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# Proposed Amendments Chapter 24.55 Residential Demolitions & Administrative Rule

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June 18, 2020



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# Chapter 24.55 Residential Demolitions & Admin Rule Amendments Summary

## Stakeholders

DRAC Demo Subcommittee / 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

Oregon Health Authority (OHA)

Licensed Lead and Asbestos Consultants

Multnomah County Health Dept

BDS Property Compliance staff



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## Chapter 24.55 Residential Demolitions & Admin Rule Amendments Summary

# Goal for Proposed Amendments

- Provide additional requirements to ensure compliance;
- Increase health protections for all occupants near residential demolition activity;
- Ensure regulations are clear and enforceable.



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# Chapter 24.55 Residential Demolitions & Admin Rule Amendments Summary

## Timeline Summary

2018

July 1<sup>st</sup> New Demolition Code & Admin Rule took effect

2019

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

Nov 4<sup>th</sup> Demolition Subcommittee meeting #1

Dec 4<sup>th</sup> Demolition Subcommittee meeting #2

Dec 6<sup>th</sup> Demolition Subcommittee meeting #3



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## Chapter 24.55 Residential Demolitions & Admin Rule 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



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### Timeline Summary

- ✓ A review of current site control requirements including site setup, exterior component removal, and debris containment
- ✓ Improving the 3 Inspections – purpose, requirements and timing of inspections, as well as an alternative method



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### Required Inspections - amended

- ✓ 1. Pre-demo work – Initial inspection
- ✓ 2. During demo work inspection
- ✓ 3. **NEW** 2<sup>nd</sup> During demo work inspection with approval to begin as inspector observes Mechanical demolition
- ✓ 4. Post demo - Final inspection



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## Chapter 24.55 Residential Demolitions & Admin Rule Amendments Summary

# Timeline Summary – Interim Admin Rule

2020

Jan 14<sup>th</sup> Demolition Subcommittee meeting #4

Jan 23<sup>rd</sup> New INTERIM Admin Rule adopted  
(effective Feb 10<sup>th</sup>)



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## Chapter 24.55 Residential Demolitions & Admin Rule Amendments Summary

# Timeline Summary

2020

Jan 14<sup>th</sup> Demolition Subcommittee meeting #4

Jan 23<sup>rd</sup> New INTERIM Admin Rule adopted  
(effective Feb 10<sup>th</sup>)

Feb 26<sup>th</sup> 1<sup>st</sup> Year Residential Demolition Ordinance  
Program Report presented to Council



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## Chapter 24.55 Residential Demolitions & Admin Rule Amendments Summary

# Timeline Summary – Admin Rule

2020

- Jan 14<sup>th</sup> Demolition Subcommittee meeting #4
- Jan 23<sup>rd</sup> New INTERIM Admin Rule adopted
- Feb 26<sup>th</sup> 1<sup>st</sup> Year Residential Demolition Ordinance Program Report presented to Council
- May 27<sup>th</sup> Demolition Subcommittee meeting #5
- June 3<sup>rd</sup> Demolition Subcommittee meeting #6



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## Chapter 24.55 Residential Demolitions & Admin Rule Amendments Summary

# Summary of Amendments Administrative Rule for Chapter 24.55

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





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## Chapter 24.55 Residential Demolitions & Admin Rule Amendments Summary

# Summary of Amendments Administrative Rule for Chapter 24.55

- ✓ Wetting and Dust Suppression
  - Methods and equipment recommendations
  
- ✓ Enforcement Process & Fines





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## Chapter 24.55 Residential Demolitions & Admin Rule Amendments Summary

### Enforcement & Fines – Previous Version

1st violation = Correction notice

2<sup>nd</sup> violation = 1st Citation + \$ 5,000 fine  
*(Even with multiple violations on single inspection)*

3<sup>rd</sup> violation = 2nd Citation + \$10,000 fine

4<sup>th</sup> violation = 3rd Citation + \$15,000 fine

All additional Violations = + \$15,000 fine



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## Enforcement and Fines - Proposed

### Violations that CANNOT be corrected

- 1st Violation = \$10,000 fine
- 2nd Violation = \$15,000 fine
- 3rd Violation = \$20,000 fine
- 4th Violation = \$25,000 fine
- All Subsequent Violations = \$25,000 fine

**NEW**

### Violations that CAN be corrected

- 1st Violation = Correction Notice only
- 2nd Violation = \$5,000 fine
- 3rd Violation = \$5,000 fine
- 4th Violation = \$5,000 fine
- All Subsequent Violations = \$5,000 fine



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# Admin Rule has a New Format

- ✓ Restructured layout & moved sections for better ease of use for public and staff
- ✓ Corrected language and updated references
- ✓ 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



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## Chapter 24.55 Residential Demolitions & Admin Rule Amendments Summary

### Next Steps

1. BDS will present the draft Code Chapter 24 Amendments to Council  
(in July if we can get on Council agenda)
2. Publish the Draft Administrative Rule for public comment, prior to approval.



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# Title 24.55 Residential Demolitions & Administrative Rule

# Questions

# ?

# Thank you !