

Development Services

From Concept to Construction

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Service Level Update: Change to Application of Demolition Delay Exception

Effective April 30, 2014, the Bureau of Development Services is applying the Demolition Delay Provisions

(<http://portlandoregon.gov/auditor/article/17949>) of the City's Building Regulations, Title 24.55.200, to proposals where the application for the demolition of a single family residence is accompanied by an application to replace it with something other than a single family residence. The other exceptions to demolition delay listed in Title 24 still apply to accessory residential structures and residential structures on commercially zoned lots, which are not subject to the demolition delay provisions.

This change was made following the Bureau's review of the demolition delay provisions of Title 24.55.200(K) (1), and the applicable legislative history of the demolition delay code language. It was determined that the exception is applicable only to situations in which the replacement residence is a single family residence. Thus, the demolition delay exception only applies when an applicant proposes to demolish one single family residence and replace it with one, and only one, single family residence on that site. Prior to this change, the Bureau had an administrative practice of applying this demolition delay exception to include projects in which a residential structure was replaced with one or more residential structures.

The Bureau is constantly evaluating the codes that it administers and enforces as it works with customers and the community through the development review and inspection process. During this process BDS may discover, or become aware of, policies and procedures that need to be re-evaluated, are outdated or otherwise need to be revised. When BDS revises previous applications or interpretations of these codes, we strive to inform our customers and the public as quickly as possible, as we are doing in this case.
