



1400 Queen Ave SE • Suite 201 • Albany, OR 97322
(541) 967-8720 • FAX (541) 967-6123

MEMORANDUM

DATE: January 15, 2020
TO: City of Yachats
FROM: Justin Peterson, Planner, OCWCOG
RE: **Demolition Memo**

Summary

The City of Yachats received a concern from a citizen about a single-family dwelling in poor condition located at 771 Radar Road. A single-family dwelling built in 2004 and the single-family dwelling in poor condition are located on the subject property. The dwelling built in 2004 is located on the central portion of the lot. The dwelling in question is located on the southern portion of the lot. My understanding of the history construction was started on the single-family dwelling in poor condition but was never completed and has sat vacant since.

City of Yachats Demo Permit

The City of Yachats does not have a demo permit.

Lincoln County Demo Permit

I reached out to Lincoln County about a demo permit and the County does not have a demo permit.

Department of Environmental Quality (DEQ)

“In accordance with Oregon Department of Environmental Quality (DEQ) regulations, certain categories of buildings must be inspected for the presence of Asbestos Containing Material (ACM) prior to any demolition/renovation activities. This applies to all facility owners, including but not limited to manufacturing facilities, public and private building owners and operators, commercial facilities, and apartment complexes, and all residential buildings with four or fewer dwelling units constructed prior to January 1, 2004” (City of Bend Demolition Permit). A licensed contractor should be familiar with the DEQ requirements.

More information can be found at: <https://www.oregon.gov/deq/Hazards-and-Cleanup/Pages/Asbestos-Information.aspx>

Benefits of a City Permit

The benefits of a permit would include but are not limited to:

- Ensuring all departments review the permit
- Verifying that any DEQ requirements were met
- Allowing the City to track data about housing
- Creating a debris removal timeline

Examples

In a quick search I found several cities that have demo permits including Bend, Corvallis, and Toledo.