



You are receiving this notice because a demolition is proposed at and this property is in the fallout zone for hazardous materials.

Know Your Rights

Once an application for demolition or major renovation is submitted to Portland Bureau of Development Services (BDS) there is an automatic 35-day delay before a permit is issued. If you are within 150 feet of the demolition site, you should get a notification letter from BDS within 5 to 7 days after the application date. For major renovations: If your property abuts or lies directly across the street, you should get a door hanger notification from the owner at least 35 days before permit issuance by BDS. If proper notification doesn't occur, call **BDS (503-823-7300)** and record a complaint of noncompliance. For information on permits issued on properties visit <http://www.portlandmaps.com> and click the Permits/Cases tab. Always refer to the permit number and lot address when discussing issues with agencies.

During the 35-day delay: Asbestos and lead surveys

The demolition or major renovation contractor must perform asbestos and lead-based paint surveys. Ask the contractor to show you the results of the surveys. If results are not made available to you, call BDS and file a complaint. Also contact **OSHA (503-229-5910)** and **Construction Contractors Board (CCB) (1-503-934-2229)** and ask for immediate resolution of noncompliance and that surveys be completed and made available. (OSHA is responsible for worker safety at demolition sites and CCB for contractor education/training.)

If surveys show presence of either lead or asbestos, ask for the abatement plans. If the owner/contractor does not comply, follow same path as for surveys, including calling OSHA and CCB. Also contact **Department of Environmental Quality (DEQ) (503-229-5982)** for confirmation of asbestos abatement notice and **Oregon Health Authority (OHA) (971-673-0440)** for confirmation of lead abatement notices. If abatement is not registered at either agency, ask for an immediate hold on permit issuance by BDS until hazardous materials issues are resolved.

During actual demolition

You should get a notice at least 5 days before any demolition activity. Notify BDS if this did not occur.

Cover all vegetable gardens and children's play equipment with plastic and close all windows and doors within 300 feet of the site.

If demolition workers are not wearing protective masks and garments, immediately call OSHA and CCB and request a stop work order.

If the structure and debris are not kept wet by the contractor to minimize dust, call CCB and complain that proper steps are not being taken to protect neighbors and request a stop work order. Also call DEQ and OHA and record complaint and ask for site inspection of conditions and tests for presence of lead or asbestos on neighboring exterior surfaces. (Note: Even with abatement, hazardous materials can still be present; only full, responsible deconstruction can approach elimination of risk.)

The city and state do not effectively inspect or enforce asbestos and lead abatement during demolitions. **Public watchdog actions are the primary means of protecting public health.** Therefore, until agencies can demonstrate responsible oversight, **you are on the front line** and need to hold developers accountable every step of the way. To contact your neighborhood association visit <http://www.portlandoregon.gov/oni>.

Information provided by United Neighborhoods for Reform (UNR) as a public service, <http://unitedneighborhoodsforreform.blogspot.com/>.