



City of Primghar  
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Phone: 712-957-2435  
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[primghar@tcaexpress.net](mailto:primghar@tcaexpress.net)

## Application for a Demolition Permit

Date: \_\_\_\_\_

Applicant First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Street address of structure to be demolished: \_\_\_\_\_

Starting Date of Demolition: \_\_\_\_\_ Completion Date: \_\_\_\_\_

### Scope of Work:

All utilities must be properly disconnected, and the sanitary and storm sewers shall be plugged or capped. The basement walls or foundation shall be completely removed, and the hole filled to one (1) foot above the average grade with clean black dirt, then seeded with lawn grass seed. The area shall be properly barricaded.

### Owner's Responsibility:

An approved asbestos inspection document for a commercial building from the Iowa DNR must be attached to this application. According to the IDNR, a single residential house doesn't require an asbestos inspection if it is demolished and the debris removed from the property. If a house is burned, then an asbestos inspection is required.

Before work starts, the contractors or workers must be properly covered with property and liability insurance, and a certificate of insurance be on file with the Primghar City Administrator/Clerk. The demolition must be completed in a reasonable time, and all debris removed.

I have read Ordinance 2018-08 of the Code of Ordinances of the City of Primghar, Iowa, and believe to the best of my knowledge, that the demolition proposal in this application would not violate any portion of this chapter.

Applicant's Signature: \_\_\_\_\_

### Approval by City:

City Administrator/Clerk: \_\_\_\_\_ Date: \_\_\_\_\_

ORDINANCE NO 2018-08

TITLE VI - Building Regulations

CHAPTER 5: DEMOLITION OF BUILDINGS AND STRUCTURES

ARTICLE 8:

DEMOLITION OF BUILDINGS AND STRUCTURES REGULATIONS

8.01 PERMIT REQUIRED. It is unlawful for any person to demolish a building or structure, as defined by Article 2 of the 2009 City of Primghar Zoning Ordinances, without a valid permit from the City for each house, building or similar structure to be demolished.

8.02 APPLICATION. Applications for a demolition permit are available at City Hall and shall be made in writing to the City Zoning Administrator. The application shall include:

1. Name, Address, Phone # and E-mail Address of the legal owner of the property and the Name, Address, Phone # and E-mail Address of the applicant if different from the owner.
2. Address of the affected property and a description of the structure(s) to be demolished.
3. A description of the planned reuse of the property if the demolition permit is approved. If the reuse plan contemplates construction of a structure, this should be discussed with the City Zoning Administrator regarding compliance with the current City Zoning Ordinances. Should the reuse of the affected property involve new construction, then the new construction must commence within 60 days after completion of the demolition. Failure to commence construction within 60 days requires the applicant to restore the site, which includes but is not limited to backfilling of any excavation, grading, seeding, fencing, storm water management, utility disconnections and the like.

All City utility work shall involve and receive approval from the City Utilities Superintendent.

8.03 PERMIT ISSUED. Upon approval of the application, the City Zoning Administrator shall issue a permit. However, if the structure is listed on the National Register of Historic Places, or deemed in the view of the City Zoning Administrator to be a local landmark, City Council approval will be necessary prior to issuance of a demolition permit.

8.04 PUBLIC SAFETY AND SITE CONDITION. As a condition of receiving a demolition permit, the permit holder shall:

1. Notify Iowa ONE CALL to coordinate location and disconnection of all utilities.
2. Prior to backfilling, properly cap water and sewer lines under the direction of the City Utilities Superintendent. Any excavation sites, including the surface, shall be restored according to City standards, usually with like material.
3. Take steps to ensure the safety of the general public. The steps shall be in compliance with generally accepted building industry safety practices as may be reflected in building codes applicable in the State of Iowa.
4. Provide for the restoration of the site so as to address safety and nuisance concerns. All such sites shall be brought to a level or other grade determined to be appropriate by the City Zoning Administrator or designee. All surface irregularities, wells, septic tanks, basements, cellars, sidewalks, vaults or coal chutes remaining after demolition shall be filled with compactable materials. Sod, grass seed or other ground cover material, including the application of topsoil if necessary to ensure growth, shall be installed to address soil erosion control.

5. Provide for the proper disposal of the debris associated with the demolition work. All debris and material associated with the demolition work shall be removed from the property. All debris loads shall be properly secured and transported without threat of harm to the general public, private property and public infrastructure.

6. Comply with all applicable rules and regulations governing removal of asbestos.

7. Control airborne particles at all times by spraying water thoroughly to control dust from the subject property during demolition and removal of material from the subject property.

8. Erect fencing for the duration of the demolition until site restoration is completed.

9. Streets, sidewalks, alleys and other public property disturbed in the course of the work shall be restored to the condition of the property prior to the commencement of the work, or in a manner satisfactory to the City. Costs incurred shall be the expense of the permit hold/property owner.

8.05 DEMOLITION BY BURNING. No burning of a building or structure by the Permit Holder/Property Owner or any of their agents shall be allowed unless: (1) The City has received a written request for burning from the Permit Holder/Property Owner (2) The adjacent property owners are notified (3) The Primghar Fire Department is notified and reviews the request (4) The Primghar Fire Department is on site to supervise and control the burn. Permission to burn is required by the City, the Neighbors and the Primghar Fire Department.

8.06 INSURANCE REQUIRED. Each Permit Holder/Property Owner shall file a Certificate of Insurance indicating that the Permit Holder/Property Owner is carrying public liability insurance, in effect for the duration of the permit, covering the Permit Holder/Property Owner and their agents, contractors and employees for the following minimum accounts:

1. Bodily Injury - \$100,000 per person; \$200,000 per accident
2. Property Damage - \$300,000 per accident

8.07 REQUIRED NOTIFICATION OF NEIGHBORING PROPERTIES. The Permit Holder/Property Owner shall give Seven days notice of commencement of demolition to all adjacent property owners by certified mail.

8.08 TIME LIMIT. The Permit Holder/Property Owner must complete the demolition activity, including site restoration, within thirty calendar days from the receipt of the permit. The time limit may be extended at the discretion of the City Zoning Administrator. The Permit Holder/Property Owner must provide evidence to show that extenuating circumstances prohibited the completion of the demolition work in the thirty-day time period.

8.09 INSPECTION. All work shall be subject to inspection by the City. The Permit Holder/Property Owner shall provide the City with notice at least twenty-four (24) hours prior to the time when backfill is to be placed.

8.10 COMPLETION BY THE CITY. Should any work under the permit be discontinued or left unfinished for a period of two weeks after the approved completion date, or in the event the work is improperly done, the City has the right to finish or correct the work and charge any expenses therefore to the Permit Holder/Property Owner.

8.11 PENALTY. Any person, firm or corporation failing to follow these regulations shall be guilty of a municipal infraction and subject to the Fines and Penalties described by the Primghar Code of Ordinances

SECTION II. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III. SEVERABILITY CLAUSE. If any section, provisions or parts of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any action, provision or part thereof not adjudged invalid or unconstitutional.

SECTION IV. WHEN EFFECTIVE. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Kurt Edwards  
Mayor, City of Primghar

Attest:  
Carol Chicoine  
Primghar City Clerk