



## **Dangerous & Dilapidated Program**

### **Program Summary and Instruction Booklet**

The following document summarizes the program areas of the Dangerous and Dilapidated Program. The primary goal of this program is to spark private participation and investment in the program's goals of neighborhood revitalization, renewal, and improved curb appeal.

The following summarizes tools for the Dangerous and Dilapidated Program, which encourages private sector participation:

- Grant for Private Demolition
- Grant for Private Rehabilitation of Montezuma homes

## **Grant for Private Demolition**

**Goal:** To improve neighborhoods through the demolition of dangerous and dilapidated buildings.

**Quick Description:** A reimbursement grant to private citizens for acquisition and/or demolition related expenses for a dilapidated structure. The dilapidated building(s) must be demolished and no zoning non-conformities created (i.e. leaving a garage standing without a primary structure).

**Property Eligibility:** The building(s) must meet at least 1 of the criteria for a dangerous structure found in Appendix A of this document.

**Maximum Allowable Grant:** Up to \$20,000 of funding per property. A total of \$40,000 of funds will be allocated to this program each fiscal year. Projects may receive up to three partial reimbursements of at least \$1000 throughout the process of project completion.

**Costs Eligible for Reimbursement:** Property acquisition costs, dilapidated building demolition costs, equipment rental, contractor fees, and/or land-fill fees. Copies of receipts and proof of payment for all invoices shall be provided for City verification prior to release of reimbursement funds following the final inspection of the demolition site.

Only prior acquisition costs can be considered for reimbursement of a property, provided the purchase took place no more than 12 months prior to the grant for demolition application. All other costs incurred prior to approval of the grant by City Council shall not be considered eligible for reimbursement.

**Submittal Process:** Applicant completes the Grant for Private Acquisition & Demolition Application Form and submits, along with any supporting materials, to the City of Montezuma, PO Box 314, Montezuma, Iowa 50171. Supporting materials may include, but are not limited to, the following: copy of deed, documentation of purchase price for property, photographs of the site, quote or estimate for demolition costs, written summary of the condition history of the property (if known).

**Approval Process:** An inspection of the property per the 1997 Uniform Code for the Abatement of Dangerous Buildings {see Appendix A} may be conducted, the Montezuma City council will discuss the request, and the Montezuma City Clerk will follow up with written communication of the Montezuma City Council's decision.

## **Grant for Private Rehabilitation of Montezuma Homes**

**Goal:** To assist in the preservation and improvement of existing housing stock that is declining, but not to a point where demolition is necessary.

**Quick Description:** A reimbursement grant to private citizens/contractors who acquire and rehabilitate a dilapidated structure, increasing the property value.

**Maximum Allowable Grant and Program Areas:** The maximum grant received per property will be project specific and will not exceed \$20,000. A contractor or property owner can apply for grant funds in the following areas. A 50% applicant cash match for the total project costs shall be met (applicant cash match can be dedicated to items other than the following list of eligible reimbursable items). A total of \$40,000 of funds will be allocated to this program each fiscal year.

**Exterior Treatment (siding, tuck-pointing, stucco, exterior paint, etc.)**  
**Foundation Work**  
**Roofing**  
**Windows and Doors**

Full plan sets showing proposed work and including material specifications shall be submitted for review.

The City will not invest in a property found to have structural deficiencies that are not planned to be addressed in the work plan. Property owners must have the property available for inspection by City of Montezuma staff and/or Council members if requested.

Repairs made to property must meet fire code as described in Montezuma Code of Ordinances, Chapter 47 {page 671}.

**Submittal Process:** Applicant completes the Grant for Rehabilitation of Montezuma Homes and submits, along with any supporting materials, to the City of Montezuma, PO Box 314, Montezuma, Iowa 50171. Supporting materials include, but are not limited to, the following: written description of work, full plan sets showing proposed work, including material specifications, photographs of interior and exterior of the property.

**Approval Process:** An inspection of the property per the 1997 Uniform Code for the Abatement of Dangerous Buildings {see Appendix A} may be conducted, the Montezuma City council will discuss the request, and the Montezuma City Clerk will follow up with written communication of the Montezuma City Council's decision.

**Building Permits:** Building permits shall be obtained by the contractor. Permit fees will not be waived.

## **Appendix A**

### **DEFINITION OF DANGEROUS BUILDING**

For the purpose of this program, any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered.

1. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.
2. Whenever the walking surface of any aisle, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
3. Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.
4. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.
5. Whenever any portion or member or appurtenance thereof likely to fail, or to become detached or dislodged, or to collapse and hereby injure persons or damage property.
6. Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the work stresses permitted in the Building Code for such buildings.
7. Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
8. Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.
9. Whenever, for any reason, the building or structure, or portion thereof, is manifestly unsafe for the purpose for which it is being used.
10. Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

11. Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its non-supporting members, enclosing or outside walls or coverings.
12. Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.
13. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Building Code or Housing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.
14. Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member or portion less than 50 percent, or in any supporting part, member or portion less than 66 percent of the (i) strength, (ii) fire-resisting qualities or characteristics, or (iii) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.
15. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
16. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistant construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.
17. Whenever any building or structure is in such a condition as to constitute a public nuisance known to common law or in equity jurisprudence.
18. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.
19. Whenever the property has been identified as a Habitual Nuisance Offender by the City of Montezuma.