

# ATTENTION!

## NEW LEAD AND ASBESTOS INSPECTIONS APPLY TO YOUR PERMIT READ TO AVOID CIVIL PENALTIES

¡Atención!  
Chú y!  
Внимание!  
注意!  
주의!



Увага!  
انتباه!  
Digniin!  
Atenție!  
ဧည့်အာရုံ!

As of December 1, 2020, new Administrative Rules for the City of Portland Building Demolition program are in effect. The following inspections are required and must be followed:

- 1 #200 Inspection – Pre-Demolition**  
A #200 inspection must be requested and scheduled through the Interactive Voice Recording (IVR) system and approved prior to beginning demolition activity. The Demolition Manager or Lead-Based Paint (LBP) Certified Person must meet with inspector on the job site.
- 2 #205 Inspection (1<sup>st</sup>) – Lead-Based Paint Removal Inspection**  
A first #205 inspection must be requested and scheduled through the IVR system and approved prior to beginning mechanical demolition activity. Any mechanical demolition activity is not allowed prior to receiving approval of this inspection. The purpose of this inspection is to confirm the hand removal of all required painted exterior surfaces prior to mechanical demolition activity. The Demolition Manager or LBP Certified Person must meet with the inspector on the job site.
- 3 #205 Inspection (2<sup>nd</sup>) – Mechanical Demolition Inspection**  
A second #205 inspection must be requested and scheduled through the IVR system and approved as mechanical demolition begins. Mechanical demolition activity is not allowed until this inspection begins and required wetting is verified during mechanical demolition.
- 4 #210 Inspection – Site Stabilization**  
A #210 inspection must be requested and scheduled through the IVR system and approved prior to requesting a final inspection for the permit.

### Before Proceeding:

Please review the document attached to this email for additional information related to the required inspections described above. **Failure to follow the inspection requirements listed in the adopted Administrative Rule may result in citations starting at \$10,000 for the first violation.**

### Demolition Project Type

	Mechanical Demolition	Mechanical Demolition with approved Lead Hazard Reduction Exemption	Deconstruction with mechanical equipment (to remove foundation and/or transfer debris)	Deconstruction with no mechanical equipment	Deconstruction with no mechanical equipment and approved Lead Hazard Reduction Exemption
#200 Pre-Demolition Inspection	✓	✓	✓	✓	✓
#205 (1st) Lead-Based Paint Removal Inspection	✓		✓	✓	
#205 (2nd) Mechanical Demolition Inspection	✓*	✓**	✓*		
#210 Site Stabilization Inspection	✓	✓	✓	✓	✓

\* May be inspected and approved during 1st #205 inspection if applicant is ready.

\*\* May be inspected and approved during #200 inspection if applicant is ready.



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

## NEW DEMOLITION INSPECTION REQUIREMENTS

---

### READ TO AVOID CIVIL PENALTIES



# 1. #200 INSPECTION – PRE-DEMOLITION

---



A #200 inspection must be requested and scheduled through the IVR system by the applicant (contractor, Demolition Manager, etc.) and approved prior to beginning demolition activity.

The following items are required and will be verified at the #200 inspection:

- The Demolition Manager or LBP Certified Person must be on-site to meet with the inspector and review the following required documents: permit card, approved Demolition Plan, site plan, and erosion and sediment control plan.
- A copy of the completed “Erosion and Dust Concerns Hotline” sign must be posted in a location that is visible to the public from the right-of-way.
- Required erosion and sediment control measures must be installed. At a minimum this includes:
  - Installation of a catch basin protection insert
  - Stabilization of site access when vehicles and/or heavy machinery will be leaving paved surfaces to accommodate entering and exiting the site
  - Installation of perimeter controls when vegetation removal and soil disturbance is required in order to properly install lead hazard containment measures or soil will be exposed due to any site activity
- All required Demolition Plan site controls must be installed and staged, including:
  - Horizontal and/or horizontal and vertical (where required) lead hazard reduction measures
  - Covered container must be on-site and plastic lining must be in place if the LBP containing materials will not be wrapped prior to placing in a container

## 2. #205 INSPECTION (1<sup>ST</sup>) – LBP REMOVAL

---



A first #205 inspection must be requested and scheduled through the IVR system by the applicant (contractor, Demolition Manager, etc.) and approved prior to the beginning of any mechanical demolition activity.

The following items are required and will be verified at the first #205 inspection:

- A Demolition Manager or LBP Certified Person must be on-site to meet with the inspector and review the following required documents: permit card, approved Demolition Plan, site plan, and erosion and sediment control plan.
- Inspection of structure for completion of hand removal of LBP exterior components
- Debris containment
- Erosion and sediment control measures are in place (additional measures for mechanical equipment if not installed during the #200 inspection)



# 3. #205 INSPECTION (2<sup>ND</sup>) – MECHANICAL DEMOLITION

---



A second #205 inspection must be requested and scheduled through the IVR system by the applicant (contractor, Demolition Manager, etc.) to verify and approve mechanical demolition activity requirements. Mechanical demolition activity cannot begin until approved by the inspector.

The following items are required and must be verified at the second #205 inspection:

- Verify the wind speed monitor is on site and the wind speed is below 25 miles per hour.
- Verify the wetting system is operational and in use. The inspector must verify the wetting system in use during mechanical demolition activity. Verification will include:
  - Is the wetting system capable of providing dust suppression?
  - Has the exterior and interior of the structure been pre-wetted in compliance with Section 5.2 of the Administrative Rule?
  - Is the mechanical equipment being wetted when making contact with the structure?
  - Is the debris being wetted when transferred from the structure to the container/stockpile?

Deconstruction Projects must complete a 2<sup>nd</sup> #205 inspection if and when mechanical demolition takes place (i.e. foundation/slab removal).

## Notes:

### Combining First and Second #205 Inspections:

If the applicant (contractor, Demolition Manager, etc.) chooses to have all #205 inspection items (first and second #205 inspection items) inspected and approved during first #205 inspection, then an additional (second) #205 inspection is not required. However, mechanical demolition activity still cannot begin until approved by the inspector during the first #205 inspection.

### Second #205 Inspection Verification Options:

In lieu of an in-person BDS inspection, a live-video inspection (using live video technology pre-approved by BDS) is available for the second #205 inspection. The applicant (contractor, Demolition Manager, etc.) must comply with the BDS policy regarding a live-streaming second #205 inspection. View the policy at

[www.portlandoregon.gov/bds/article/753489](http://www.portlandoregon.gov/bds/article/753489)

## 4. #210 INSPECTION – SITE STABILIZATION

---



A #210 inspection must be requested and scheduled through the IVR system by the applicant (contractor, Demolition Manager, etc.) and approved prior to requesting a final inspection for the permit.

The following items are required and will be verified at the #210 inspection:

- The removal of all demolition debris
- Confirmation that the soils are free of any accumulation of paint chips and other debris
- The placement of appropriate soil stabilization measures are in place.
- Removal of temporary erosion and sediment control measures as required

**For more information on these requirements, please visit**

- 24.55.205 Site Control Measures in Residential Demolitions:  
[www.portlandoregon.gov/citycode/article/689596](http://www.portlandoregon.gov/citycode/article/689596)
- BDS Demolition Administrative Rule  
<https://www.portland.gov/sites/default/files/policies/enb-25.01-demolition-permanent-rule-final-10-30-20.pdf>

### **Important information for the First #205 Inspection - LBP Removal Inspection**

The lead hazard reduction requirements of PCC 24.55.205.C.1 apply to all structures built before January 1, 1978.

In order to obtain approval for the first #205 Inspection – LBP removal inspection, the following must be verified by the inspector:

All painted exterior non-structural surfaces (regardless of material) must be removed by hand including, but not limited to, all layers of siding, doors, windows, railings, soffits, trim, fascia, porches, stairs, porch columns, bellyband, etc. Exterior painted concrete and masonry materials are exempt. Door and window removal shall include removal of

all painted elements (casing, jamb, sill, apron, stool, etc.) so that only the rough openings remain.

Unless a lead hazard exemption is approved, all painted exterior non-structural surfaces on structures built before January 1, 1978 must be removed by hand and in compliance with PCC 24.55.205.C.1.

**Exemptions:**

Lead test. If exterior painted materials are tested and found to not contain lead-based paint, then those materials do not need to be removed prior to mechanical demolition. A lead test report in compliance with Section 5.1.3 of the Administrative Rule must be submitted as part of the permit review process before permit issuance or through the revision process if the permit is issued.

Unsafe or hazardous structure. If the structure is determined to be structurally unsafe or otherwise hazardous to human life to the extent that the hand removal of exterior painted materials could not be safely executed, then exterior lead-based paint materials do not need to be removed prior to mechanical demolition. An unsafe or hazardous structure determination, in compliance with Section 5.1.3.2 of the Administrative Rule must be submitted by a licensed structural engineer or hazardous material professional. The letter must be submitted as part of the permit review process before permit issuance or through the revision process if the permit is issued.