

Demolition Summary

April 29, 2014

Introduction:

Demolition of single-dwelling structures are occurring at increasing frequency as the economy recovers. A record number of applications were submitted in 2013 for single-family demolition permits (273). As of April 22, 2014, there were 90 single-dwelling demo applications. For comparison, there were 45 in 2012 and 73 in 2013 (during this same time period). At the current pace, single-dwelling demolition applications for 2014 will likely exceed 300.

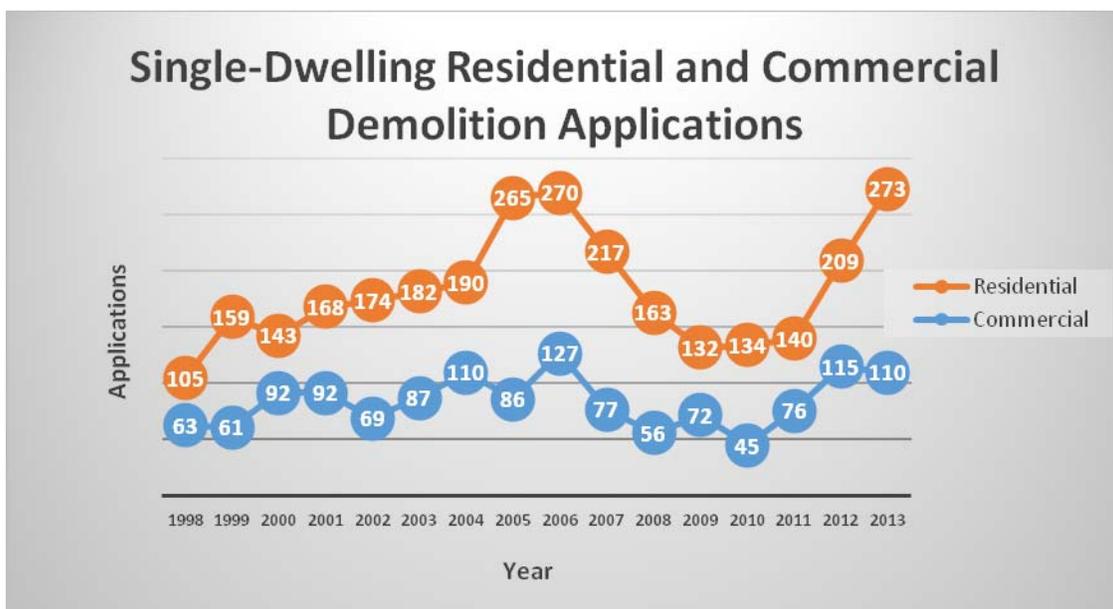
Not included in these numbers are major residential remodels that remove a majority of the structure and construct essentially a new (often times larger) house. These are not considered demolitions and as such do not require demolition permits. This type of development is also increasing and, from a neighborhood perspective, the impacts and opportunities are similar to those of complete demolition. As the frequency of full and partial demolitions increase, so too have neighborhood concerns and media coverage regarding demolitions.

Commercial demolition permits have also increased, but are not experiencing the same intensity of growth as residential demolitions. However, from a building material waste perspective, commercial structures are often much larger than residential structures and therefore account for more waste despite the lower number of total permits. All demolitions and major remodels represent a significant opportunity to divert waste to reuse instead of to landfills and burning.

Portland Housing Supply

| | | |
|---------------|----------------|---------------------|
| Single Family | ~151,000 units | |
| Multi-family | ~119,000 units | in 16,460 buildings |

Demolition Permit Applications:



Average Size of Houses (Single-dwelling structures 1996-2011):

Demolished house 1,119 SF
 New house 2,075 SF

Age of House (Single-dwelling structures 1996-2011):

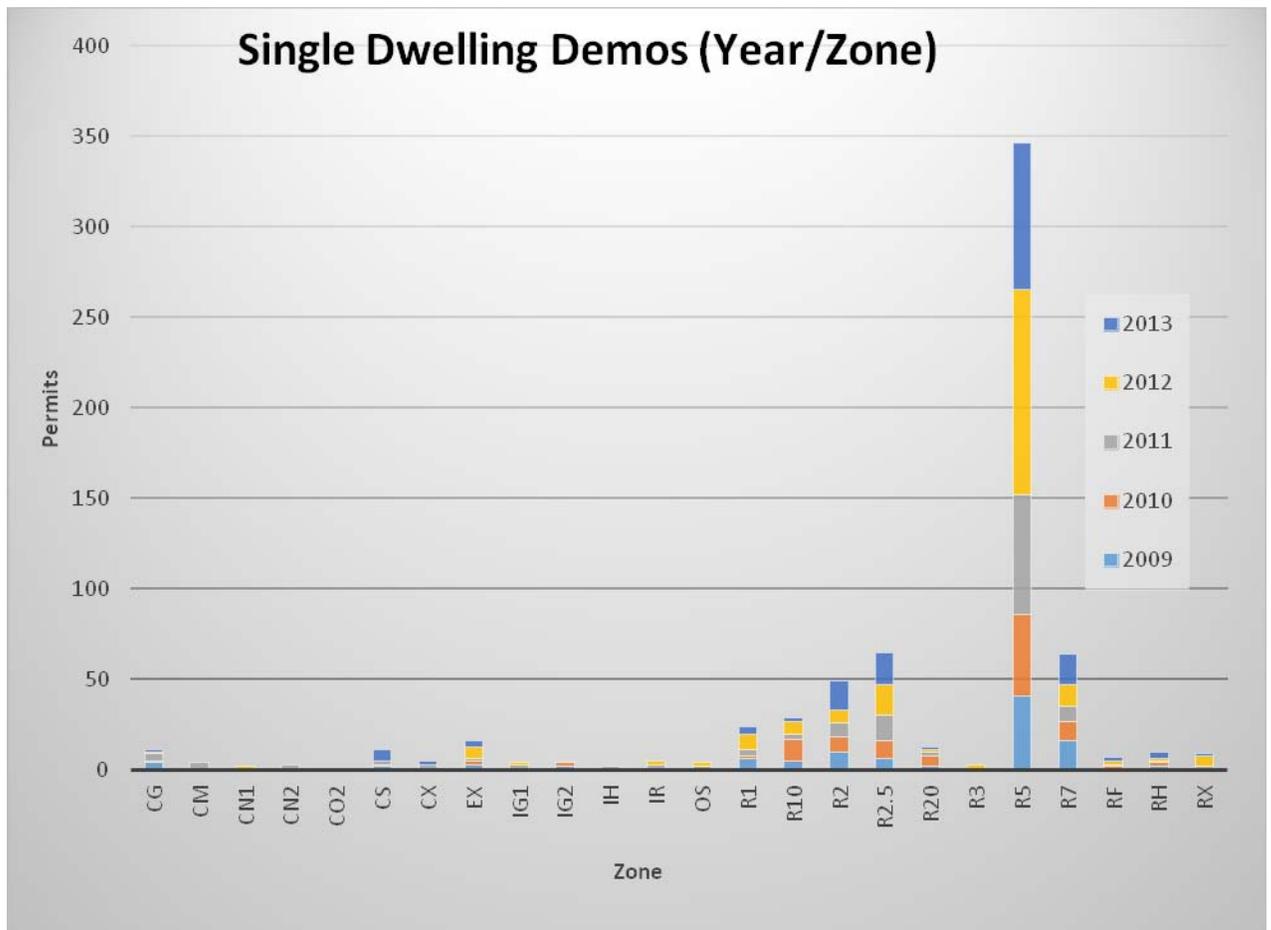
Average year built = 1927

| <u>Year Built</u> | <u># Demos</u> |
|-------------------|----------------|
| 1864 - 1911 | 429 |
| 1912 - 1937 | 658 |
| 1938 - 1964 | 698 |
| 1965 - 2011 | 51 |

Replacement Development (2013):

- One new single-family house: TBD
- Lot confirmations (2 houses or more): TBD
- Land divisions (2 houses or more): TBD
- Other (multi-dwelling, commercial development): TBD

Demolitions by Zone:



Current Demolition Delay Requirements:

Demolition Delay – Housing Preservation 24.55.200 (Building Regulations)

Purpose: Allow an adequate amount of time to help save viable housing while recognizing a property owner's right to develop or redevelop property. The regulations provide an opportunity for public notice of impending demolitions and coordination of the efforts of various City bureaus. The regulations also encourage moving as an alternative to demolition.

Applies to: Sites with residential structures in areas with a residential Comprehensive Plan Map designation. The regulations only apply to applications for demolition of residential structures. They do not apply to demolitions of accessory structures such as garages or other outbuildings.

Notice/Posting: Notice to recognized organizations, PDC, and posting at the site.

Duration: 35-day notice period during which demolition is delayed, and a possible 120 day extension of the demolition delay period.

Appeal: The applicant for demolition may appeal the 120-day extension to the Code Enforcement Hearings Officer.

Exception(s): Delay does not apply if the demo application is accompanied by an application for a building permit for a replacement single family residence. Delay does not apply to demolition required by the City to remove structures because of a public hazard, nuisance, or liability.

Demolition Delay Review – Historic 33.445.810 (Zoning Code)

Purpose: Demolition delay allows time for consideration of alternatives to demolition, such as restoration, relocation, or architectural salvage.

Applies to: Local Historic Landmarks, Conservation Landmarks, Contributing Structures in Conservation District, Ranked in Historic Resource Inventory (HRI).

Notice/Posting: Notice to recognized organizations and posting at the site.

Duration: 120 days.

Appeal: Demolition delay review is a nondiscretionary administrative process with public notice but no hearing. Decisions are made by the Director of BDS and are final.

Exception(s): A resource listed in the HRI can be removed if the owner sends a written request to the Bureau of Development Services. Consequently properties removed from the HRI are exempt from Demolition Delay Review.

Issues:

Code

1. Two different types of demolition delay in two different City codes.
2. Majority of demolitions are exempt from delay/notice due to exceptions.
3. Delays/notices related to Title 24 do not apply in non-residential zones.

Neighborhood

1. Lack of public notice for most demolition permits.
2. Limited time for alternatives - relocation, deconstruction, rehabilitation.
3. Health impacts from mechanized demolition activities (e.g., lead and asbestos dust).
4. Perception of exceptions to demo delay and remodel permit programs as loopholes.
5. Historic preservation and loss of neighborhood fabric.
6. Material reuse/salvage opportunities are often missed.
7. Loss of “humble” housing.
8. Major remodels seen as having similar impacts as full demolitions.

Potential Actions:

Current Efforts under development at BDS:

1. **Voluntary Demolition Notice** – Demolition permit applicants will be encouraged to provide a courtesy notice to nearby neighbors of impending demolitions. The voluntary notice would be provided to applicants at time of permit issuance.
2. **Demolition/Alterations Guide** – Clarify what elements qualify a project as a minor alteration, major alteration, or demolition.
3. **Demolition Delay FAQs** – Provide answers to frequently asked questions about demolition delay (24.55.200).

Current Efforts under development at BPS:

BPS is currently developing a web-based salvage assessment tool for public use that will identify salvageable building materials and quantify the environmental and economic benefits of deconstruction versus demolition. BPS also provides ongoing educational opportunities and technical support related to deconstruction and material management.