

Deconstruction vs Demolition Decision Guide

For GTA property owners weighing their options

When Mechanical Demolition Makes Sense

- 1 **Structure is heavily damaged or deteriorated**
- 2 **Project timeline is tight (need site cleared quickly)**
- 3 **Budget is constrained**
- 4 **Materials are post-1960s with low salvage value**
- 5 **Large commercial or industrial structure**

When Deconstruction Makes Sense

- 1 **Structure has high-value salvageable materials**
Old-growth lumber, handmade bricks, antique fixtures, original hardwood floors.
- 2 **Owner has a sustainability mandate**
- 3 **Project timeline is flexible (2-4 extra weeks)**
- 4 **Heritage structure with cultural material value**

The Hybrid Approach

- 1 **Pre-demolition strip-out of high-value items**
Cabinets, flooring, doors, fixtures, premium lumber removed manually.
- 2 **Mechanical demolition of remaining shell**
- 3 **Salvage specialist walk-through to identify priorities**
- 4 **Adds \$2,000-\$8,000 but recovers material value**

Both Methods Require

- 1 **Municipal demolition permit**
- 2 **Designated Substance Survey (DSS) for pre-1990 structures**
- 3 **Licensed contractor with WSIB and insurance**
- 4 **Written contract with defined scope**

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