

DRAC DEMOLITION SUBCOMMITTEE/SB 871 STAKEHOLDERS MEETING

AGENDA

November 4, 2019

9:30 – 11:30 a.m., Room 4A

Time	Topic	Action
1. 9:30 – 9:35	Introductions	Informational
2. 9:35 – 9:45	Subcommittee Membership	Input and Recommendations
3. 9:45 – 9:55	Review SB 871 & Site Control Program for Demolitions	Informational
4. 9:55 – 11:25	Review and Discuss Demolition Site Inspections Proposal	Input and Recommendations
5. 11:25 – 11:30	Follow-Up	Informational

- I. **INTRODUCTIONS** [Informational]
- II. **SUBCOMMITTEE MEMBERSHIP** [Input and Recommendations]
 - Discuss current membership
- III. **REVIEW SB 871 AND SITE CONTROL PROGRAM FOR DEMOLITIONS** [Informational]
 - Overview of current requirements for site control for demolitions on sites with 1-4 dwelling units
 - Statistics - # of demolitions; enforcement statistics
- IV. **REVIEW AND DISCUSS DEMOLITION SITE CONTROL INSPECTIONS** [Input and Recommendations]
 - Summary of three inspections
 - Discuss demolition site inspections proposal
- V. **FOLLOW-UP** [Informational]
 - Next meetings to discuss other aspects of program
 - Report to Council

BDS Demolition Site Control Inspection Proposal

10/30/19

Pre-Demolition Inspection - IVR #200

Contractor to request for day of lead hazard reduction measures and receive approval prior to beginning non-mechanical removal of painted exterior materials.

Exception: If project has documented that the exterior painted materials don't contain lead-based paint, IVR #200 must be approved prior to beginning mechanical demolition.

IVR #200 Inspection approval requirements – Inspector to verify:

- Copy of approved plans, permit card, LBP report/asbestos survey, and Demolition Plan on site.
- Lead hazard containment measures installed (vertical and/or horizontal)
- Lead based paint certified person on-site
- Signage posted
- Covered and lined containers on site
- Catch basin protection installed

During-Demolition Inspection – IVR #205

Contractor to request and receive approval prior to beginning any mechanical demolition or mechanical loading on site.

IVR #205 Inspection approval requirements – Inspector to verify:

- Copy of approved plans, permit card, LBP report/asbestos survey, EC daily logbook and Demolition Plan on site
- LBP certified person on site
- AHERA certified person on site
- Signage posted
- Wind speed monitor on site
- All painted exterior materials required to be removed have been removed
- Covered and lined containers on site
- Wetting system on site and functional
- Runoff control measures in place
- All erosion and sediment control measures in place



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Site Control Program For Demolitions

Program overview

[Portland City Code 24.55.205](#) and the [Administrative Rule](#) became effective July 1, 2018. The main goals of Portland's ordinance are to minimize exposure to lead-based paint, asbestos, and dust from residential demolitions.

The ordinance established the following requirements for permitting and demolition of 1-4 unit residential structures and accessory structures with a floor area over 200 square feet on the same site.

- Asbestos survey and abatement documentation submittal and review prior to permit issuance
 - Requirement for on-site AHERA inspector if a limited survey is submitted
- Designated Demolition Manager
- Contractors performing demolitions must be LBP certified
- Notification to adjacent properties
- Submittal of a Demolition Site Control Plan
- Site Control Best Management Practices:
 - Lead- hazard reduction
 - Dust Suppression
 - Wind speed monitoring
 - Debris Management
 - Informational signage
- Three inspections performed by BDS staff

Additional measures to support the implementation of the new code included:

- Enforcement and citation process
 - All first time violations receive a correction notice
 - Stop Work Order
 - First offense (after correction notice) - \$5,000.00 citation
 - Second offense - \$10,000.00
 - Third offense - \$15,000.00
 - Additional violations after third offense – Maximum amount per individual violation
- Staffing – Five inspections staff
 - Lead Renovator Certified
 - AHERA Inspector Certified
 - Erosion and Sediment Control Certified

A closer look at the site controls...

Lead- hazard reduction

- All painted (non-structural) exterior components are assumed to be lead containing, unless an inspection is performed by an accredited LBP Inspector or Risk Assessor and their report that includes testing results is submitted for review
- Ten feet of 6 mil plastic or geotextile soil protection must be placed on the ground horizontally from the structure's foundation
- If the structure is less than 10 feet from an adjacent property line, in addition to the horizontal containment, vertical containment must be installed to the roof-line of the structure
- All painted (non-structural) exterior components must be removed by hand, wrapped in 6 mil plastic and placed in a covered receptacle prior to mechanical demolition
- All demolition debris is considered hazardous material
 - All stockpiles must be placed on underlayment, wetted, and covered at end of day
 - All non-salvageable debris is treated as hazardous and must be placed in a lined/covered receptacle

Dust Suppression

- Dust suppression is now required for all demolitions
- A spray method/wetting system must be proposed and reviewed by BDS
- The structure, equipment, and debris must be wetted with a spray sufficient in volume and force to prohibit dust from leaving the site
- The Demolition Manager is responsible for monitoring the effectiveness of the wetting system and documenting any needed improvements or changes

Windspeed monitoring

- A handheld windspeed meter (anemometer) is required on site
- Windspeed must be checked prior to beginning mechanical demolition and intermittently throughout the day as needed
- If windspeeds reach or exceed 25 MPH, demolition activity must be suspended

Informational Signage

- The erosion and dust concerns hotline sign that includes the demo manager's name and contact phone number, project permit number, and the City's complaint hotline must be posted.



Inspection Requirements

Required Inspections

- Prior to beginning any demolition activity the permittee must request a pre-construction erosion and site controls inspection
- The site inspector performs an interim inspection in an attempt to document that the site controls are being implemented
- A final erosion control inspection is required to be requested by the permittee prior to permit final approval



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Statistics: 7/1/18– 6/30/19

First Year Program Statistics

Permits

384 – Demolition Permit Applications Received

342 – Demolition Permits Issued

Enforcement Actions

27 - Correction Notices

(10 in 2018; 17 in 2019)

1 - Stop Work Order *(in 2018)*

1 - First Offense Citation \$5,000.00 *(in 2019)*