

## ORDINANCE No. 190274

Amend Building Demolition Code to require major residential alteration projects to comply with the same site control regulations as residential demolitions, consistent with related administrative rule (Ordinance; amend Code Chapter 24.55)

The City of Portland ordains:

Section 1. The Council finds:

1. The Bureau of Development Services (BDS) promotes safety, livability, and economic vitality through efficient and collaborative application of building and development codes.
2. BDS administers Portland City Code (PCC) Title 24, Building Regulations. PCC Chapter 24.55, Building Demolitions, regulates building demolitions within the City.
3. Chapter 24.55 also regulates major residential alterations, which consist of removing 50% or more of the exterior walls above the foundation.
4. The City Council adopted Ordinance No. 190126, effective October 16, 2020, that changed some of the site control requirements for residential demolitions.
5. Effective December 1, 2020, BDS amended its administrative rule 25.01 implementing Chapter 24.55 to conform with Ordinance No. 190126.
6. The revised administrative rule also made all of the site control provisions in Chapter 24.55 applicable to major residential alterations because these projects potentially generate similar dust and debris as residential demolitions. Previously only portions of the site control measures applied to major residential alterations.
7. This ordinance conforms the provisions of Chapter 24.55 with the revised administrative rule.

NOW, THEREFORE, the Council directs:

- a. Portland City Code Chapter 24.55 is amended as set forth in Exhibit A.

Passed by the Council: January 27, 2021

Commissioner Dan Ryan  
Prepared by: Nancy Thorington, BDS  
Date Prepared: January 20, 2021

**Mary Hull Caballero**  
Auditor of the City of Portland  
By *Megan Lehman*  
Deputy

Agenda No.  
**ORDINANCE NO. 190274**  
 Title

Amend Building Demolition Code to require major residential alteration projects to comply with the same site control regulations as residential demolitions, consistent with related administrative rule (Ordinance; amend Code Chapter 24.55)

<p style="text-align: center;"><b>INTRODUCED BY</b>                  Commissioner/Auditor:  <b>Commissioner Dan Ryan</b></p>	<p>CLERK USE: DATE FILED <u>January 12, 2021</u></p>
<p style="text-align: center;"><b>COMMISSIONER APPROVAL</b></p>	<p style="text-align: center;">Mary Hull Caballero                  Auditor of the City of Portland</p> <p>By: <u>Keelan McClymont</u> <small>Digitally signed by Keelan McClymont                  Date: 2021.01.12 12:18:59 -08'00'</small>                  Deputy</p> <p><b>ACTION TAKEN:</b>  <b>January 20, 2021 Passed to Second Reading January 27, 2021 at 9:30 am</b></p>
<p>Mayor—Finance &amp; Administration - Wheeler</p>	
<p>Position 1/Utilities - Rubio</p>	
<p>Position 2/Works - Ryan <small>Digitally signed by Yesenia L. Carrillo                  Date: 2021.01.11 12:18:35 -08'00'</small></p>	
<p>Position 3/Affairs - Hardesty</p>	
<p>Position 4/Safety - Mapps</p>	
<p style="text-align: center;"><b>BUREAU APPROVAL</b></p>	
<p>Bureau: Development Services                  Bureau Head: <u>Rebecca Esau</u> <small>Digitally signed by Rebecca Esau                  Date: 2021.01.05 09:40:43 -08'00'</small></p>	
<p>Prepared by: <u>Gabby Bruya</u>                  Date Prepared: <u>1/5/2021</u></p>	
<p><b>Impact Statement</b>                  Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p>	
<p><b>Portland Policy Document</b>                  If "Yes" requires City Policy paragraph stated in document.                  Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p><b>City Auditor Office Approval:</b> <u>DB</u>                  required for Code Ordinances</p>	
<p><b>City Attorney Approval:</b> <u>Tony Garcia</u> <small>Digitally signed by Tony Garcia                  Date: 2021.01.05 12:30:51 -08'00'</small>                  required for contract, code, easement franchise, comp plan, charter</p>	
<p>Council Meeting Date  <u>January 20, 2021</u></p>	

<b>AGENDA</b>
<p><b>TIME CERTAIN</b> <input type="checkbox"/>                  Start time: _____  <b>Total amount of time needed:</b> _____                  (for presentation, testimony and discussion)</p>
<p><b>CONSENT</b> <input type="checkbox"/></p>
<p><b>REGULAR</b> <input checked="" type="checkbox"/>  <b>Total amount of time needed:</b> _____ 15 minutes                  (for presentation, testimony and discussion)</p>

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Rubio	✓	
2. Ryan	✓	
3. Hardesty	✓	
4. Mapps	✓	
Wheeler	✓	