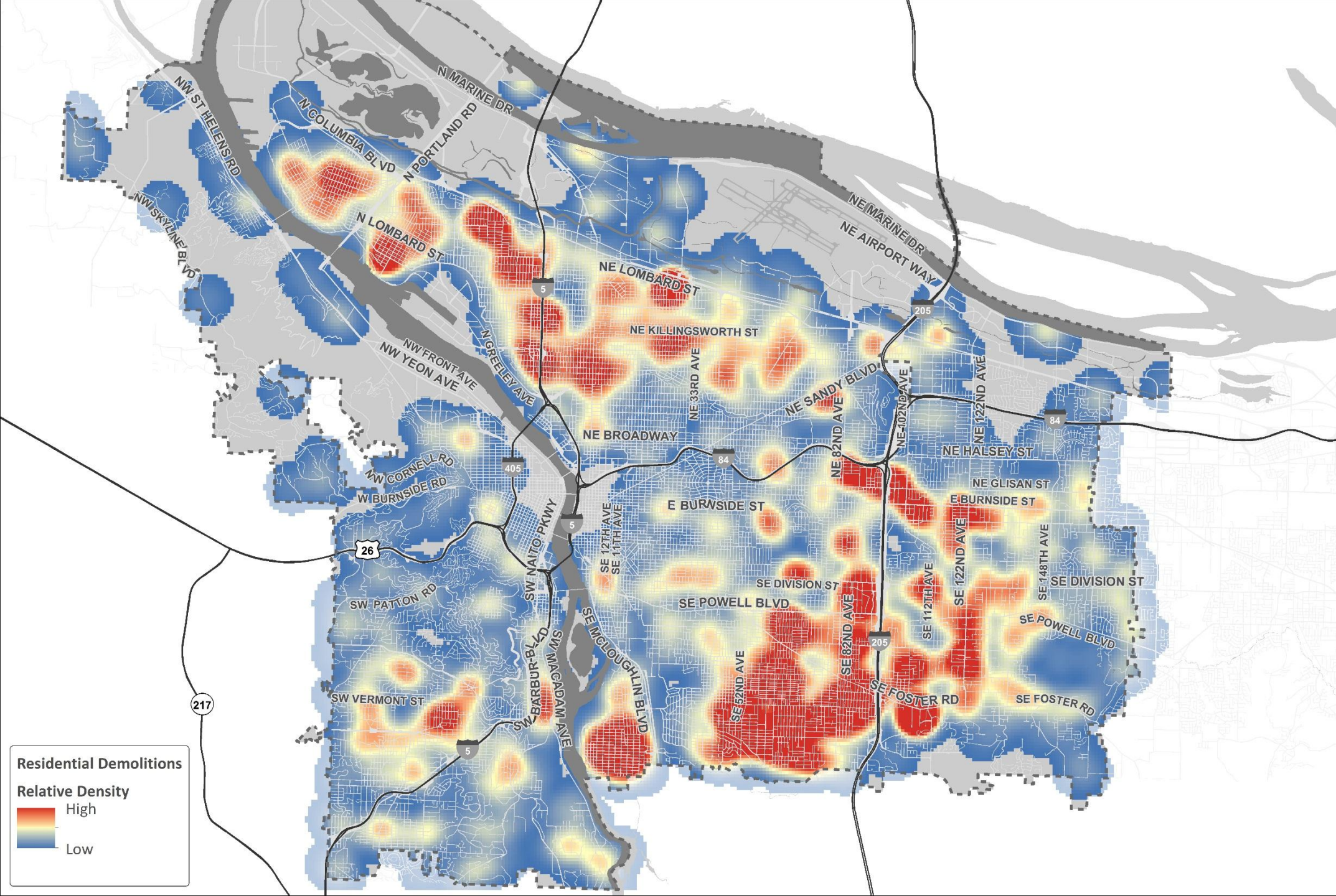






# Residential Demolition Density

1996 to Present



The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.



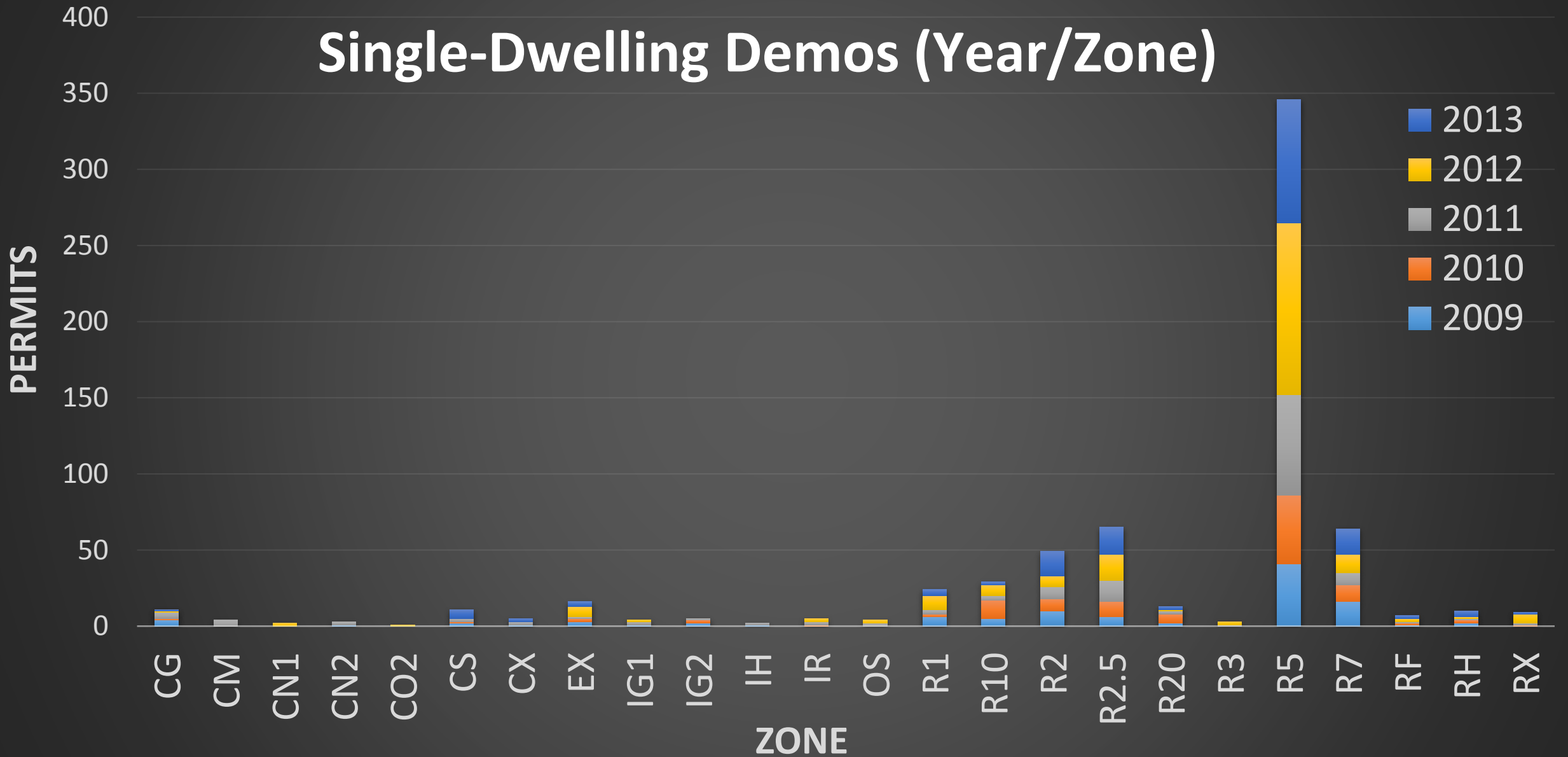
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City of Portland, Oregon  
Charlie Hales, Mayor • Susan Anderson, Director

Map produced by the Bureau of Planning and Sustainability, City of Portland, Oregon, 2017

# Single-Dwelling Demos (Year/Zone)

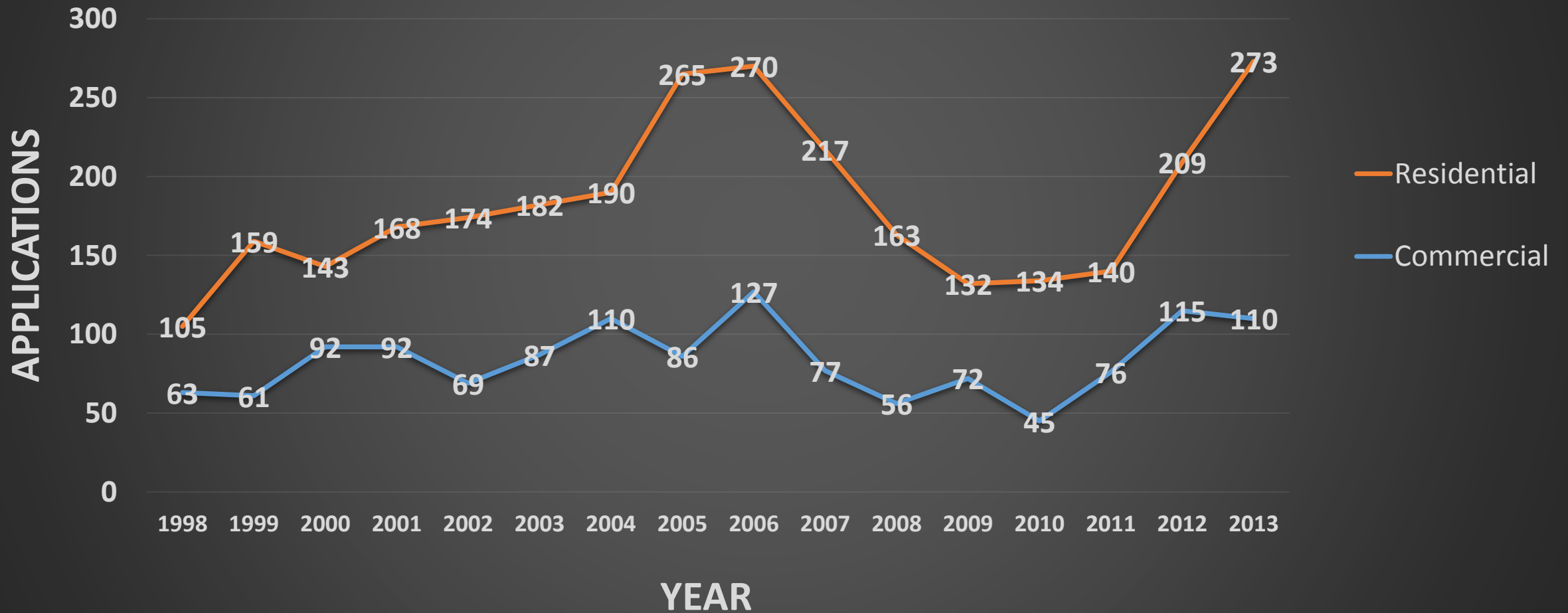


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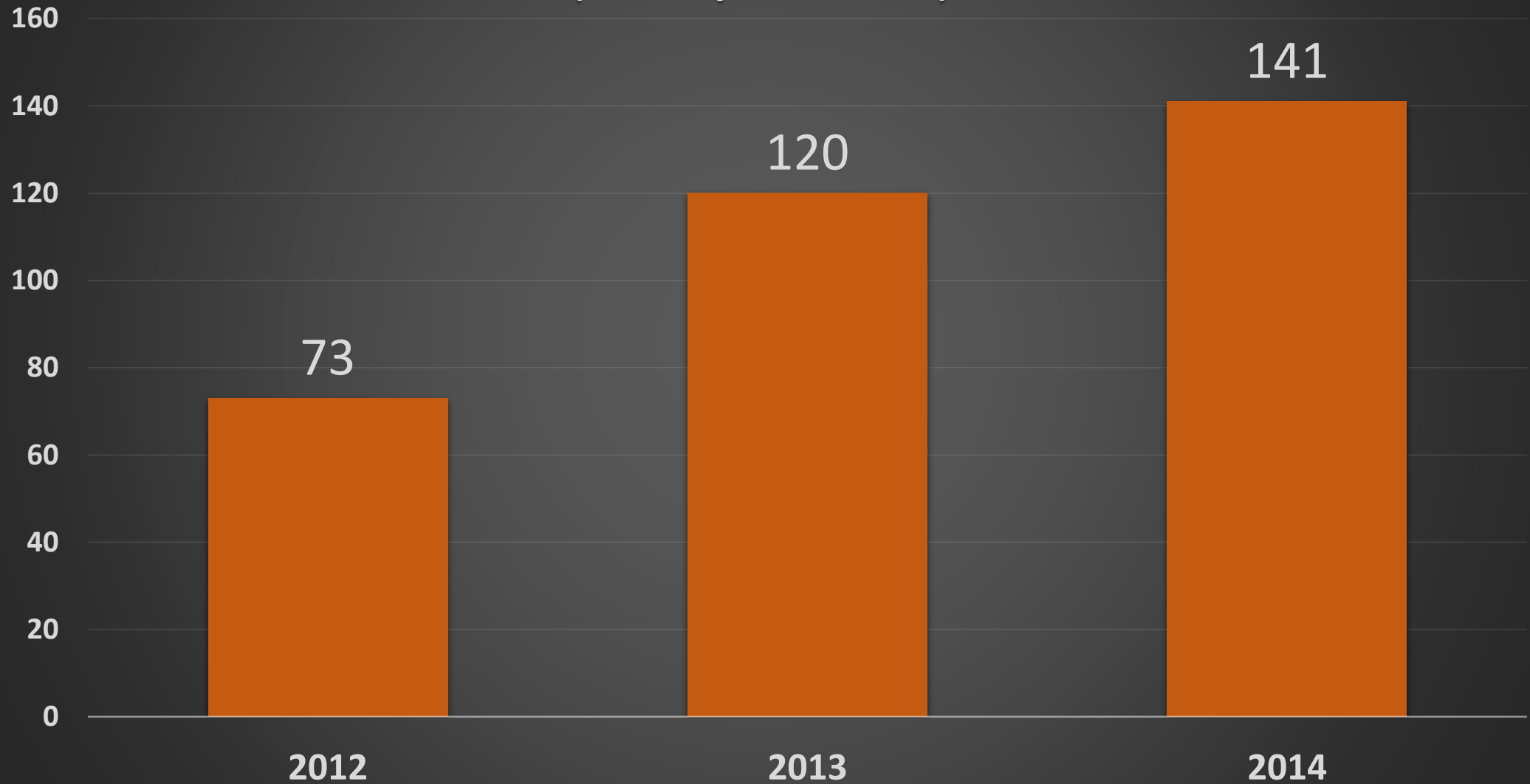
# Single-Dwelling Residential and Commercial Demolition Applications



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# Single-Dwelling Demolition Permit Applications (YTD) (January 1 – June 9)

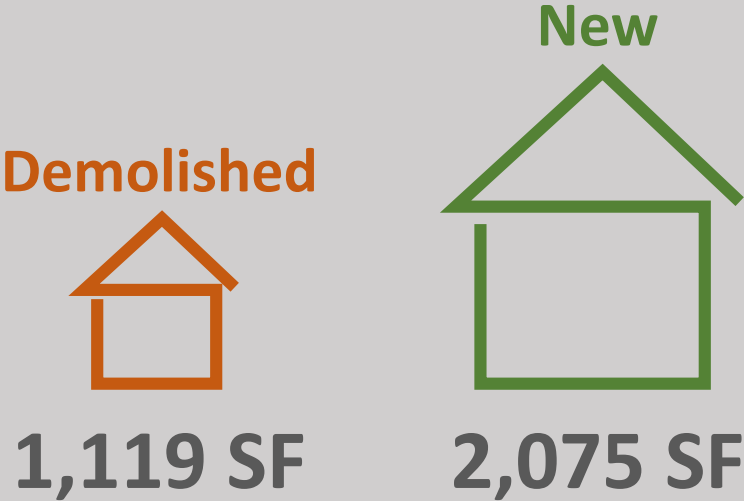


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1996 - 2011

Average Size of House



2,500 SF National Average

Average Year Built



Year Built (Range)

<i>Year Built</i>	<i># Demos</i>
1864 - 1911	429
1912 - 1937	658
1938 - 1964	698
1965 - 2011	51





# Major Alterations/Remodels

Not considered a demolition



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# Do Demolitions Equate to More Density?

Development-Related Activities Associated with Demolition (2013)	Demolitions	Percent	Lots/Units Created (net)
Single Family House (1:1)	121	42.8%	0
Lot Confirmation (1 or more new lots)	65	23.0%	72
Land Division (1 or more new lots)	39	13.8%	74
Multi-Dwelling, Commercial, or MXU	25	8.8%	407
Demo Only (No new development)	33	11.7%	0
Total	283	100.0%	553



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# Demolition

## Mechanical removal



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# Deconstruction

Deconstruction is an alternative to mechanized demolition.

**Deconstruction is a systematic disassembly of a building in the opposite order it was constructed.** The work is done mostly by hand and the goal is to **salvage as many materials as possible for reuse.**

Tax deductions for materials donated to a non-profit

Results in more jobs, affordable quality building materials, community development and is more sustainable



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# Demolition Waste Generated (Single Dwelling)

Average Size



1,119 SF



Average Waste



115 lbs/SF



Number of Demos



X 300

300 Demos/Yr



19,303 Tons/Yr waste generated (demos)

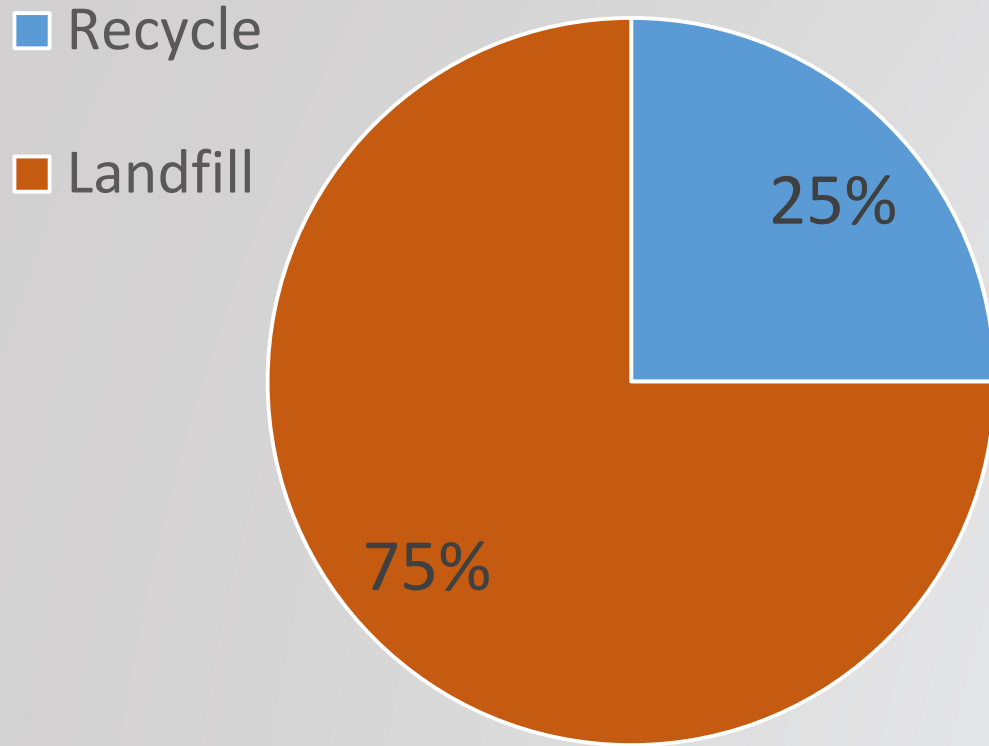
453,370 total tons waste generated (all waste)



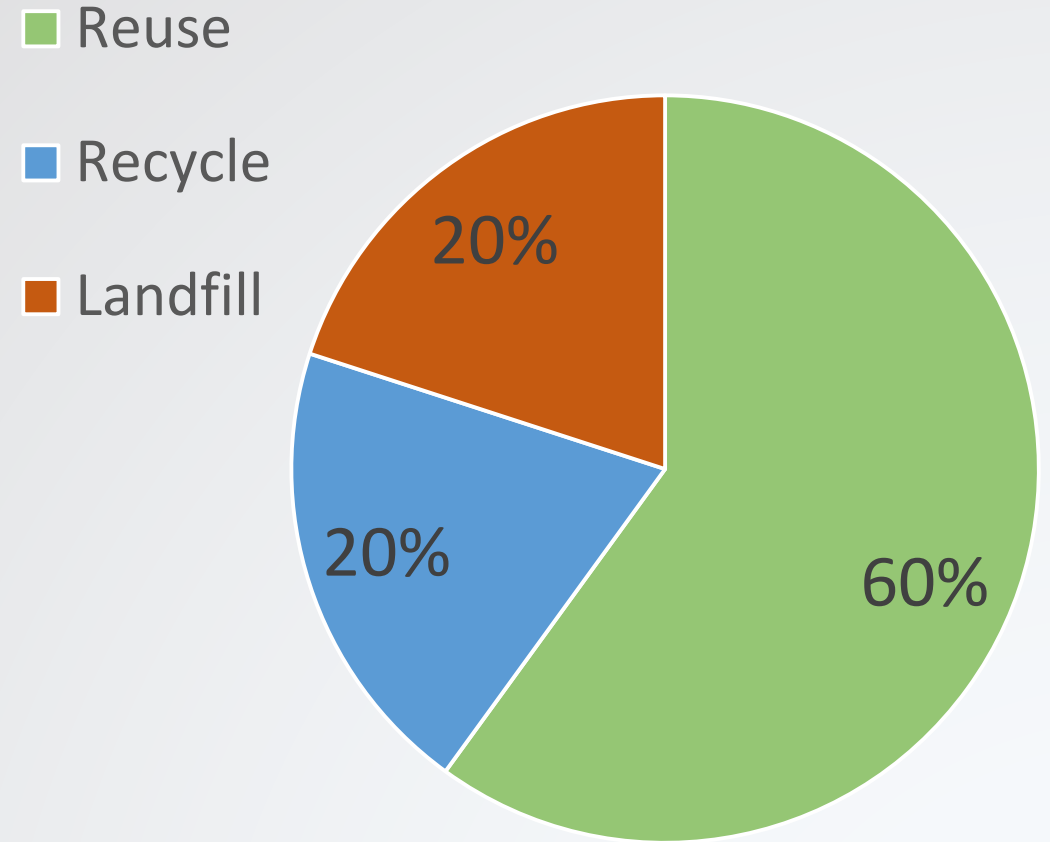
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# Demolition



# Deconstruction





# Deconstruction



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