

## RESOLUTION No. **371 90**

Direct the Bureau of Planning and Sustainability to develop code language for Council consideration to require deconstruction for the city's oldest and most historic houses and duplexes (Resolution)

WHEREAS, deconstruction is the systematic dismantling of a structure in order to prioritize salvage of materials for reuse and does not preclude the use of heavy machinery; and

WHEREAS, approximately 300 single-dwelling structures are demolished annually, of which approximately 34 percent were built in or before 1916 or are designated as a historic resource; and

WHEREAS, currently less than 10 percent of houses that are removed each year are removed by use of deconstruction; and

WHEREAS, deconstruction methods minimize dust and increase the likelihood of discovery of unabated hazardous materials such as asbestos, lead, and mercury, reducing health risks to workers and neighbors; and

WHEREAS, salvaging reusable material supports the local economy, creates jobs, supports small businesses and offers an affordable option for residents and businesses to acquire quality used building materials such as old-growth lumber; and

WHEREAS, waste associated with construction and demolition of buildings represents approximately 20 to 25 percent of landfill waste; and

WHEREAS, deconstruction has significant carbon reduction benefits compared to demolition by preserving the embodied carbon and energy of existing building materials and avoiding the creation of greenhouse gasses associated with producing new materials; and

WHEREAS, on February 12, 2015, City Council asked the Bureau of Planning and Sustainability to develop strategies for increasing deconstruction activity; and

WHEREAS, the Bureau of Planning and Sustainability convened a Deconstruction Advisory Group comprised of deconstruction experts, builders, developers, neighborhood groups and historic preservationists, and this group met 14 times to provide advice on strategies and incentives for advancing deconstruction activities; and

WHEREAS, Resolution 37127, adopted June 3, 2015, directed the Bureau of Planning and Sustainability to establish a deconstruction grant program; and

WHEREAS, eight grants have since been awarded, resulting in innovative approaches, new participants, and increased awareness of the benefits of deconstruction; and

WHEREAS, deconstruction reduces waste and helps achieve the policies and actions related to the 2015 Climate Action Plan and the Comprehensive Plan Update; and

WHEREAS, the Bureau of Planning and Sustainability and the Deconstruction Advisory Group have explored numerous options to increase deconstruction; and

WHEREAS, training and certification of qualified deconstruction contractors is necessary to ensure safe, effective, and efficient salvage activity; and

WHEREAS, typically the oldest and historic buildings, if they must be removed, are the richest source for valuable materials; and

WHEREAS, not all buildings are suitable for salvaging materials due to structure/material condition or hazardous conditions; and

NOW THEREFORE, BE IT RESOLVED, that Council directs the Bureau of Planning and Sustainability develop code language, procedures, and industry support that accomplishes the following effective October 31, 2016:

Projects seeking a demolition permit for a one- or two-family structure (house or duplex) will be required to fully deconstruct that structure if:

1. The structure was built in 1916 or earlier; or
2. The structure is a designated historic resource

Provisions for exemptions will include structures that are determined to pose an immediate safety hazard as well as structures that are determined to be unsuitable for deconstruction/salvage (e.g., rot, mold, or fire); and

BE IT FURTHER RESOLVED, that the Bureau of Planning and Sustainability will ensure adequate deconstruction training and certification opportunities are available, prioritizing participation from people of color, women, and other historically underrepresented groups in the field of construction as a means to provide equitable opportunity within the industry; and

BE IT FURTHER RESOLVED, that provisions are in place to adjust to unanticipated market or labor conditions that occur within the first year of requirements; and

BE IT FURTHER RESOLVED, that the Bureau of Planning and Sustainability report to City Council within one year of the requirement effective date with a status report; and

BE IT FURTHER RESOLVED, that the Bureau of Planning and Sustainability report to City Council within two years of the requirement effective date with recommendations for deconstruction requirement changes; and

BE IT FURTHER RESOLVED, that the City Council gratefully acknowledges the dedication and hard work of the Deconstruction Advisory Group and the community organizations and members of the public who participated in the process.

Adopted by the Council: FEB 17 2016

Mayor Charlie Hales  
Prepared by: Shawn Wood, BPS  
Date Prepared: January 25, 2015

**Mary Hull Caballero**  
Auditor of the City of Portland

By

*Susan Johnson*  
Deputy

Agenda No.  
**RESOLUTION NO. 371 90**

Title

Direct the Bureau of Planning and Sustainability (BPS) to develop code language for Council consideration to require deconstruction for the city's oldest and most historic houses and duplexes (Resolution)

<p><b>INTRODUCED BY</b> Commissioner/Auditor: <b>Charlie Hales</b></p>	<p>CLERK USE: DATE FILED <u>FEB 09 2016</u></p>
<p><b>COMMISSIONER APPROVAL</b></p> <p>Mayor—Finance and Administration <i>[Signature]</i></p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Novick</p>	<p>Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <i>[Signature]</i> Deputy</p>
<p><b>BUREAU APPROVAL</b></p> <p>Bureau: Planning and Sustainability Bureau Head: Susan Anderson <i>[Signature]</i></p> <p>Prepared by: Shawn Wood Date Prepared: January 26, 2016</p> <p>Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>Portland Policy Document 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> required for Code Ordinances</p> <p><b>City Attorney Approval:</b> required for contract, code, easement, franchise, charter, Comp Plan</p> <p>Council Meeting Date <b>February 17, 2016</b></p>	

<p><b>AGENDA</b></p>
<p><b>TIME CERTAIN</b> <input checked="" type="checkbox"/> Start time: <u>2:30 pm</u></p> <p>Total amount of time needed: <u>2 hours</u> (for presentation, testimony and discussion)</p>
<p><b>CONSENT</b> <input type="checkbox"/></p>
<p><b>REGULAR</b> <input type="checkbox"/> Total amount of time needed: _____ (for presentation, testimony and discussion)</p>

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	1. Fritz <input checked="" type="checkbox"/>	
2. Fish	2. Fish <input checked="" type="checkbox"/>	
3. Saltzman	3. Saltzman <input checked="" type="checkbox"/>	
4. Novick	4. Novick <input checked="" type="checkbox"/>	
Hales	Hales <input checked="" type="checkbox"/>	