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
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)

**AGENDA**

**TIME CERTAIN**

Start time: __________

Total amount of time needed: __________
(for presentation, testimony and discussion)

**CONSENT**

**REGULAR**

Total amount of time needed: 15 minutes
(for presentation, testimony and discussion)

**FOUR-FIFTHS AGENDA**

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<tr>
<th>COMMISSIONERS VOTED AS FOLLOWS:</th>
<th>YEAS</th>
<th>NAYS</th>
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<td>1. Rubio</td>
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