



The Ultimate Recycle

Repurposing old and obsolete buildings

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The corona virus is striking a blow to the world economy. There are limitless unknowns, but we have been buoyed by the kindness we have seen as people of the world band together to help. Perhaps when the virus is in the rear view, we will have come out on the other side as a population more appreciative of life's simple pleasures and a renewed willingness to protect the planet we all share.

During the COVID-19 crisis, the federal government has classified housing construction as essential. Some local jurisdictions have imposed more restrictive limits, but the fact remains that housing is a continued need in our country.

At Bazzani, we remain committed to construction of high-performance buildings that are cost-effective, efficient and sustainable. However, this commitment extends beyond new construction projects. The Bazzani team has deep knowledge and a passion for repurposing obsolete structures, turning them into useful spaces that meet modern standards for energy efficiency and sustainability.

Why Renovate?

As the populations shifts back to urban centers, many properties have the potential to house both retail and residential units. It is important to understand the history of the community, and the trends as neighborhoods reinvent themselves. Research of the building and its environs is a bit of a treasure hunt. We are often able to find archived photos and building permits for the original structure that help in evaluating the project and honoring the building's origin.

Understanding Building Code

Every city has its own set of construction regulations. Before moving forward, it is essential to look at zoning laws, the certificate of occupancy and regulations on historic preservation. These factors can affect the design and cost in significant ways if not fully understood at the onset. Bazzani has extensive experience with this process, saving clients and investors time, money and headaches. This is also the time for a thorough evaluation of the building's condition. A full assessment at this point will reveal all systems and structure points requiring upgrades, avoiding surprises later.

Funding and Budget

Historic preservation and the repurposing of obsolete buildings can qualify for a variety of grants and tax incentives. Programs such as the Obsolete Property Rehabilitation Act (OPRA) provide property tax exemptions for commercial and commercial housing properties that are rehabilitated pursuant to guidelines set by the State Tax Commission (STC). The team at Bazzani has the capability to lead you through every step of funding, including the financing plan, bank presentations and community approvals.

Design, Sustainability and LEED Certification

Adding modern conveniences to an obsolete building can be achieved with the use of environmentally friendly products. Often, contractors are able to reuse or repurpose existing architectural elements and flooring salvaged during demolition. Sustainable projects can obtain LEED certification for the U.S. Green Building Council.

When the economy shrinks, more construction firms bill themselves as renovation experts to attract clients who have shifted focus from new construction to preservation of their existing properties. However, renovation projects are full of the unknown. There may be restrictions on the design work, and unexpected discoveries during construction that require a modification to plans. Thorough research and hiring the right firm to handle your project is key. Bazzani has expertise and a proven track record of renovation and design which meets LEED silver and gold criteria.

Repurposing existing urban structures is a popular trend for retail and housing, with many people preferring the charm and character of renovated historic buildings to new construction. Renewing buildings has a positive impact on neighborhoods, allowing them to evolve while still maintaining the link to community history.