



**Bureau of
Development
Services** FROM CONCEPT
TO CONSTRUCTION

Chapter 24.55 Residential Demolitions

Amendments
September 9, 2020



Stakeholders

DRAC Demo stakeholder / Working Group

(members included: Residential Builders, Remodelers, Architects, Neighborhood Reps, Asbestos Contractors, Demolition Contractors, Designers and Developers, Small Business Reps & Land Use Professionals)

Oregon Homebuilders Association

Contractor Certification Board

Bureau of Planning & Sustainability

Bureau of Development Services (BDS)

Technical Advisors

Oregon DEQ

Multnomah County Health Dept

Oregon Health Authority (OHA)

BDS Property Compliance staff

Licensed Lead and Asbestos Consultants



Goal for Proposed Amendments

- Provide additional requirements to ensure compliance;
- Improve protections for properties near residential demolition activity;
- Ensure regulations are clear and enforceable.



Chapter 24.55 Residential Demolition **190126** Amendments Summary

Timeline Summary

2018

July 1st New Demolition Code & Admin Rule took effect

2019

Sept 9th BDS Staff presented the 1st Year Program Report at OHA's Lead-based paint Stakeholder meeting

Nov 4th Demolition stakeholder meeting #1

Dec 4th Demolition stakeholder meeting #2

Dec 6th Demolition stakeholder meeting #3



Summary of Amendments for Chapter 24.55 & Administrative Rule

- ✓ Language clarification
- ✓ Requirement for a full,
destructive asbestos survey
prior to moving forward





Timeline Summary

- ✓ Review of current site control requirements including:
 - site setup;
 - exterior component removal; and
 - debris containment.

- ✓ Improve the 3 Inspections – purpose, requirements and timing of inspections, as well as consider video inspections as an alternative method



Required Inspections - amended

- ✓ 1. Pre-demo work – Initial inspection
- ✓ 2. During demo work inspection
- ✓ 3. **NEW** 2nd During demo inspection with approval
- ✓ to begin, as inspector observes mechanical demolition
- ✓ 4. Post demo - Final inspection



Timeline Summary – Admin Rule

2020

Jan 14th Demolition stakeholder meeting #4

Jan 23rd New INTERIM Admin Rule adopted



Chapter 24.55 Residential Demolition **190126** Amendments Summary

Timeline Summary

2020

Jan 14th Demolition stakeholder meeting #4

Jan 23rd New INTERIM Admin Rule adopted

Feb 26th 1st Year Residential Demolition Ordinance Program Report presented to Council



Chapter 24.55 Residential Demolition **190126** Amendments Summary

Summary – Code Chapter 24.55

- ✓ Only 2 sections of this Chapter of City Code amended
 - 24.55.150 Definitions
 - 24.55.205 Site Control Measures
- ✓ Many subsections were moved to the Administrative Rule, then amended and updated.
- ✓ Corrected language and updated references



Summary of Amendments for Chapter 24.55

✓ Wetting and Dust Suppression

- Methods and equipment recommendations





Enforcement and Fines

1st Violation = Correction Notice only

2nd Violation = \$5,000 fine

3rd Violation = \$10,000 fine

4th Violation = \$15,000 fine

All Subsequent Violations = \$15,000 fine



PROPOSED RESIDENTIAL DEMOLITION ENFORCEMENT

1-4 dwelling units and accessory structures over 200 sq. ft.

Violations are permanent records that follow the responsible party throughout current and future demolition projects in Portland.

CORRECTABLE VIOLATION		NON-CORRECTABLE VIOLATION	
1st Violation	Correction Notice No Fine	1st Violation	1st Citation \$10,000 Fine
2nd Violation	1st Citation \$5,000 Fine	2nd Violation	2nd Citation \$15,000 Fine
3rd Violation	2nd Citation \$5,000 Fine	3rd Violation	3rd Citation \$20,000 Fine
4th+ Violation	Subsequent Citations \$5,000 Fine	4th+ Violation	Subsequent Citations \$25,000 Fine



Scenario #1

- Non-correctable violation on Site A

1st Non-Correctable violation - 1st citation and \$10,000 fine

- Correctable violation on Site B

1st Correctable Violation – Correction notice only

- Non-correctable violation on Site C

2nd Non-Correctable violation - 2nd citation and \$15,000 fine

Scenario #2

- Correctable violation on Site A

1st Correctable violation - Correction notice only

- Non-correctable violation on Site B

1st Non-Correctable violation - 1st citation and \$10,000 fine

- Correctable violation on Site C

2nd Correctable violation - 1st citation and \$5,000 fine



Admin Rule has a New Format

- ✓ Restructured layout & moved sections for better ease of use for public and staff
- ✓ Corrected language and updated references
- ✓ Created Appendices specific for Asbestos and Lead-based paint



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Additional Outcomes . . . Ideas . . .



- Expand Educational Information
- Data Sampling
- Notifications through Technology
- Commercial Demolitions



Next Steps

Publish the Draft Administrative Rule for public comment, prior to approval.

Final Statements

Thank you !