



RESIDENTIAL DEMOLITION

Building Permit Applications to be submitted online at:
<https://aca--oregon.accela.com/oregon/default.aspx>
or by email to: permits@lakeoswego.city

A demolition shall not begin until all of the following application requirements are met.

"Demolition" or "demolish" means removal of **50 percent or more of the total surface area of exterior walls or perimeter foundation** of a residential structure as it existed on June 2nd, 2022, either as a single project or cumulatively over five years or less; "Exterior wall" for the purpose of this standard means a wall enclosing a dwelling that has a surface exposed to the outside, including all framing and sheathing, from top plate to bottom plate on all stories. (Ordinance 2894, effective June 2, 2022). Demolition of structures built in 1940 or earlier (per County Assessor's records) are required to follow the deconstruction process and use a City of Portland-certified Deconstruction Contractor. (Ordinance 2916, effective December 15, 2022)

1. **Proof of Ownership.** Submit a tax statement, title report or recorded deed/contract, and a letter from the owner of the subject property approving the demolition.
2. **Asbestos/Lead Paint Reports.** Submit a testing report for asbestos and lead paint, completed by an Oregon licensed abatement firm. By means of Oregon Department of Environmental Quality (DEQ) requirements, the owner is responsible for abatement.
3. **Erosion Control.** Submit an Erosion Prevention and Sediment Control Permit Application for review by the Engineering Dept. Contact the Erosion Control Specialist at 503-697-6511 for information.
4. **Tree Protection (as applicable).** Submit Tree Protection application, as applicable, for review by the Planning Department. Complete the "Certificate of Assurance – Impact to Trees" form included in this packet.

Tree Protection application (as applicable) must be submitted at the same time as the associated building permit. If the lot includes any tree, contact the Planning Dept. at 503-635-0290.

5. **Notice of Demolition.**

Step 1: Receive notification from the Building Department that the Demolition Permit is ready to issue

Step 2: At least 15 days before beginning demolition, receive from staff a completed Notice of Approved Demolition letter and sign for posting.

Step 3: At least 15 days before beginning demolition,

A: Post the Notice of Demolition sign on the subject lot or abutting access easement, where vehicles and Pedestrians passing by on a public street can easily see and read the sign, and

B: Mail the Notice of Approved Demolition letter to the street addresses of all abutting residential properties.

(See LOC 45.12.100.)

Demolition shall not commence until the Demolition Permit has been issued and the 14-day notice period has ended. The permit will only be issued after all fees have been paid and approval of an Erosion Control Plan and any required Tree Protection Permits. For questions, contact the Building or Planning Department at 503-635-0290.

If the house is more than 45 years old, a member of City staff or a community volunteer may contact you. They will request your permission and schedule a time to access your property and take photographs of / measure the interior of the building to further document its historic context.

Do not start demolition until at least the 15th day after the Demolition notice is posted and mailed. Start within 60 days of mailing /posting. (Otherwise, a new mailing/posting is required.). Demolition permit expires if work is not started within 180 days from the date of issuance, or if work is suspended or abandoned for 180 days or more. If you are unable to work within a 180-day period and do not want to abandon the project, you must submit a written request to the Building Official to extend your permit for an additional 180-day period.

Permits cannot be issued if Erosion Control, Tree Protection, and/or Tree Removal approval is required and has not been approved by the appropriate department.



DEMOLITION PERMIT APPLICATION

380 A Avenue, Lake Oswego, OR 97034

503-635-0390

Submit Permits to: permits@lakeoswego.city

Online: www.buildingpermits.oregon.gov

PERMIT #

DATE:

AMT PD:

AMT DUE:

CATEGORY OF CONSTRUCTION

STANDARD DEMOLITION

DECONSTRUCTION

Year built

JOB SITE INFORMATION AND LOCATION

Project/tenant name:

Job site address:

Suite #

Tax Map No.

WORK DESCRIPTION

PROPERTY OWNER

TENANT

Name:

Address:

Phone:

CONTACT PERSON

Name:

Phone:

E-mail:

CONTRACTOR INFORMATION

Business name:

CCB:

Address:

Phone:

E-mail (Required):

Authorized

Signature:

Print name

Date:

All contractors and subcontractors are required to be licensed with the Oregon Construction Contractors Board under ORS 701 and may be required to be licensed in the jurisdiction in which work is being performed. If the applicant is exempt from licensing, the following reasons apply:

RESIDENTIAL REQUIRED DATA

Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation: \$

	EXISTING	NEW OR ADDING
Number of bedrooms:		
Number of baths:		
Total # of Floors		
Dwelling SF area		
Garage/carport area		
Covered porch area		
Deck area		
Other structure area		

COMMERCIAL REQUIRED DATA

Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation: \$

Area (SF)
Existing Building:
New Building Area:
Number of stories:
Type of construction:

THIS PERMIT APPLICATION EXPIRES if a permit is not obtained within 180 days after it has been accepted as complete.

Building Permit Fee*

Please refer to master fee schedule



CITY OF LAKE OSWEGO BUILDING DEPARTMENT 24.06.050 TAX REDUCTION FOR DECONSTRUCTION OF RESIDENTIAL STRUCTURES

1. The demolition tax imposed in LOC [24.06.030](#) shall not apply to demolition permits issued for removal of a residential structure through deconstruction by a certified deconstruction contractor.
2. To be eligible for the demolition tax exemption due to deconstruction, a pre-deconstruction form, a form approved by the City Manager, must be completed and submitted as part of the application for the demolition permit. The form must be completed by the certified deconstruction contractor assigned to the project. Information required on the form must include, but is not limited to:
 - a. Name of the certified deconstruction contractor;
 - b. Whether heavy machinery will be used on the deconstruction project (exclusive of foundation removal);
 - c. List of materials that are intended to be salvaged for reuse;
 - d. List of materials that are not salvageable and the reason why the materials cannot be salvaged; and
 - e. Expected dates for deconstruction activity.
3. A post-deconstruction form, in a form approved by the City Manager, must be completed by the certified deconstruction contractor assigned to the project and submitted to the City Manager no more than 30 days after completion of the deconstruction work. The City Manager must review and approve the post-deconstruction form before the demolition permit can be finalized. The form must include responses to all of the following in order to be considered complete:
 - a. Name of the certified deconstruction contractor.
 - b. List of materials salvaged for reuse.
 - c. List of materials not salvaged for reuse, as indicated on the pre-deconstruction form, and the reasons materials were not salvaged.
 - d. Copies of the following:
 - i. Itemized receipt of materials and quantities donated to a nonprofit.
 - ii. Itemized receipts for materials and quantities sold.
 - iii. Photos of salvaged material that will be reused on site or at another site.
 - iv. Transaction receipts of weight tickets for the disposal of hazardous material abated during the course of deconstruction.
 - v. List and photos of materials given or sold to members of the public.



**CITY OF LAKE OSWEGO BUILDING DEPARTMENT
24.06.050 TAX REDUCTION FOR DECONSTRUCTION
OF RESIDENTIAL STRUCTURES**

PRE-DECONSTRUCTION FORM

To be eligible for the demolition tax reduction, a pre-deconstruction form, a form approved by the City Manager, must be completed and submitted as part of the application for the demolition permit. The form must be completed by the certified deconstruction contractor assigned to the project. Information required on the form must include, but is not limited to:

- a. Name, title, address, phone and email of the certified deconstruction contractor;

- b. Whether heavy machinery will be used on the deconstruction project (exclusive of foundation removal);

- c. List of materials that are intended to be salvaged for reuse;

- d. List of materials that are not salvageable and the reason why the materials cannot be salvaged; and

- e. Expected dates for deconstruction activity.

OVER

Demolition Manager	City of Lake Oswego Approved <input type="checkbox"/> Denied <input type="checkbox"/>
Print Name: _____	Print Name: _____
Signature: _____	Signature: _____
Title: _____	Title: _____
Date: _____ Email: _____	Date: _____ Email: _____



**CITY OF LAKE OSWEGO BUILDING DEPARTMENT
24.06.050 TAX REDUCTION FOR DECONSTRUCTION
OF RESIDENTIAL STRUCTURES**

POST-DECONSTRUCTION FORM

A post-deconstruction form, a form approved by the City Manager, must be completed by the certified deconstruction contractor assigned to the project and submitted to the City Manager no more than 30 days after completion of the deconstruction work. The City Manager must review and approve the post-deconstruction form before the demolition permit can be finalized. The form must include responses to all of the following in order to be considered complete:

- a. Name, title, address, phone and email of the certified deconstruction contractor;

- b. List of materials salvaged for reuse.

- c. List of materials not salvaged for reuse, as indicated on the pre-deconstruction form, and the reasons materials were not salvaged.

- d. Copies of the following:

- i. Itemized receipt of materials and quantities donated to a nonprofit.
- ii. Itemized receipts for materials and quantities sold.
- iii. Photos of salvaged material that will be reused on site or at another site.
- iv. Transaction receipts of weight tickets for the disposal of hazardous material abated during the course of deconstruction.

OVER

- v. List and photos of materials given or sold to members of the public.

Demolition Manager	City of Lake Oswego Approved <input type="checkbox"/> Denied <input type="checkbox"/>
Print Name: _____	Print Name: _____
Signature: _____	Signature: _____
Title: _____	Title: _____
Date: _____ Email: _____	Date: _____ Email: _____

List of Certified Deconstruction Contractors

Last updated May 24,2023.

Note: All Certified Deconstruction Contractors on this list have their Asbestos and Lead-based paint certifications as needed to perform work on projects.

Meticulous Deconstruction

Contact: Brianna Ivy (she/her)
Owner | Project Manager | Deconstruction Wizard
Phone: 831-588-4541
Email: meticulousdeconstruction@gmail.com
CCB# 245553

Eco Emergency Response LLC

Contact: Daniel A. Gonzalez
Phone: [503-757-2888](tel:503-757-2888) or [503-753-1295](tel:503-753-1295)
Email: eco.e.response@gmail.com
CCB# 224438

Northwest Deconstruction Specialists

Contact: Forest Endicott
Phone: [503-949-2040](tel:503-949-2040)
Email: forest@nwdeconstruction.com
CCB# 212336

AAC Decon, Demo and Abatement

Contact: Gilberto Martinez
Mobile: [503-381-7253](tel:503-381-7253)
Email: gilbert@aacasbestos.com
Contact: Braulio Ramirez
Phone: [503-760-7366](tel:503-760-7366)
Email: braulio@aacasbestos.com
CCB# 224807

Good Wood Deconstruction & Salvage

Contact: David Greenhill
Phone: [503-863-4398](tel:503-863-4398)
Email: talk@goodwoodportland.com
CCB# 213160

Lovett Deconstruction, Inc.

Contact: Der Lovett
Phone: [503-954-2347](tel:503-954-2347)
Email: Der@lovettdeconstruction.com
CCB# 173875

Northwest Abatement Corporation**Contact:** Michelle CortesPhone: [971-263-9815](tel:971-263-9815)Email: Michelle@nwabatementco.com

CCB# 199368

Golden Valley Construction LLC**Contact:** Steven FangPhone: [503-887-8655](tel:503-887-8655)Email: steven@gvhomes.net

CCB# 232275

Alpine Abatement Associates Inc.**Contact:** Main OfficePhone: [541-388-2672](tel:541-388-2672)Email: Service@alpineabatement.com

CCB# 65094

A1 Hauling & Site Clean Up LLC (dba A1 Demolition & Hauling)**Contact:** Thomas Werner

Phone: 503-807-1025

Contact: Tina Werner

Phone: 360-713-4568

Email: A1Office@whatwall.com

CCB# 182466

PMG Abatement Contractor**Contact:** Rosa MartinezPhone: [503-761-5924](tel:503-761-5924)Email: rosa@pmgasbestos.com

CCB# 155390

COR Contracting Services, LLC**Contact:** Doug LichterPhone: [971-346-0601](tel:971-346-0601)Email: doug@cordr.com

CCB# 205216

UWD Prebuild, Inc.**Contact:** Kimberly CaminschiPhone: [503-516-7475](tel:503-516-7475)Mobile: [425-753-6669](tel:425-753-6669)**Contact:** Andrei CaminschiMobile: [503-516-7475](tel:503-516-7475)Email: Bids@UWDPrebuild.com

CCB# 204197

3 Diamond Construction, LLC**Contact:** Ofelia LaraPhone: [503-734-6323](tel:503-734-6323)**Contact:** Dionicio FernandezPhone: [503-927-6287](tel:503-927-6287)Email: 3diamondconstruction@gmail.com

CCB# 200520

Ruffin Construction**Contact:** Denise ShawPhone: [503-774-8090](tel:503-774-8090)Mobile: [503-201-3795](tel:503-201-3795)**Contact:** Patrick ShawMobile: [503-310-1728](tel:503-310-1728)Email: ruffinconst@aol.com

CCB# 103355

Dan Riehl Excavating, Inc.**Contact:** Dan Riehl

Phone: 503-658-8180

Mobile: 503-781-4933

Email: riehldan@yahoo.com

CCB #135300

Pacificap Construction LLC**Contact:** Bradley S. Baertlein

Phone: 503-288-6210

Mobile: 971-930-9746

Email: bbaertlein@pacificap.com

CCB# 230790

For updated list visit <https://www.portland.gov/bps/decon/certified-deconstruction-contractors>



City of Lake Oswego NOTICE OF APPROVED DEMOLITION

Notice Date: _____

To: Resident of Property Abutting Planned Demolition:

The City of Lake Oswego has approved a demolition at _____.
Street Address

I, _____, do certify that I am, or I represent, the party intending to
Print your name
demolish a house located at this address. Pursuant to LOC 45.12.100, I certify that I will mail this notice to all residential property abutting the approved demolition and will post a Notice of Approved Demolition sign on the subject property on the above "Notice Date." I certify that I have complied with the City of Lake Oswego's demolition requirements, including erosion control, tree protection (as applicable), abatement of asbestos and lead based paint, and applicable building codes. Owner will maintain the posting for 14 consecutive days and until the demolition commences, on or after: _____.
Date

Signature of Owner / Owner's Agent

Date of mailing / posting: _____

Contractor Contact Information:

Phone

Email

Postal Address

<p style="text-align: center;"><i>City of Lake Oswego (For official use only)</i></p> <p><i>Reviewed by:</i> _____</p> <p><i>Date:</i> _____</p>
--

This notice is provided pursuant to LOC 45.12.100 Demolition of Dwellings. For more information, contact the City of Lake Oswego Planning and Building Services Department 503-635-0290



CERTIFICATE OF ASSURANCE - IMPACT TO TREES

(Include with the Building Permit Application)

Building permit # _____

I am authorized to make assurances with regard to the development of this property. By signing below, I hereby declare *(please v the correct site description)*:

Development activity e.g. construction, grading, excavation, demolition, vehicle parking, material storage, excavated material, debris storage, etc. will not occur under the canopy of a tree since trees are not present on the site and tree limbs do not overhang the site from an adjacent property;

OR,

Trees are present and will be protected by a Tree Protection Plan approved by the City of Lake Oswego prior to and during the development of the property.

I further understand that if a tree is removed or damaged due to the failure to receive a Tree Protection Plan as required, or as a result of the failure to implement and maintain the tree protection measures of an approved Tree Protection Plan, the property owner and persons responsible for damaging the tree will be subject to the fines and penalties in Lake Oswego Code (LOC) 55 [Tree Code].

Acknowledgement: I have read and understood the above statements regarding the protection of trees required during the development of the property.

Signature

Date

Tree Protection Plan

An approved Tree Protection Plan with the tree protection measures (6' metal fence, required signs, arborist report (if fence not at edge of the tree canopy, etc.) is required to be in place **PRIOR TO COMMENCING ANY SITE DEVELOPMENT OR CONSTRUCTION ACTIVITIES** e.g. demolition, excavation, grading, utility work, building construction, material storage, etc.

NOTE: Please see the Tree Protection Plan application for a complete listing of information required for a Tree Protection Plan.