



ZONING CODE

INFORMATION GUIDE

Nonconforming Upgrades • Option 1: Submitting Cost Estimates

Nonconforming upgrade Option 1 requires the property owner to spend 10 percent of the overall project valuation on upgrades to nonconforming development.

When preparing the cost estimate, it is important to consider the following:

- The applicant must provide itemized estimates to document the cost of each improvement.
- The cost estimate should be confined to labor and materials, which includes costs typically included in labor costs such as profit, insurance and overhead.
- Plan preparation is not considered part of the improvements and should not be included in the cost estimate.
- Required improvements must be made as part of the project which triggers the required improvements.
- When all required improvements are not being made, the applicant may choose which improvements to make; however, improvements required by a plan district or overlay zone must be made first.
- Previously approved upgrades cannot be included in the cost estimate. For example, required landscaping that has died is a code compliance issue and replacing that landscaping cannot count toward upgrade requirements.

Example cost estimate:

Specifications and cost estimates Permit: 18-123456 CO

Final valuation of permit: \$240,000

10% of final permit valuation for nonconforming upgrades: \$24,000

1. Pedestrian connection: Labor and materials to install 30-foot concrete pedestrian path.

Unit price: \$500/linear foot

Estimated total cost: \$15,000.00

2. Landscaping: Labor, materials and equipment to install 8 trees for interior parking lot landscaping.

Unit price: \$475/tree

Estimated total cost: \$3,800.00

3. Bike racks: Labor and materials to install 6 bike racks.

Unit price: \$500/bike rack

Estimated total cost: \$3000.00

4. Trash enclosure: Labor and materials to install 35 feet of 6-foot tall cedar wood fencing.

Unit price: \$75/linear foot

Estimated total cost: \$2,625

Total cost estimate: \$24,425*

*exceeds \$24,000 nonconforming upgrade requirement

For more information visit or call the Planning and Zoning Staff in the Development Services Center at 1900 SW 4th Avenue, Suite 1500, 503-823-7526

Current Zoning Code is available at www.portlandoregon.gov/bps/zoningcode

All Information is Subject to Change.

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