



BOD 24-02: Demolition

Title 24.55 Demolition, ENB-25.01 Demolitions

QUESTION 1: Typically, demolition permits for structures with four or fewer residential units are required to be finalized before a building permit for new construction is issued on the same site. Are there any exceptions to this requirement?

RESPONSE 1: The permit for new construction may be issued under the following conditions:

1. All required inspections outlined in [City Title 24.55](#) and [ENB-25.01 Demolitions](#) administrative rule **must be completed** prior to issuance of the new construction building permit **EXCEPT** #210 Site Stabilization Inspection, #299 Structural Final, and #999 Final. The #210 and #299 inspections confirm all foundations and demolition debris have been removed and that permanent erosion control measures are in place.
2. The demolition permit should be finalized as soon as practicable after the #200 Preconstruction Erosion Control inspection is approved for the permit for new construction. The demolition permit **must** be finalized prior to the footing inspection (#220) for the new construction.

QUESTION 2: Typically, all foundation elements that are not to be used for new construction are required to be removed and all excavations filled in to a level of the adjoining grade in accordance with [City Title 24.70.080 requirements](#). For some projects, it may be more efficient to delay filling in the excavation. Are there any exceptions to these requirements?

RESPONSE 2: The site may remain fully or partially excavated in preparation for the new construction work and portions of the foundation walls, slab, or driveway may remain for temporary shoring or erosion control under the following conditions:

1. The demolition plans must clearly identify any structural elements to remain as temporary shoring.
2. Engineering calculations must be submitted with the demolition plans that demonstrate the adequacy of the remaining foundation walls and/or slab as temporary excavation support and any surcharge loads, including but not limited to those generated from the public right-of-way and adjoining properties.
3. The only structures allowed to remain in place for temporary excavation support will be the minimum necessary to provide the required support.

4. The demolition permit drawings must identify the future scope of work to remove the remaining flatwork or foundation elements and include the permit number for the new construction under which this work will be completed.
5. The building permit for the new construction must be submitted and “under review.” New construction permit drawings must show the temporary excavation support (basement walls and other structural elements) as an initial condition to be removed as part of the new construction and identify any final grading or backfill to be completed in order to meet requirements in Title 24.70.080.
6. A 6' fence must be installed at the perimeter of the excavated area to prevent accidental access and will remain at the site until the new construction has progressed sufficiently to remove any hazards to the public.
7. If the permit application for new construction and reuse or removal of the foundations and excavation has not been issued within 90 days of final inspection approval of the demolition building permit, the property owner must obtain a permit for fill and compaction of the excavation to meet all requirements of Portland City Code 24.

Additional options for leaving portions of the foundation are outlined in [BOD 19-04: Residential accessory structure demolition and slab salvage](#). Additional requirements for temporary and permanent shoring are outlined in [TRN 8.08 Encroachments](#) and [BOD 94-01 Shoring Adjacent to City Streets](#).

Additional information about demolition inspections is available on the PP&D website: <https://www.portland.gov/ppd/residential-permitting/residential-projects/demolition-permits#toc-residential-demolition-inspections>.

Effective Date	Significant Changes	Primary
8/14/2024	Implementation	