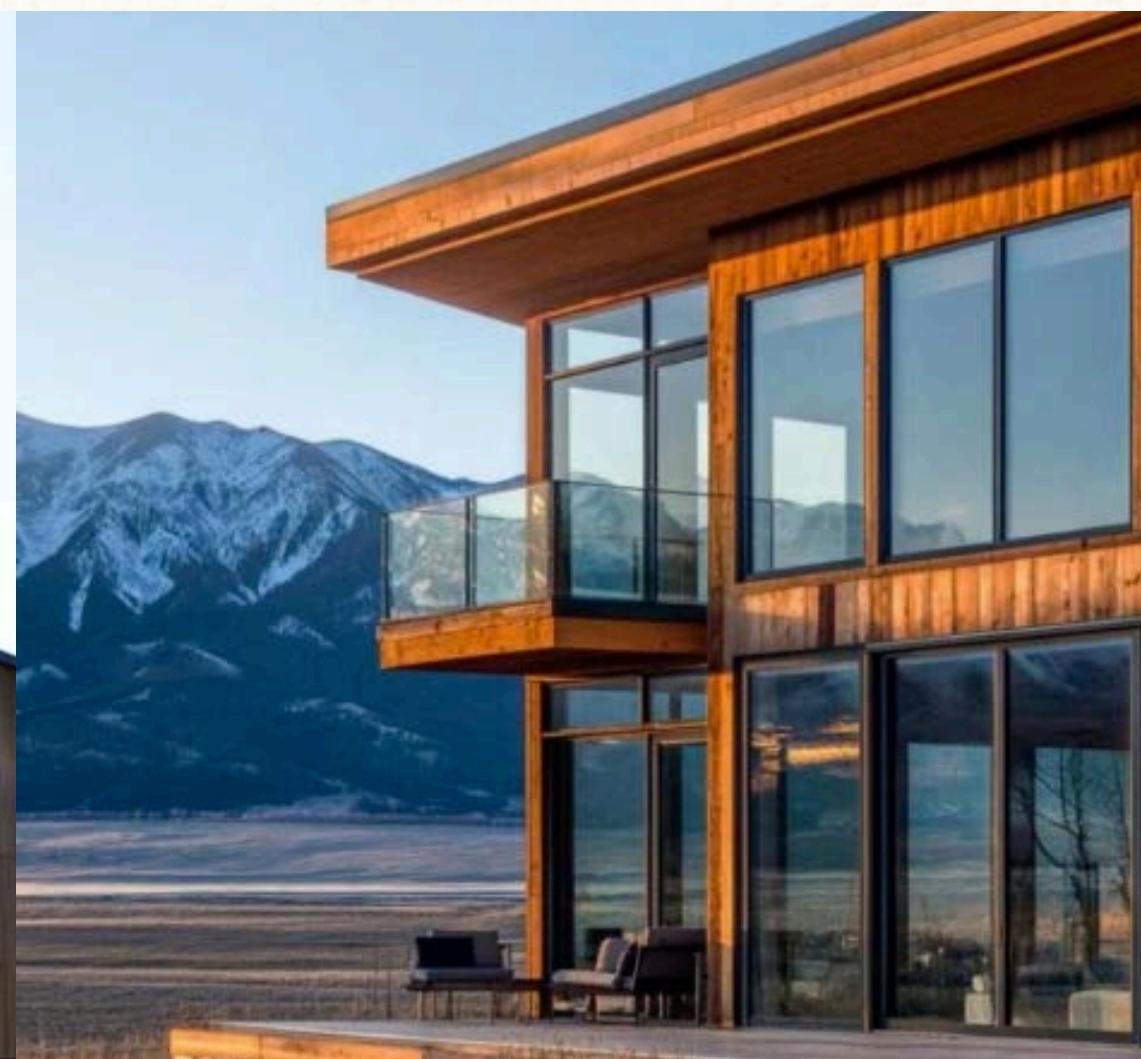


importance of a Building
Material Exchange Program



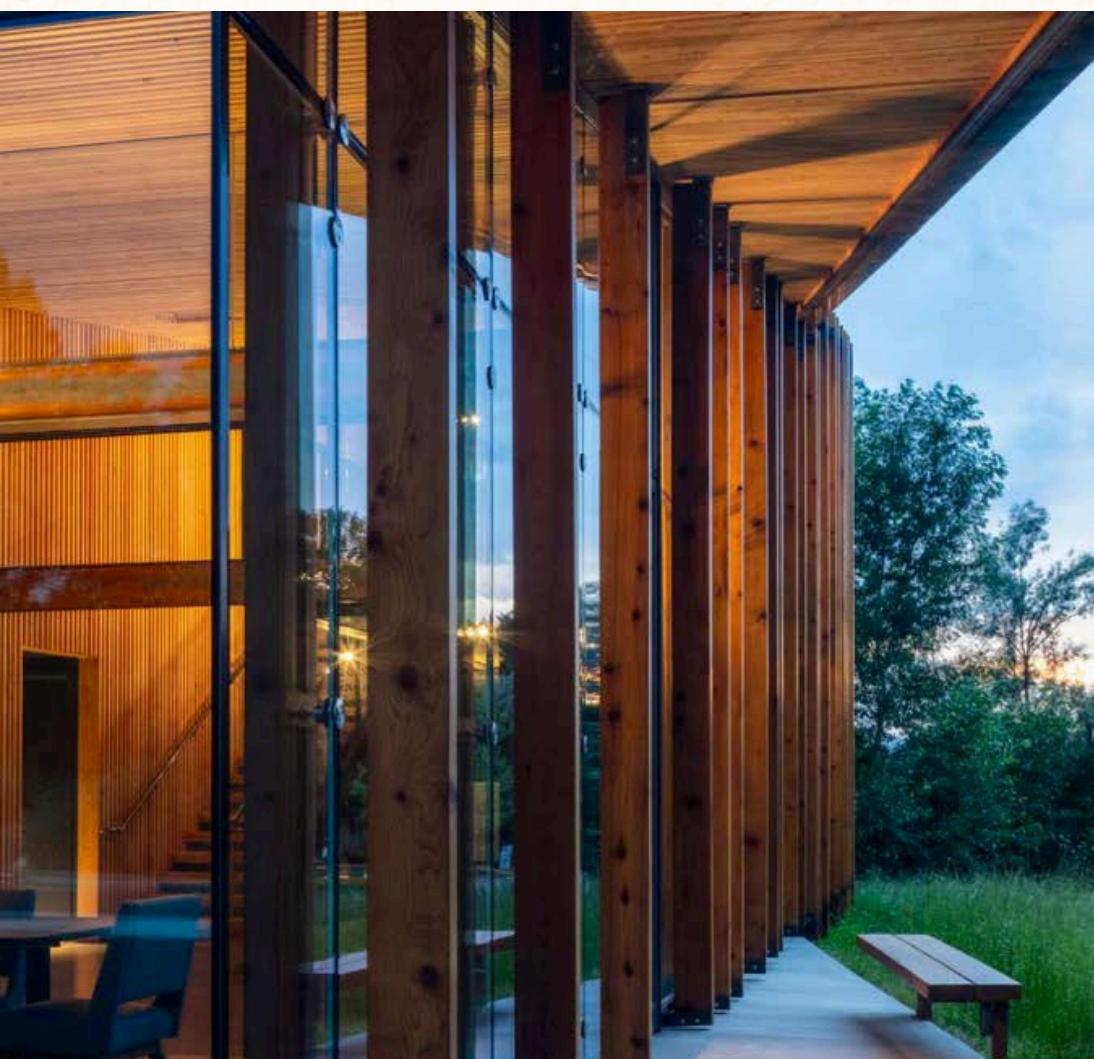
Partnering with Furniture Makers to
Weave Inspiring Narratives of Local
Community Residents

VEMA



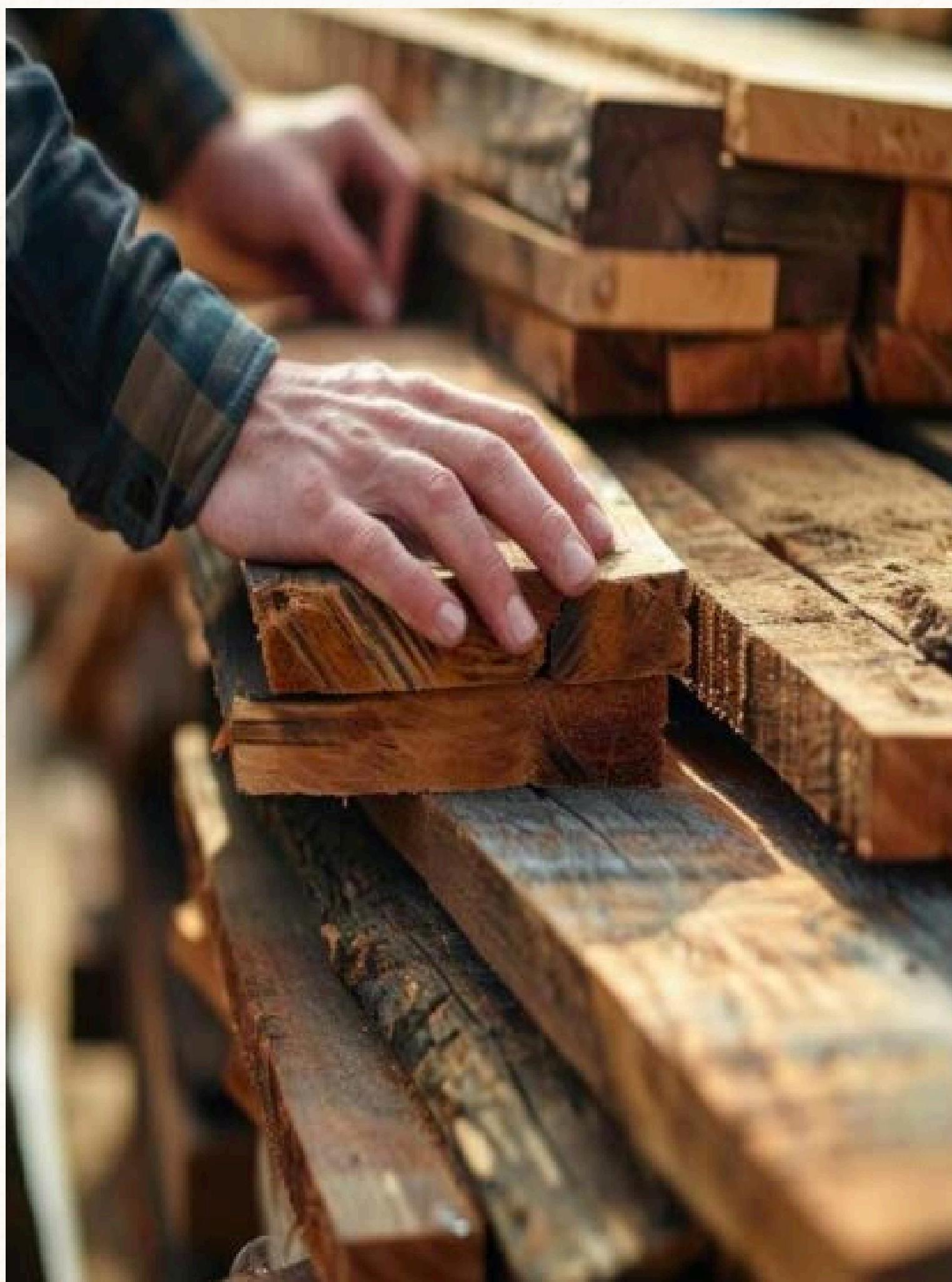
COLLABORATIONS WITH
ARCHITECTS/ARTISTS

VEMA



COLLABORATION WITH MILL
WORKERS/CARPENTERS
DESIGNERS

VEMA



“RECLAIMED LUMBER SHARES THE
NARRATIVE OF YESTERDAY.
WHEN WE COLLABORATE, IT WILL
NARRATE THE TALE OF OUR
TOMORROW.”



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Final Thought

We Do Not Inherit the Earth from
Our Ancestors; We Borrow It from
Our Children"

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THANK YOU

604 816 7186

www.vemadeconstruction.com

Burnaby BC

