



**Bureau of
Development
Services** FROM CONCEPT
TO CONSTRUCTION

City of Portland Residential Demolitions Inspection Requirements

[https://www.portland.gov/bds/residential-permitting/rs-
demo-permits](https://www.portland.gov/bds/residential-permitting/rs-demo-permits)

[https://www.portland.gov/sites/default/files/2020/newdemo-
requirements_120120.pdf](https://www.portland.gov/sites/default/files/2020/newdemo-requirements_120120.pdf)



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#200 Inspection: Pre-Demolition

The following items are required and will be verified at the #200 inspection:

- The Demolition Manager or Lead Based Paint Certified Person must be on-site to meet with the inspector and review the following required documents: permit card, approved Demolition Plan, site plan, and erosion and sediment control plan.
- A copy of the completed “Erosion and Dust Concerns Hotline” sign must be posted in a location that is visible to the public from the right-of-way.
- Required erosion and sediment control measures must be installed. At a minimum this includes:
 - Installation of a catch basin protection insert
 - Stabilization of site access when vehicles and/or heavy machinery will be leaving paved surfaces to accommodate entering and exiting the site
 - Installation of perimeter 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
- All required Demolition Plan site controls must be installed and staged, including:
 - Horizontal and/or horizontal and vertical (where required) lead hazard reduction measures
 - Covered container must be on-site and plastic lining must be in place if the LBP containing materials will not be wrapped prior to placing in a container



#205 Inspection (1st): Lead-Based Paint Removal Inspection

A first #205 inspection must be requested and approved prior to beginning mechanical demolition activity. No mechanical demolition activity is allowed prior to receiving approval of this inspection. The purpose of this inspection is to confirm the hand removal of all required painted exterior surfaces prior to mechanical demolition activity.

The following items are required and will be verified at the first #205 inspection:

- A Demolition Manager or LBP Certified Person must be on-site to meet with the inspector and review the following required documents: permit card, approved Demolition Plan, site plan, and erosion and sediment control plan.
 - Inspection of structure for completion of hand removal of painted exterior components
 - Debris containment
 - Erosion and sediment control measures are in place (additional measures for mechanical equipment if not installed during the #200 inspection)

The lead hazard reduction requirements apply to all structures built before January 1, 1978. All painted exterior non-structural surfaces (regardless of material) must be removed by hand including, but not limited to, all layers of siding, doors, windows, railings, soffits, trim, fascia, porches, stairs, porch columns, bellyband, etc. Exterior painted concrete and masonry materials are exempt. Door and window removal shall include removal of all painted elements (casing, jamb, sill, apron, stool, etc.), so that only the rough openings remain.



#205 Inspection (2nd): Mechanical Demolition Inspection

A second #205 inspection must be requested and approved as mechanical demolition begins. Mechanical demolition activity is not allowed until this inspection begins and required wetting is verified during mechanical demolition.

The following items are required and must be verified at the second #205 inspection:

- Verify the wind speed monitor is on site and the wind speed is below 25 miles per hour.
- Verify the wetting system is operational and in use. The inspector must verify the wetting system in use during mechanical demolition activity. Verification will include Wet Wet Wet method:

Pre-wetting (Wet #1) – Before any mechanical demolition activity may commence, the structure must be sprayed thoroughly with water. All exterior surfaces of the structure must be thoroughly coated with water. In addition, water must be sprayed through all exterior openings (doors, windows, etc.) to coat interior areas with water.

Active Wetting (Wet #2) – Active wetting must be performed at all times during mechanical demolition activity. Water spray must be concentrated on the demolition equipment at all points of contact where the mechanical equipment makes contact with the structure.

Materials Wetting (Wet #3) – During and after demolition, all materials must be wetted to provide a final application of moisture to keep particles bound together prior to removal and transfer for placement into debris containers or stockpiles, or when materials are being transferred from one stockpile



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#205 Inspection (2nd): Mechanical Demolition Inspection

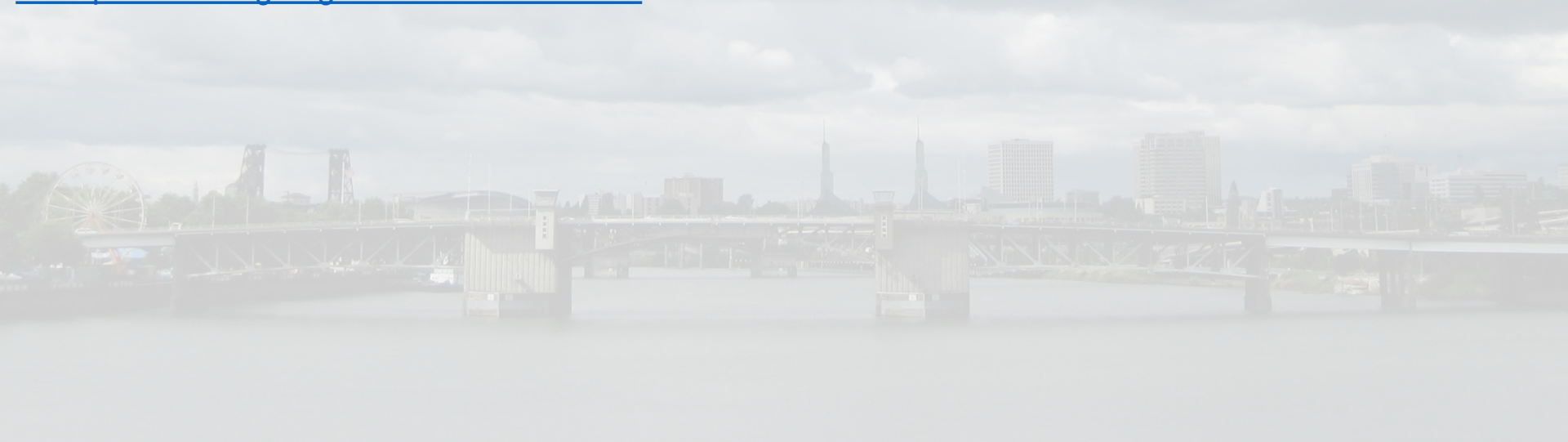
Combining First and Second #205 Inspections:

If the applicant (contractor, Demolition Manager, etc.) chooses to have all #205 inspection items (first and second #205 inspection items) inspected and approved during first #205 inspection, then an additional (second) #205 inspection is not required. However, mechanical demolition activity still cannot begin until approved by the inspector during the first #205 inspection.

Second #205 Inspection Verification Options:

In lieu of an in-person BDS inspection, a live-video inspection (using live video technology pre-approved by BDS) is available for the second #205 inspection. The applicant (contractor, Demolition Manager, etc.) must comply with the BDS policy regarding a live-streaming second #205 inspection. View the policy at

www.portlandoregon.gov/bds/article/753489





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#210 Inspection – site stabilization

A #210 inspection must be requested and approved prior to requesting a final inspection for the permit.

The following items are required and will be verified at the #210 inspection:

- The removal of all demolition debris
- Confirmation that the soils are free of any accumulation of paint chips and other debris
- The placement of appropriate soil stabilization measures are in place
- Removal of temporary erosion and sediment control measures as required



Chapter 24.55 Residential Demolitions Enforcement Matrix

PROPOSED RESIDENTIAL DEMOLITION ENFORCEMENT

1-4 dwelling units and accessory structures over 200 sq. ft.

Violations are permanent records that follow the responsible party throughout current and future demolition projects in Portland.

CORRECTABLE VIOLATION		NON-CORRECTABLE VIOLATION	
1st Violation	Correction Notice No Fine	1st Violation	1st Citation \$10,000 Fine
2nd Violation	1st Citation \$5,000 Fine	2nd Violation	2nd Citation \$15,000 Fine
3rd Violation	2nd Citation \$5,000 Fine	3rd Violation	3rd Citation \$20,000 Fine
4th+ Violation	Subsequent Citations \$5,000 Fine	4th+ Violation	Subsequent Citations \$25,000 Fine