

# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY



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### Work Session: Safe Demolition

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Meeting Date: July 17, 2013  
Department: Planning & Development  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: A  
Staff Contact: Stuart Ramsing  
Contact Telephone Number: 541-682-6801

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#### **ISSUE STATEMENT**

A work session on the topic of safe demolition was requested with an interest in protocols governing demolition activities, hazardous material testing and monitoring, and sharing information with stakeholders.

#### **BACKGROUND**

Staff will provide an overview of existing regulations and the agencies that oversee them, demolition industry practices and information on how Eugene and other communities address the concern for wind-borne dusts caused by building demolition. This dust may be a respiratory irritant and contain hazardous particles of concern to residents and visitors in the community.

Structures contain many materials, some of which may be unhealthy or dangerous if they are not attended to appropriately during the demolition process. Known hazards like asbestos and fuels generally are removed before a building is demolished but other materials are left to the demolition process.

Key agencies charged with ensuring air quality are the Environmental Protection Agency (EPA) and the Department of Environmental Quality (DEQ). In Eugene and Lane County, the Lane Regional Air Protection Agency (LRAPA) administers the clean air standards by agreement with the EPA. City staff administer soil and debris erosion protections.

LRAPA regulates asbestos abatement work. A pre-demolition survey is required for commercial buildings and larger residential structures to determine the presence of asbestos-containing materials. LRAPA also regulates dust created by demolition and is generally able to provide a higher standard of responsiveness than other jurisdictions that rely on State agencies for permitting and enforcement.

Locally, Eugene Code Chapter 6 provides the City with the authority to address environmental concerns where state agencies are not able to immediately respond. Although this authority was not intended specifically for dealing with demolition hazards, it does allow the City to respond to an event when the assigned responders are unable to immediately engage.

In cases where rains may wash or erode demolition debris from a site, local mitigation plans are part of the building permit process. The program is outcome-based so regardless of the permitting status, sediment should not leave a demolition site. City staff monitor this proactively as well as in response to complaints.

Several communities in Oregon and across the nation were evaluated to benchmark Eugene's regulations as well as glean best practices used elsewhere. In Oregon, staff looked at Springfield, Salem, Portland, and Ashland. Nationally, the cities of Boulder, Seattle, San Francisco, Baltimore, and Cincinnati were evaluated. In some communities, public notice is part of the demolition process. Practices required to minimize dust appear similar to regulations administered locally.

### **RELATED CITY POLICIES**

The desire for a safe and healthy community is woven through the council vision and goals, with specific mention of sustaining clean air, water and safe neighborhoods.

Embedded in the purpose statement of Eugene Code Chapter 6.345 is reference that in some, but not all cases, the EPA and DEQ become involved to ensure cleanup of contamination when a release of hazardous substance occurs. As noted previously, if these other agencies are not immediately able to respond, the City has the authority to do so.

### **COUNCIL OPTIONS**

This is an informational work session, no council options at this time.

### **CITY MANAGER'S RECOMMENDATION**

This is an informational work session, no City Manager recommendation at this time.

### **SUGGESTED MOTION**

This is an informational work session, no council motion is offered at this time.

### **ATTACHMENTS**

- A. Eugene Code Section 6.340
- B. LRAPA Title 48
- C. DEQ Asbestos Building Survey Requirements
- D. Website links to demolition standards in Eugene and other communities

### **FOR MORE INFORMATION**

Staff Contact: Stuart Ramsing  
Telephone: 541-682-6801  
Staff E-Mail: [Stuart.G.Ramsing@ci.eugene.or.us](mailto:Stuart.G.Ramsing@ci.eugene.or.us)

