

Demolition Administrative Rule Change Proposal Overview

- This document seeks to demonstrate the updated inspection process and associated demolition administrative rule changes that will need to be considered prior to adoption of an interim rule change by the Director of BDS.
- Adoption of interim changes will need to address Administrative Rule Sections 3.8.2, 3.10.4, 3.11.1, and 3.11.2, Portland City Code 24.55.205 sect. D; these changes will accommodate the following:
 - Clarify the inspection process,
 - Document that it is the responsibility of the contractor/DM to request the required inspections, #200, 205, and #210 at specific points
 - Addresses validated bmp sequencing concerns expressed by contractors,
 - Establishes the #200 inspection as Erosion Control and Lead Hazard Reduction Inspection Measures inspection. Provides confirmation that the certified person is on site, the demolition plan is able to be referenced, sediment control measures are functional, signage is provided/posted,
 - Establishes the #205 inspection as Erosion Control and Dust Suppression Inspection. Provides confirmation during this inspection that the lead containing materials have been removed prior to mechanical demolition, wetting system is on site and functional, sequenced erosion and sediment controls are in place, logbook is being maintained,
 - Moves wetting system and wind speed monitoring verification to #205 inspection
 - Clarifies erosion and sediment control requirements,
 - Creates a “Quick Reference Inspection Guidance” section which demonstrates the new #200 and #205 process,
 - Consolidates sections 3.8.2, 3.11.1, 3.11.2, and 3.11.3 into one “Inspection Requirements” section,
 - Removes the first FAQ in 3.10.4 and clarifies which erosion and sediment controls are required,

Quick Reference Inspection Guidance:

○ **Items to be inspected/verified - #200**

- LBP certified person is on site
 - The subcommittee should discuss options for LBP certified person to install and document containment required for #200 vs. requiring all containment to be in place – Per contractor request
- Demolition Plan, site plan, and permit card are on site
- Catch basin insert installed (other sediment controls as needed)
- Lead Hazard Containment Measures are installed
 - Covered Container
 - Horizontal or Horizontal and Vertical Containment
 - The subcommittee should discuss options for LBP certified person to install and document containment required for #200 vs. requiring all containment to be in place – Per contractor request
- Signage is filled in and posted / signage is provided to the site contact
- Erosion and Sediment Control Logbook is on site

○ **Items to be inspected and verified at #205**

- Confirm Demo Manager is on site
- Review logbook
- Inspection of structure for completion of LBP removal
- Wetting system is on site and functional
- Wind speed monitor is on site
- Debris containment
- Erosion and sediment control measures are in place

○ **Items to be inspected at #210**

- All site debris has been removed
- Site soils are free of any accumulation of paint chips and other debris
- Permanent soil stabilization measures are in place (Temporary soil stabilization measures may be allowed where applicable per the Demolition Administrative Rule)

- Temporary erosion and sediment control measures have been removed (Temporary erosion and sediment control measures may be allowed to remain in place where applicable per the Demolition Administrative Rule)
- The Erosion and Sediment Control Logbook documentation is complete

Current Admin Rule wording in black text, new proposed wording in color text:

- 3.8.2 - #200 Pre-Demolition Inspection ~~Preparation~~ Requirements
 - Pre-Demolition Inspection Requirements
 - 3.8.2.1. Review ~~all approved documents and plans~~
 - Review the permit card, approved demolition plan, site plans, and erosion and sediment control plan with the Demolition Manager or LBP Certified Person
 - 3.8.2.2. ~~Post the hotline signage~~ in a location that is visible to the public from the right-of-way
 - The site inspector shall provide the Erosion and Dust Concerns Hotline Sign. The site representative shall complete and post the signage in a location that is visible to the public from the right-of-way
 - 3.8.2.3. ~~Install the required best management practices as shown on the Erosion and Sediment Control Plan~~
 - Sediment control best management practices shall be installed and functional; at minimum this will include:
 - Catch basin protection insert
 - Stabilized site access – When vehicles and/or heavy machinery will be leaving paved surfaces to accommodate entering and exiting the site
 - Perimeter sediment 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
 - 3.8.2.4. Install and stage ~~all required Demolition Plan site controls, including:~~
 - Install and/or stage the following best management practices
 - Soil protection and dust containment (6 mil plastic/geotextile installed; vertical containment should be installed if required)
 - Horizontal and/or Horizontal and Vertical (where required) lead hazard reduction measures must be
 - Dust suppression – equipment must be on-site and operational
 - Delete - Move this item to #205 inspection
 - Wind speed monitor must be on-site
 - Delete - Move this item to #205 inspection
 - Covered containers

- Covered container must be on-site, plastic lining must be in place if the LBP containing materials will not be wrapped prior to placing in container
 - Erosion and sediment control logbook
 - ~~Name and certification of on-site accredited asbestos inspector, certified asbestos supervisor or certified asbestos worker, unless Comprehensive Asbestos Inspection and Testing as defined in Section 2.4 above and abatement for asbestos have been completed and confirming documentation has been provided to the inspector before the demolition begins~~
 - 3.8.2.5. Request the #200 inspection (plan for the Demolition Manager to be on-site for this inspection)
 - Delete – The limited survey option is suggested for removal and replaced by allowed submittal delay and requirement to submit a comprehensive asbestos survey.
 - 3.8.2.6. Provide the BDS Site Inspector with the approved plans and permit card
 - This has moved to 3.8.2.1
 - 3.8.2.7. Notify the inspector of the expected timeline for the demolition completion
 - This is no longer needed if #205 inspection is required to be requested
- 3.10.4 The following are FAQs specific to deconstructions:
 - ~~***Do erosion control measures need to be implemented at the beginning of a deconstruction project even though heavy equipment won't be used until the end of the deconstruction phase?***~~ Although erosion control (and other site control measures outlined in 24.55.205) do not need to be in place prior to deconstruction commencing, they do need to be in place prior to any ground-disturbing activities per PCC Title 10. If a deconstruction contractor does not want to be responsible for the erosion control, then the first inspection (#200) will only receive partial approval, with a note that this inspection cannot be approved until erosion and other site control measures are in place. This could delay the ability to schedule the during demolition inspection (#205).
 - Remove entire FAQ. This has proven to be problematic, leading to Title 10 violations and confusion for contractors.
- 3.11. Demolition Inspections
 - Replace with “Quick Reference Inspection Guidance” and move to 3.8.2
 - 3.11.1. Pre-demolition inspection: Before demolition activities begin, BDS will conduct an on-site inspection to ensure the site control measures outlined in the Demolition Plan, erosion and sediment control measures, and site security are adequate based on the site conditions. Prior to this first inspection, the DM should have provided BDS with copies of all required certifications or accreditations described in Section 3.6 above. The DM should also have a wind meter on-site. The sign for erosion and site control must be posted on the site before any ground-disturbing activities. If the DM will not be on-site during the demolition

~~or deconstruction, the DM needs to designate the accredited inspector, certified worker, certified supervisor – or have information on the Comprehensive Asbestos Inspection and Testing described in Section 2.4 above and abatement in the file, prior to permit issuance.~~

- ~~○ 3.11.2. During demolition inspection: The DM must indicate the anticipated date and time of mechanical demolition activities, and erosion control measures must be in place on the site prior to any ground-disturbing activities, including mechanical demolition.~~
- ~~○ 3.11.3. Post demolition inspection: After the demolition, an inspection will be conducted to ensure the site has been restored to conditions suitable for new construction. If the building to be demolished has a basement or foundation that will result in a replacement fill of 24" or greater, the replacement soil is required to be compacted, and a soils special inspection by an independent agency is required. When a replacement house is being constructed at the same time and the basement excavation is being reused, in some conditions, it is possible to put off the compacted fill requirement by submitting an Agreement for Basement Fill & Compaction. This agreement guarantees that the excavation will be filled if the new construction does not occur. A sewer cap is required if a house to be demolished is served by the City sewer. If the sanitary system was a septic tank or cesspool, then the abandonment of that system must be inspected under a decommission permit.~~

PCC 24.55.205 amendments needed shown in red:

D. Demolition-Related Inspections

1. BDS will conduct a **pre-construction erosion control inspection** site assessment to **verify** ~~determine whether~~ the initial site control measures outlined in the Demolition Plan and **necessary erosion and sediment control best management practices** erosion control measures, sediment control measures, and site security are adequate based on ~~specific site conditions or other City regulations~~ **are installed and functional**. The initial site assessment **must be requested by the permittees designated party through the IVR system using inspection code #200 and receive BDS approval prior to any demolition or exterior deconstruction activity commencing on site. This inspection** will be used to review the Demolition Plan, including final site grading and any necessary permanent site control measures. In addition, the initial site assessment will ensure that there is a Demolition Manager and that a copy of the Demolition Plan is on site. **Specific inspection requirements can be found in the Demolition Administrative Rule.**

2. BDS will conduct an **interim erosion and sediment control inspection** prior to mechanical demolition activities to ~~Demolition Plan is being properly implemented and~~ **verify that all LBP containing materials have been removed prior to mechanical demolition, erosion and sediment controls have been** maintained during the demolition process, and any dust-suppression and other site control equipment described in the Demolition Plan are on-site, **and that the erosion and sediment control logbook has been maintained. The interim erosion control inspection must be requested by the permittees designated party through the IVR system using inspection**

code #205 and receive approval prior to commencing any mechanical demolition activity. The Specific inspection requirements can be found in the Demolition Administrative Rule.

3. BDS will conduct a permanent erosion control measures inspection to verify that site grading has been completed, permanent(or temporary where allowed by administrative rule) soil stabilization measures are in place, temporary erosion and sediment control measures have been removed (unless otherwise allowed to remain by Demolition Administrative Rule), the erosion and sediment control logbook documentation has been maintained, and the premises is free of demolition debris. The permanent erosion control inspection must be requested by the permittees designated party through the IVR system using inspection code #205 prior to commencing any mechanical demolition activity. ~~is secure as detailed in the Demolition Plan.~~ Specific inspection requirements can be found in the Demolition Administrative Rule.