



New Construction | v2009

Materials reuse

MRC3 | Possible 2 points

Intent

To reuse building materials and products to reduce demand for virgin materials and reduce waste, thereby lessening impacts associated with the extraction and processing of virgin resources.

Requirements

Use salvaged, refurbished or reused materials, the sum of which constitutes at least 5% or 10% , based on cost, of the total value of materials on the project. The minimum percentage materials reused for each point threshold is as follows:

Reused Materials	Points
5%	1
10%	2

Mechanical, electrical and plumbing components, and specialty items such as elevators and equipment cannot be included in all calculations. Include only materials permanently installed in the project. Furniture may be included if it is included consistently in MR Credit 3: Materials Reuse through MR Credit 7: Certified Wood.



Avondale Mill

Reclaimed/Salvaged Materials

Located in historic Walhalla, South Carolina; the mill, known today as the Avondale Mill, has a rich and traditional past. Originally the Victor Monaghan Mill, the facilities first opened their doors around 1895. It remained this way for its first 50 years, growing in size both in facilities and in the workforce that lived off of the mill. In 1945, the Chicopee Manufacturing Company, a subsidiary of Johnson and Johnson, took ownership. When the mill was the Victor Monaghan Mill, it was a traditional southern cotton mill. However, when the Chicopee company took over, the mill began to manufacture gauze, bandages, and specialty diapers that don't wrinkle. Chicopee was later bought out by the Avondale Manufacturing Company, giving it its current name of Avondale Mill. During this transition, the mill became a regional producer of denim product until it shutdown in the late 1990s.

Like most mill towns, the population was wedded to the company and the company provided almost all of the the town's needs. Still around the mill today, are the remains of "Mill Hills", small groupings of a dozen or so houses constructed and organized in the "salt box" style. There was also a company run store, laundry, canteen, barbershop, school, and a baseball field where the Chicopee Chix would play.

Legacy Timber purchased Avondale Mill in 2011 and began the dismantling process soon there after. Following the completion, the material was moved to a warehouse in Union, SC for storage.



Monarch Mill

Reclaimed/Salvaged Materials

The late John Alexander Fant established the Monarch Mills in Union, South Carolina in the year 1900. Mr. Fant gave all his time and energy to the development of the business of the Monarch Mills and made it one of the largest and most successful textile mills in the South. As early as 1907, less than ten years after opening its doors, the mill employed 1,575 workers and had a population of 2,800 living in the mill villages provided by the company. Originally a cotton mill, Monarch was built to provide knitted fabrics mainly for the auto industry. It stayed this way until the knit boom hit in 1970 and the mill shifted into production of apparel. It stayed this way until the mill closed in 2010 after 110 years of operation. The mill succeeded in becoming one of the top mills in the south, in part, due to its connection with the railroad industry. It was able to rapidly produce and ship its knitted wears and apparel all over the country thanks to the nearby railroad.

Monarch wasn't just a mill, but rather, it was a community. The mill provided a gymnasium, an elementary school, a company store, and an elaborate barber shop. It had a community house where they had town meetings, community parties, boy scouts, and other events. Many of the mill workers were farmers. Most were glad to take jobs in the mill because it was a lot less difficult and not nearly as risky as farming. It meant a steady income in most cases something they weren't used to. In the 1940's and 50's Monarch boasted three full service grocery stores, three hair salons, three barber shops, three cafés, a movie theater, a skating rink, multiple auto garages, a few small general stores, a local BBQ house, and a gas station. There was a gym, baseball field for the textile league's team and a pay by the hour fish pond.



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Regional materials

MRC5 | Possible 2 points

Intent

To increase demand for building materials and products that are extracted and manufactured within the region, thereby supporting the use of indigenous resources and reducing the environmental impacts resulting from transportation.

Requirements

Use building materials or products that have been extracted, harvested or recovered, as well as manufactured, within a specified distance of the project site for a minimum of 10% or 20%, based on cost, of the total materials value. If only a fraction of a product or material is extracted, harvested, or recovered and manufactured locally, then only that percentage (by weight) must contribute to the regional value. The minimum percentage regional materials for each point threshold is as follows:

Regional Materials	Points
10%	1
20%	2

Option 1

All building materials or products have been extracted, harvested or recovered, as well as manufactured within a 500 mile (800 kilometer) radius of the project site.

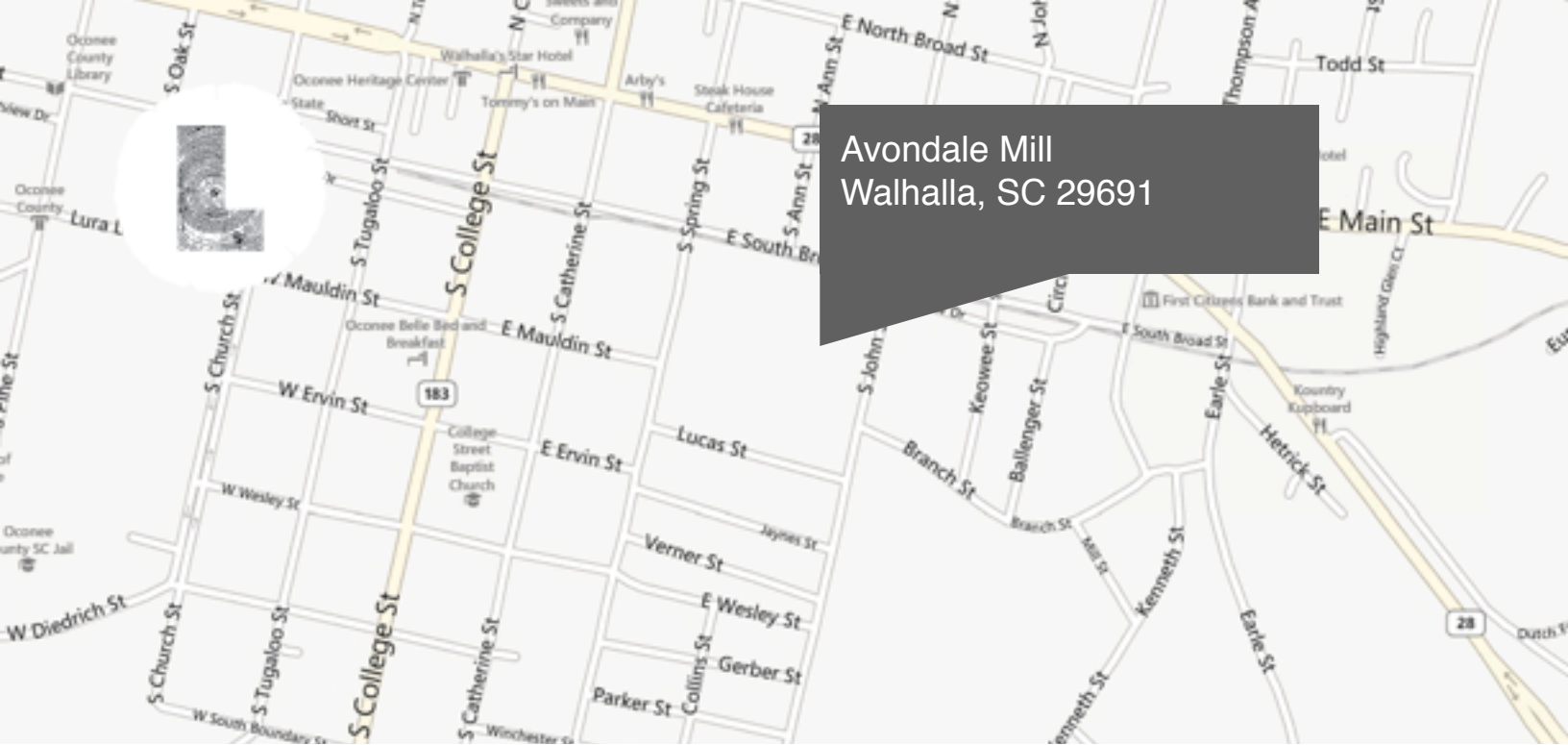
OR

Option 2

Building materials or products shipped by rail or water have been extracted, harvested or recovered, as well as manufactured within a 500 mile (800 kilometer) total travel distance of the project site using a weighted average determined through the following formula:

$(\text{Distance by rail}/3) + (\text{Distance by inland waterway}/2) + (\text{Distance by sea}/15) + (\text{Distance by all other means}) \leq 500 \text{ miles [800 kilometers]}$

Mechanical, electrical and plumbing components, and specialty items such as elevators and equipment cannot be included in all calculations. Include only materials permanently installed in the project. Furniture may be included if it is included consistently in MR Credit 3: Materials Reuse through MR Credit 7: Certified Wood.



Mill Locations

Regional Materials

Avondale Mill, and thus the materials reclaimed from the mill, was located at

201 S. John Street
Walhalla, South Carolina 29691
United States of America

Monarch Mill, and thus the materials reclaimed from the mill, is currently located at

129 Monarch Hwy,
Union, South Carolina 29379
United State of America