

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



- 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.

Differences Between 403 & 404

- 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

Property Acquisition & Demolition

○ 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



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

