FEMA Funded Demolitions

Process for 403 Imminent Threat and HMGP 404 Demolitions

Iowa HSEMD Public Assistance
What are 403 and 404 Demolitions?

- The demolition of private structures to eliminate immediate threats is authorized under Section 403(a)(3)(E) of the Stafford Act.
- Property acquisition and demolition assistance is authorized under Section 404(b)(1 – 3) of the Stafford Act (Hazard Mitigation).
- Federally owned facilities are addressed by Section 405.
- Funding for mitigation demolition is authorized by Section 406.
  - 406 may be referenced when dealing with improved projects / replacement of public facilities / forced relocation.
Imminent Threat

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[Image of a damaged building near a river bank]
404 HMGP Demolitions have different requirements regarding what will and what will not be demolished at a property address.

In a 403 only the threat to the public safety is removed in accordance with federal and state requirements.
Section 404 of the Stafford Act is the foundation for the Hazard Mitigation Grant Program (HMGP)

When a community implements a grant to acquire/demolish property through the HMGP, the demolition is called a “404”

The following applies to structures demolished as part of this type of project:
- Property is cost-beneficial to acquire and demolish to mitigate future damage
- Structures are owned by the community
- Lot clearance is required for compliance with 44 CFR part 80.19
- Cleared lot must be restricted perpetually from future development
What must be demolished?

• Must comply with 44 CFR part 80.19
• All improvements with the exception of
  • Plants & Trees
  • Non-walled structures
  • Bike & walking paths
  • Unimproved & unpaved parking / access roads
  • Simple structures for agricultural use (grain bins / corn cribs)

Within 90 days of acquisition closing
Identifying Structures
Documentation for Demolition

- Right of Entries, HH (403 only)
- Photos of structures; pre and post demolition
- Structural assessments or documentation to verify as unsafe or pose an immediate threat based on local ordinance (403)
- Notice of demolition
- Document environmental and historic review

**Note:** Documentation must be consistent with applicable Federal, State, and local laws and regulations.

*(FEMA 325 - Debris Management Guide)*
Pre and Post demolition

BEFORE

AFTER