

ORDINANCE NO. 269

AN ORDINANCE AMENDING TITLE VI BUILDING REGULATIONS; CHAPTER 1: BUILDING CODE; ARTICLE 1 GENERAL PROVISIONS

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF GEORGE, IOWA

SECTION I. ENACTMENT. The City Code of the City of George, Title VI Building Regulations; Chapter 1: Building Code; Article 1 General Provisions is amended by repealing Article 1.06 Right to Demolish and replacing it with the following text as a new Article 1.06 Right to Demolish as follows:

1.06 RIGHT TO DEMOLISH. In case the owner shall fail, neglect, or refuse to comply with the notice to repair, rehabilitate, or to demolish and remove said building or structure or portion thereof, the city council may order the owner of the building prosecuted as a violator of the provisions of this chapter and may order the City Council to proceed with the work specified in such notice. A statement of the cost of such work shall be transmitted to the council.

1. A property owner may demolish a house or other structure located within City limits. The owner shall file an application with the City Clerk at least thirty (30) days prior to the demolition date.
2. The application shall be made in writing, filed with the building official or council and contain the following information:
 - a. Name. The name and address of the structure.
 - b. Location. The street address and full legal description of the property.
 - c. Identify structure to be removed.
3. The following guidelines shall be met:
 - The property owner shall hire a qualified Asbestos Inspector to perform all necessary inspections prior to removal of the structure and show proof of finds to the city or ALL material must be hauled to an asbestos designated area of the Northwest Iowa Landfill.
 - During the demolition process water needs to be applied for dust suppression.
 - The water line will be disconnected at the water main. Water service can be shut off at the curb stop once demolition application has been received and approved. However, after 60 days if the structure is not removed the billing services will be re-activated. The property owner is hereby notified that they are responsible for the water line to be removed to the city main at the time of demolition.
 - **Both the water and sewer line shall be disconnected from the city main at the time of demolition.**

- All concrete footings, walls, and flooring are to be removed from the site. No trash or debris should remain in the soil or on the surface.
 - The basement area is to be filled level with the surface with at least a 6” depth of black dirt on the top. This area shall be seeded with grass and must be kept mowed along with all the property surrounding this area.
4. Demolition of substandard structures must be initiated within one year and completed within two years.

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.

PASSED AND APPROVED, by the council the 11th day of September, 2024.