



City of

PORTLAND, OREGON

Development Review Advisory Committee

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DRAC DEMOLITION SUBCOMMITTEE – POST ORDINANCE IMPLEMENTATION

MEETING NOTES

June 6, 2016

8:00 – 9:00 a.m., Room 4A

1900 SW Fourth Ave.

Portland, OR 97201

Time	Topic	Action
1. 8:00 – 8:05	Introductions	Informational
2. 8:05 – 8:50	Discuss Code Changes	Input & Recommendations
3. 8:50 – 8:55	Asbestos and Lead-Based Paint	Informational
4. 8:55 – 9:00	Next Meeting	Informational

I. INTRODUCTIONS [Informational]

In attendance: Nancy Thorington BDS, Maryhelen Kincaid DRAC Chair, John Hasenberg ORA, Constance Beaumont Laurelhurst, Jeff Fish, Fish Construction, Al Ellis UNR, Dave Tebeau BDS, Fred Deis BDS, Tim Morris BDS, Janell Piercy BDS, Brandon Spence-Hartle BPS, Elliot Akwai-Scott BDS, Kareen Perkins BDS, Matt Rozzell BDS, Terry Whitehill BDS, Mike Molinaro SEUL

II. DISCUSS CODE CHANGES [input and Recommendations]

a. Definition of Demolition

Mike M. asked what to do when the joist is running from the joist to the rafters. How do we address balloon framing, exterior wall joists and top plates.

Terry W. explained the top plate situation that arose with a project where the top plate was removed, and that was considered a demolition.

Dave T. thought we should look at the walls of the first floor.

The question of what is a wall was discussed. (See definition for MRAA's.) How can the wall that is still standing be amended? There was discussion regarding top plates and what constitutes a wall.

If there is a double top plate, then go to the top, if not a double top plate, then the top of the wall on the first floor. The original wall must stay intact, including the top plates. If it is a balloon frame, then add double top plates.

Al asked why some projects are taken down to one wall. There was a discussion regarding demolition pros and cons versus a major remodel. One wall or two for demolitions? There was a discussion regarding why two walls isn't realistic - because a remodel can have an

addition that requires removal of 2+ walls where parts of all four walls are remodeled, but it's not a demolition.

See Brochure #22 for what constitutes a wall.

How do we have all three sentences in the definition tie together? Is it all of the three or just parts? Nancy will circulate a proposed revision to the definition of demolition.

b. Definition of Residential structure and applicability – current definition; recent updated interpretation; what committee wants to recommend to Council

There was a discussion of whether a residential structure should be a house or include multi-family. Should it be based on the structure or the occupancy? Should it be applicable in all zones or just areas with Residential Comprehensive Plan Map designations?

Al thought it should be defined broadly to include all residential structures, regardless of size.

Kareen noted it was the intent of the code to only include 1-2 family residential structures. BDS workload and City-wide impact need to be considered.

Jeff noted the purpose of this subcommittee was to address the old 1-for1 exception in the code. The code should be limited to 1 and 2 family dwellings.

Should it be based on how it was built or current use?

Maryhelen discussed the Rodney Street house. She thinks the definition should cover all houses in neighborhoods.

Shawn recommended not to limit the applicability to residential zones and make it consistent with the deconstruction language.

Kareen noted there weren't any representatives from land use in the meeting, and we need their input.

Jeff reiterated that he thought it should be limited to 1-2 family units.

Nancy said she will draft some proposed language for the next meeting.

III. **ASBESTOS AND LEAD-BASED PAINT** [Informational]

a. Update on efforts to get DEQ regulations amended

Nancy informed the group she would be meeting with Senator Dembrow and Speaker Kotek's staff to discuss the DEQ regulations implementing SB 705 and the requirement to have asbestos survey done.

John Sandie asked that the permit contain the contact information for the contractor.

Kareen explained that it's difficult to get contact information for the property owner and contractor. Sometimes the contractor isn't known at the time of application. We have the code authority to require that information prior to permit issuance, but not at time of permit application.

IV. **NEXT MEETING** [Informational]

- a. Next meeting set for June 17, 2016, 8:00 – 9:00, Room 4A
- b. Readiness for City Council update in late June