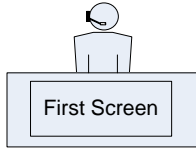
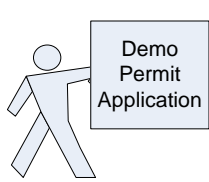




**Bureau of  
Development  
Services** FROM CONCEPT  
TO CONSTRUCTION

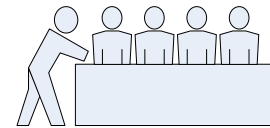
# BDS Demolition Delay and Notification Information Flow Chart



Demolition Permit for a Residential Dwelling is Applied for at the Bureau of Development Services, Development Service Center



The Permit Application is Reviewed by Development Services Staff to See if Demolition Delay Provisions of Chapter 24.55 Apply



Common Triggers for Demolition Delay Include:

- The property currently has a residential dwelling, it is in a residential zone; and:
- The entire residential dwelling is being removed without an application for *one* new residential dwelling; or
- The residential dwelling is a historic or conservation landmark, or is located in a historic resource overlay zone; or
- The proposal is to replace the demolished residential dwelling with *more than* one residential dwelling.



**Yes  
Demolition Delay**  
Provisions Apply



Permitting Services Staff Notify Applicable Neighborhood Coalitions and Associations, Portland Development Commission, and give an Intent to Demolish poster to the applicant for posting at Demo Site

Some Criteria for **Exceptions** to the Demolition Delay Include:

- There is a concurrent proposal to replace the existing residential dwelling with only *one* single family dwelling.
- The structure being demolished is an accessory structure (garage or shed).
- The structure being demolished is in a commercial or industrial zone.
- The building being demolished is subject to demolition proceedings with a Code Hearings Order to demolish.



**No  
Demolition Delay**  
Demo Can Start Immediately after Permit Issued



Permitting Services staff give Courtesy Notices to the Applicant, with a recommendation to place them on adjacent properties and notify applicable Neighborhood Coalitions and Associations