

AGENDA
CODE ENFORCEMENT BOARD
City Commission Meeting Room - City Hall
OCTOBER 23, 2007
10:00am

NEW BUSINESS

CASE NO: CE07030221
CASE ADDR: 1111 SW 4 ST
OWNER: VILLAS SANTA FE CORP
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: 25-13

THE SWALE AREA OF THE RIGHT-OF-WAY HAS BEEN PAVED OVER WITHOUT OBTAINING A PERMIT FROM THE CITY'S ENGINEERING DEPARTMENT.

47-21.9 G.1.

A LANDSCAPE PLAN WHICH DEMONSTRATES THE RETROACTIVE REQUIREMENTS HAS NOT BEEN SUBMITTED TO THE LANDSCAPE DEPARTMENT.

FBC 105.1

ONE TWO STORY CONDOMINIUM HAS BEEN ALTERED WITHOUT A PERMIT, INCLUDING BUT NOT LIMITED TO:

- 1) BATHROOMS HAVE BEEN ALTERED.
- 2) KITCHEN CABINETS AND COUNTERS HAVE BEEN INSTALLED.
- 3) WALLS HAVE BEEN OPENED BETWEEN KITCHEN AND LIVING ROOM.
- 4) RAILINGS HAVE BEEN INSTALLED ON SECOND FLOOR LANDING.
- 5) CONCRETE WALKS HAVE BEEN INSTALLED.
- 6) THE DRIVEWAY AND PARKING LOT HAVE BEEN RESURFACED.
- 7) A FOUNTAIN HAS BEEN INSTALLED.
- 8) A FENCE HAS BEEN INSTALLED.

FBC 105.2.11

THE A/C UNITS HAVE BEEN REPLACED WITHOUT OBTAINING A PERMIT.

FBC 105.2.18

A SITE FENCE HAS BEEN INSTALLED WITHOUT A PERMIT.

FBC 105.2.4

THE PLUMBING SYSTEMS HAS BEEN ALTERED WITHOUT A PERMIT, INCLUDING BUT NOT LIMITED TO:

- 1) KITCHEN SINKS HAVE BEEN INSTALLED.
- 2) BATHROOM FIXTURES HAVE BEEN REPLACED.
- 3) THE LAUNDRY FACILITIES HAVE BEEN ALTERED.
- 4) A FOUNTAIN HAS BEEN INSTALLED.

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FBC 105.2.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITHOUT A
PERMIT, INCLUDING BUT NOT LIMITED TO:

- 1) GENERAL PREMISE WIRING
- 2) CIRCUIT TO POWER FOUNTAIN
- 3) WIRING IN LAUNDRY AREA

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RETURN HEARING (OLD BUSINESS)

CASE NO: CE06101576
CASE ADDR: 808 NE 16 AVE
OWNER: PIERSON, CRAIG &
URBINA, VALESKA
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 105.1
INSTALLED WOOD FENCE WITHOUT A PERMIT.

FBC 106.10.3.1
THERE ARE TWO (2) EXPIRED PERMITS AT THIS SINGLE
FAMILY HOUSE, 01031941 FOR SHUTTERS ON FRENCH
DOORS ISSUED ON 5/9/01 WITH NO INSPECTION,
02071922 FOR IRRIGATION WATER METER ISSUED ON
7/26/02 WITH NO INSPECTION.

CASE NO: CE05061509
CASE ADDR: 837 N FT LAUD BEACH BLVD
OWNER: KILNOCK INC
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 104.1
ALTERED THIS TWO (2) STORY BAR RESTAURANT WITHOUT PERMITS
TO INCLUDE, BUT NOT LIMITED TO:

- 1) SUBDIVIDED THE 2ND FLOOR FOR ONE PART
RESTAURANT AND PART STORAGE OF TWO (2)
WALK-IN COOLERS AND AN OFFICE.
- 2) INSTALLED CANVAS AWNINGS.
- 3) INSTALLED METAL RAILINGS ON THE GROUND,
2ND AND 3RD FLOORS.
- 4) INSTALLED WOOD STAIRCASE FROM THE 2ND FLOOR TO
THE 3RD FLOOR ROOF AREA.
- 5) THE ROOF TOP WAS CONVERTED TO A BAR.
- 6) INSTALLED WOODEN DECKING ON 2ND AND 3RD FLOORS.
- 7) CHANGED THE USE OF THE 2ND FLOOR FROM
RESIDENTIAL TO COMMERCIAL.
- 8) OCCUPYING THE 2ND FLOOR WITHOUT CERTIFICATE OF
OCCUPANCY.

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FBC 104.2.11

ALTERED THE MECHANICAL SYSTEM TO INCLUDE, BUT NOT LIMITED TO:

- 1) INSTALLED AIR-CONDITIONERS
- 2) INSTALLED NEW DUCTS
- 3) INSTALLED WALK-IN REFRIGERANT UNITS

FBC 104.2.4

ALTERED THE PLUMBING OF THIS BUILDING TO INCLUDE, BUT NOT LIMITED TO:

- 1) INSTALLED NEW PLUMBING
- 2) INSTALLED NEW TOILETS, SINKS, URINALS

FBC 104.2.5

ALTERED THE ELECTRICAL SYSTEM OF THE BUILDING TO INCLUDE, BUT NOT LIMITED TO:

- 1) INSTALLED NEW ELECTRICAL
- 2) HOOKED UP NEW APPLIANCES
- 3) INSTALLED NEW BREAKER PANELS
- 4) INSTALLED NEW FIXTURES
- 5) EXTERIOR ELECTRICAL OUTLETS

FBC 104.2.7

INSTALLED SIGNAGE ON THIS BUILDING WITHOUT PERMITS OR INSPECTIONS.

FBC 11-4.6.1

THERE IS NO ACCESSIBLE PARKING SPACE FOR THIS BUSINESS.

FBC 11-4.6.4

THERE IS NO ACCESSIBLE SIGNAGE AT THIS BUILDING.

FBC 111.1.1

THE FRONT CONCRETE PATIO OVERHANG IS CRACKED, PIECES HAVE FALLEN. IT IS UNSAFE AND A HAZARD TO THE PUBLIC.

FBC 1203.4.2

THE TWO (2) TOILET ROOMS MUST HAVE MECHANICAL VENTILATION.

FBC 3401.6

THE DUMPSTER ENCLOSURE IS IN DISREPAIR AND MISSING GATES, A DRAIN CONNECTED TO THE SEWER, A WATER SPIGOT.

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FBC 403.1.2.1

THE SECOND FLOOR HAS HAD A CHANGE OF USE AND A NEW
MAXIMUM CAPACITY FOR THE BUILDING MUST BE ESTABLISHED.

NFPA 1 4.4.5

THE EGRESS FROM THE SECOND AND THIRD FLOOR IS THROUGH AN
UNENCLOSED VERTICAL OPENING.

CASE NO: CE04051739
CASE ADDR: 1424 HOLLY HEIGHTS DR
OWNER: OASIS FALLS CONDO ASSN INC
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 104.1

ALTERED THIS SIX (6) UNIT BUILDING TO INCLUDE, BUT NOT
LIMITED TO:

INSTALLED: FENCING
DOORS
WINDOWS
BRICK PAVERS
CABINETS

FBC 104.2.4

ALTERED THE PLUMBING TO INCLUDE, BUT NOT LIMITED TO:

INSTALLED NEW: PLUMBING
FIXTURES
TUBS
TOILETS
SINKS
WATER HEATERS

FBC 104.2.5

ALTERED THE ELECTRICAL TO INCLUDE, BUT NOT LIMITED TO:

INSTALLED NEW: ELECTRICAL WIRING
FIXTURES
SWITCHES
RECEPTACLES
BREAKER PANELS
NEW SERVICE

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FBC 104.9.3.1.

PERMITS ARE NULL AND VOID DUE TO THE FACT IT HAS BEEN MORE THAN NINETY (90) DAYS SINCE AN INSPECTION HAS PASSED ON THESE PERMITS:

- SHUTTER - - - - - #05062503
- INTERIOR REMODELING - #05050076

FBC 105.4

THERE HAS BEEN FRAMING REMOVED, FRAMING REBUILT WINDOWS INSTALLED WITHOUT BUCKS, DOORS INSTALLED INTO EXTERIOR WALLS WITHOUT THE REQUIRED FILLED CELLS OR COLUMNS AND WITHOUT INSPECTIONS. DRYWALL WAS INSTALLED WITHOUT INSPECTIONS, FENCING INSTALLED WITHOUT INSPECTIONS AND NOT PER PLAN OR PER CODE. WALL AIR-CONDITIONING UNITS WERE REMOVED AND THE HOLES WERE BLOCKED UP WITHOUT INSPECTIONS, ELECTRICAL WIRING INSTALLED WITHOUT INSPECTIONS, PLUMBING INSTALLED WITHOUT INSPECTIONS AND ALL THIS IS NOT ON ANY PLAN SUBMITTED AND APPROVED BY THE BUILDING DEPARTMENT OF THE CITY OF FORT LAUDERDALE.

FBC 2121.2.2.2

DOORS AND WINDOWS HAVE BEEN INSTALLED IN THE EXTERIOR OF THE BUILDING WITHOUT THE REQUIRED VERTICAL REINFORCING BARS PLACED IN CONCRETE FILLED CELLS ON EACH SIDE OF WINDOW OR DOOR OPENINGS.

FBC 704.3

TENANT FIRE SEPARATION BETWEEN APARTMENTS ARE REQUIRED DUE TO THE AMOUNT OF WORK BEING DONE ON THIS BUILDING.

ULDR 47-20.13.E

INSTALLED MORE THAN THE REQUIRED 50% BRICK PAVERS ACCORDING TO THE U.L.D.R. IN THE FRONT PARKING AND SWALE AREAS, WHICH REQUIRES A FRENCH DRAIN STORMWATER SYSTEM TO BE INSTALLED IN THE SWALE.

ULDR 47-21.9.A.1.

THERE IS LITTLE OR NO REQUIRED LANDSCAPING IN THE FRONT INCLUDING VUA LANDSCAPING.



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CASE NO: CE04051740
CASE ADDR: 1430 HOLLY HEIGHTS DR
OWNER: OASIS FALLS CONDO ASSN INC
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 104.1
ALTERED THIS SIX (6) UNIT BUILDING TO INCLUDE, BUT NOT
LIMITED TO:

BRICK PAVERS
CABINETS

FBC 104.9.3.1.
PERMITS ARE NULL AND VOID DUE TO THE FACT IT HAS BEEN MORE
THAN NINETY (90) DAYS SINCE AN INSPECTION HAS PASSED ON
THESE PERMITS:

POOL - - - #04090799
DOORS - - #04092026
PLUMBING - #04090800

FBC 105.4
THERE HAS BEEN FRAMING REMOVED, FRAMING REBUILT, WINDOWS
INSTALLED WITHOUT BUCKS, DOORS INSTALLED INTO EXTERIOR WALLS
WITHOUT THE REQUIRED FILLED CELLS OR COLUMNS AND WITHOUT
INSPECTIONS. DRYWALL WAS INSTALLED WITHOUT INSPECTIONS,
FENCING INSTALLED WITHOUT INSPECTIONS AND NOT PER PLAN OR
PER CODE. WALL AIR-CONDITIONING UNITS WERE REMOVED AND THE
HOLES WERE BLOCKED UP WITHOUT INSPECTIONS, ELECTRICAL
WIRING AND PLUMBING WERE INSTALLED WITHOUT INSPECTIONS AND
ALL THIS IS NOT ON ANY PLAN SUBMITTED AND APPROVED BY THE
BUILDING DEPARTMENT OF THE CITY OF FORT LAUDERDALE.

FBC 2121.2.2.2
DOORS AND WINDOWS HAVE BEEN INSTALLED IN THE EXTERIOR OF
THE BUILDING WITHOUT THE REQUIRED VERTICAL REINFORCING BARS
PLACED IN CONCRETE FILLED CELLS ON EACH SIDE OF WINDOW OR
DOOR OPENINGS.

FBC 704.3
TENANT FIRE SEPARATION BETWEEN APARTMENTS ARE REQUIRED
DUE TO THE AMOUNT OF WORK BEING DONE ON THIS BUILDING.

ULDR 47-20.13.E
INSTALLED MORE THAN THE REQUIRED 50% BRICK PAVERS ACCORDING
TO THE U.L.D.R. IN THE FRONT PARKING AND SWALE AREAS WHICH
REQUIRES A FRENCH DRAIN STORMWATER SYSTEM TO BE INSTALLED IN
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ULDR 47-21.9.A.1.

THERE IS LITTLE OR NO REQUIRED LANDSCAPING IN THE FRONT
INCLUDING VUA LANDSCAPING.

CASE NO: CE07021449
CASE ADDR: 4836 NE 23 AVE # 25
OWNER: BUCK, WILLIAM L &
BUCK, MARY L
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 105.1
INSTALLED KITCHEN CABINETS WITHOUT A PERMIT.

CASE NO: CE07040131
CASE ADDR: 405 NW 19 AVE
OWNER: SAPP, HOMER III &
SAPP, TRACY LAVON
INSPECTOR: WAYNE STRAWN

VIOLATIONS: 25-13
THE SWALE HAS BEEN PAVED CREATING A PARKING STRIP
AJACENT TO THE STREET WITHOUT OBTAINING PERMISSION
FROM THE OFFICE OF THE CITY ENGINEER.

FBC 105.1
THE BUILDING HAS BEEN ALTERED, REPAIRED AND
REMODELED WITHOUT OBTAINING THE REQUIRED PERMITS.
THE WORK INCLUDES:
1. THE ENCLOSURE OF THE FRONT PORCH.
2. THE CONSTRUCTION OF A GARAGE BY THE ENCLOSURE
OF THE CARPORT, CONSTRUCTION OF ROOF AND WALL
EXTENSIONS TO THE EAST AND THE INSTALLATION OF
A GARAGE DOOR.
3. THE RESTORATION OF THE EXTERIOR OF THE BUILDING
BY A TOTAL RE-STUCCO JOB.
4. THE REMODEL OF THE BUILDING BY THE REPLACEMENT
OF ALL WINDOWS AND DOORS.
5. THE REPAIR OF THE REAR PORTION OF THE BUILDING
BY REPLACING THE DRYWALL.

FBC 105.2.11
AN AIR-CONDITIONING SYSTEM HAS BEEN INSTALLED
WITHOUT OBTAINING THE REQUIRED PERMIT.

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FBC 105.2.4

PLUMBING INSTALLATIONS HAVE BEEN PERFORMED WITHOUT OBTAINING THE REQUIRED PERMIT. THE WORK INCLUDES THE INSTALLATION OF NEW FIXTURES IN THE REAR BATHROOM AND A WATER HEATER.

FBC 1612.1.2

THE ROOF AND WALLS CONSTRUCTED TO EXTEND THE GARAGE TO THE EAST ARE NOT DESIGNED STRONG ENOUGH TO WITHSTAND ALL THE LOADS IMPOSED WITHOUT EXCEEDING THE ALLOWABLE DESIGN AND MATERIAL STRESSES AS SPECIFIED BY THE FLORIDA BUILDING CODE.

CASE NO: CE06030776
CASE ADDR: 812 NW 15 TER
OWNER: CAPITAL INNOVATIONS INC
INSPECTOR: WAYNE STRAWN

VIOLATIONS: 47-20.20.H

THE PARKING LOT IS NOT BEING MAINTAINED IN GOOD OPERATING CONDITION. THE LOT NEEDS TO BE RE-STRIPED AND PROPER PARKING WHEELSTOPS INSTALLED.

47-21.9 G.1.

THE PROPERTY DOES NOT COMPLY WITH THE RETROACTIVE LANDSCAPING REQUIREMENT OF A MINIMUM OF 50% OF TODAY'S REQUIREMENT. A LANDSCAPING PLAN WHICH PROVIDES COMPLIANCE WITH THE REQUIREMENT HAS NOT BEEN PROVIDED TO THE DEPARTMENT.

FBC 105.1

WINDOWS AND DOORS HAVE BEEN REPLACED WITHOUT VALID PERMITS. PERMIT #96011872 FOR THE REPLACEMENT OF ALL DOORS AND WINDOWS EXPIRED AFTER FAILING ALL FIELD INSPECTIONS. PERMIT #04032779 FOR THE SAME JOB HAS ALSO EXPIRED BECAUSE NO FIELD INSPECTIONS WERE SCHEDULED. IN ADDITION THE BUILDING HAS BEEN RESTUCCO-ED WITHOUT OBTAINING A PERMIT.

FBC 105.2.11

WINDOW AIR-CONDITIONING UNITS HAVE BEEN INSTALLED IN THE BUILDING WITHOUT OBTAINING PERMITS.

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FBC 105.2.4

PERMIT #99051937 TO INSTALL A KITCHEN SINK IN APT #4 HAS EXPIRED WITHOUT INSPECTION. THE WORK EXISTS NOW AS WORK WITHOUT A PERMIT.

FBC 1612.1.2

THE EXTERIOR WALLS HAVE CRACKED AND SHOWN SIGNS OF INSTABILITY BECAUSE THE FOOTINGS ARE INADEQUATE. THE STAIR STEP OPENING OF THE MORTAR JOINTS HAS BEEN CONCEALED BY THE RECENT STUCCO JOB. THE SPLICE OF A SUPPORT BEAM ON THE PORCH ROOF IS ALSO INADEQUATE TO PROVIDE THE REQUIRED SUPPORT FOR ALL LOADS IMPOSED.

FBC 1626.1

THE WINDOWS INSTALLED WITHOUT A VALID PERMIT DO NOT MEET THE IMPACT TEST CRITERIA AND ARE NOT PROTECTED BY ANY PROTECTIVE DEVICE (SHUTTERS) THAT MEET THE IMPACT CRITERIA.

FBC 2319.4

THE SUPPORT BEAM FOR THE PORCH ROOF IS SPLICED BETWEEN SUPPORTS WHICH IS PROHIBITED.

FBC R403.1

THE BUILDING IS NOT SUPPORTED PROPERLY WITH EXTERIOR WALLS SUPPORTED ON A SLAB ONLY. THE APPROVED PLANS SHOW A 10" X 20" FOOTING FOR A STEM WALL BUT THERE IS NO EVIDENCE THAT THIS FOOTING EXISTS.

CASE NO: CE07030177
CASE ADDR: 915 CORDOVA RD
OWNER: MOLINET, TAMMI L
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 105.1

A REPLACEMENT DOCK WAS BUILT WITH NEW PILES AND ADDITIONAL DOLPHIN PILES WERE INSTALLED WITHOUT OBTAINING THE NECESSARY APPROVALS AND BUILDING PERMITS.

8-144.

THE DOCK WAS REPLACED AND PILINGS WERE ADDED WITHOUT OBTAINING PERMISSION FROM THE COMMISSION OR THE REQUIRED BUILDING PERMITS FORM THE CITY.

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CASE NO: CE06060258
CASE ADDR: 1061 NW 23 TER
OWNER: FERNANDEZ, LEONORA
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 105.1

THE FOOTPRINT OF THE BUILDING HAS BEEN EXPANDED BY A LARGE ADDITION ATTACHED TO THE WEST SIDE, COMPLETE WITH AN ADDED BATHROOM. PERMITS FOR THE CONSTRUCTION WERE NOT OBTAINED. PERMIT #B891075 FOR A CARPORT ROOF AND SLAB HAS EXPIRED WITHOUT PASSING FIELD INSPECTION. THE ROOF AND SLAB NOW EXIST AS WORK WITHOUT A VALID PERMIT.

FBC 105.2.4

PLUMBING FIXTURES AND PIPING HAS BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED PERMIT. THE WORK INCLUDES THE INSTALLATION OF BATHROOM FIXTURES AND A WATER HEATER.

FBC 105.2.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS. THE WORK INCLUDES THE EXPANSION OF THE CIRCUITRY FOR THE ADDITION CONSTRUCTED ON THE WEST SIDE OF THE BUILDING, EXTERIOR LIGHTING AND POWER FOR THE AIR-CONDITIONING UNIT THAT HAS BEEN INSTALLED.

FBC 105.2.11

AN AIR-CONDITIONING SYSTEM HAS BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED PERMIT.

FBC 106.10.3.1

PERMIT #B891075 HAS EXPIRED AND BECOME NULL AND VOID. THE WORK DONE ON THE CARPORT ROOF HAS NOT BEEN APPROVED BY FIELD INSPECTION.

FBC 106.10.3.5

THE PERMIT FOR THE CARPORT ROOF AND SLAB (B891075) HAS NOT BEEN RENEWED WITHIN 180 DAYS AFTER THE EXPIRATION OF THIS PERMIT. THE WORK DONE UNDER THE AUSPICES OF THIS PERMIT HAS NOT BEEN REMOVED NOR HAS A NEW PERMIT WITH PLANS THAT COMPLY WITH THE CODE BEEN ISSUED.

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FBC 1612.1.2

THE DESIGN AND CONSTRUCTION OF THE CARPORT ROOF DO NOT MEET THE REQUIREMENTS FOR STRENGTH AS REQUIRED. THE LOAD IMPOSED HAS CAUSED THE ROOF STRUCTURE TO SAG ON THE END. THIS IS CAUSED BY OVERSTRESSING.

Sec. 47-34.1 A.1.

THE CARPORT ROOF CONSTRUCTION IS IN VIOLATION OF THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE. THE CARPORT ROOF OVERHANG EXTENDS INTO THE SIDE YARD SETBACK WHICH IS PROHIBITED BY THE TABLE AT 47-5.31.

CASE NO: CE06021206
CASE ADDR: 1406 NW 13 AVE
OWNER: BAGICALLUPPI, PHILLIP
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 105.2.11

ALTERED THE MECHANICAL SYSTEMS INCLUDING, BUT NOT LIMITED TO INSTALLED NEW AIR-CONDITIONING UNITS:

- DUCTS
- WIRING
- PLUMBING
- EXHAUST SYSTEMS

FBC 105.2.5

ALTERED THE ELECTRICAL TO INCLUDE, BUT NOT LIMITED TO INSTALLED NEW ELECTRICAL REMOVED ELECTRICAL WIRING:

- FIXTURES
- SWITCHES
- RECEPTACLES
- BREAKER PANELS
- NEW SERVICE

FBC 106.10.3.4

PERMIT #05041498 FOR WOOD FENCE ISSUED ON 4/19/05 HAS FAILED A FINAL INSPECTION ON 6/17/05. PERMITS ARE NULL AND VOID DUE TO THE FACT IT HAS BEEN MORE THAN 90 DAYS SINCE AN INSPECTION HAS PASSED ON THIS PERMIT.

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FBC 105.1

ALTERED THIS SINGLE FAMILY HOUSE TO INCLUDE, BUT LIMITED TO: REMOVED INTERIOR WALLS, CEILINGS AND INSTALLED NEW FRAMING, ALL WITHOUT PERMITS OR INSPECTIONS.

CASE NO: CE07010240
CASE ADDR: 2800 NW 24 ST
OWNER: HANKERSON, LEOLA M 1/2 INT
RAWLS, LANNIE HANKERSON
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 1612.1.2

THE ALTERATIONS OF THE COLUMNS SUPPORTING THE FRONT PORCH ROOF HAVE BEEN DONE CONTRARY TO GOOD ENGINEERING PRACTICE. THE BASES OF THE DECORATIVE COLUMNS HAVE BEEN RELOCATED WHICH OFFSETS THE COLUMNS APPROXIMATELY 30 DEGREES OUT OF PLUMB. THE PRESENT DESIGN IS INADEQUATE TO SUPPORT ALL LOADING AS REQUIRED. IN ADDITION THE BASES OF THE COLUMNS ARE SEVERELY RUSTED.

9-280(b)

THE STEEL DECORATIVE COLUMNS SUPPORTING THE FRONT PORCH ROOF ARE SEVERELY RUSTED AT THE BASES. THE STRUCTURAL INTEGRITY IS COMPROMISED.

FBC 105.1

THE COLUMNS SUPPORTING THE FRONT PORCH ROOF STRUCTURE HAVE BEEN ALTERED WITHOUT OBTAINING A PERMIT.

CASE NO: CE05060301
CASE ADDR: 5780 NW 9 AVE
OWNER: MINK, JOHN P REV TR &
MINK, KEVIN TRSTE
INSPECTOR: WAYNE STRAWN

VIOLATIONS: 18-27(a)

THERE IS OUTSIDE STORAGE BEHIND THE BUILDINGS INCLUDING, BUT NOT LIMITED TO UNLICENSED VEHICLES, TRASH, RUBBISH AND DEBRIS. THE GRASS AND LANDSCAPING IS OVERGROWN AND IS NOT BEING MAINTAINED.

9-304(b)

THE PARKING AND ASPHALT AREAS ARE NOT BEING PROPERLY

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MAINTAINED AND STRIPPED.

9-305(b)

THE GRAVEL AREA BEHIND THE NORTHWEST OFFICE BUILDING IS IMPROPER. THIS AREA IS SHOWN ON THE PLANS AS A GRASS AREA. THE SWALE AREAS ARE NOT BEING MAINTAINED.

FBC 104.1

THE FOLLOWING WORK WAS PERFORMED WITHOUT FIRST OBTAINING A BUILDING PERMIT:

THE RESTAURANT BUILDING - THE RESTAURANT HAS BEEN EXPANDED, MOVING INTO AN ADDITIONAL BAY, WHICH IS NOT SHOWN ON THE LATEST REMODELING PLANS FROM 1990 ON FILE WITH THE BUILDING DEPARTMENT. THE SUITE 5788 HAS THE REAR WALL OPENED UP TO ACCOMMODATE A WALL AIR-CONDITIONING UNIT.

THE NORTHWEST OFFICE BUILDING - THE REAR WALL HAS BEEN OPENED UP TO ACCOMMODATE AN OVERHEAD GARAGE DOOR AND A WALL AIR-CONDITIONING UNIT.

THE SOUTHEAST WAREHOUSE BUILDING - THE REAR WALL HAS BEEN OPENED UP TO ACCOMMODATE A WALL AIR-CONDITIONING UNIT AND WALL FAN. THE WEST WALL HAS BEEN OPENED UP TO ACCOMMODATE A WALL AIR-CONDITIONING UNIT. A DOOR HAS BEEN ADDED TO THE EAST WALL.

FBC 11-4.1.2(5)(a)

THERE IS NO HANDICAP PARKING.

FBC 11-4.6.2

THERE IS NO DEFINED ACCESSIBLE ROUTE OF TRAVEL FROM THE PARKING LOT TO THE BUILDINGS.

FBC 1203.4.2

THERE IS NO VENTILATION IN THE BATHROOMS OF THE SOUTHEAST WAREHOUSE BUILDING ALL COAST PUMP AND MOTOR THE EXTERIOR BATHROOM NEXT TO THE METER ROOM.

FBC 3401.6

THE RESTAURANT BUILDING - THE CENTRAL AIR-CONDITIONING SYSTEM DOES NOT FUNCTION IN SUITE 5788.

THE NORTHWEST OFFICE BUILDING - THE CENTRAL AIR-CONDITIONER ROOF CONDENSER UNIT COVER IS MISSING.

THE NORTHEAST WAREHOUSE BUILDING - THERE ARE EXPOSED WIRES AT THE EXTERIOR WEST WALL PHOTOCELL.

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THE SOUTHEAST WAREHOUSE BUILDING - THE CENTRAL AIR-
CONDITIONER ROOF CONDENSER UNIT COVER IS MISSING OVER THE
BATHROOM OF ALL COAST PUMP AND MOTOR. THE METER ROOM DOOR
IS ROTTED AND THE CEILING IS DAMAGED.

CASE NO: CE07061037
CASE ADDR: 204 SW 21 TER
OWNER: S & R RIBLER PROPERTIES
INSPECTOR: THOMAS CLEMENTS

VIOLATIONS: NFPA 1 1.12.1
ALTERATIONS HAVE BEEN DONE WITHOUT A PERMIT.

CASE NO: CE05090061
CASE ADDR: 3055 HARBOR DR
OWNER: HARBOURAGE PLACE CONDO ASSN INC
INSPECTOR: PATRICK GILLIS

VIOLATIONS: F-21.1.3
SMOKE CONTROL SYSTEM IS DUE FOR ANNUAL TEST AND BALANCE
REPORT.

CASE NO: CE06050522
CASE ADDR: 1300 NW 65 PL
OWNER: D & J INVEST LLC
INSPECTOR: IVETT SPENCE-BROWN

VIOLATIONS: NFPA 101 7.5.2.1
1) SECOND FLOOR DOES NOT HAVE A LEGAL EXIT.

NFPA 7.2.1.4.5
2) SOUTHEAST EXIT DOOR DOES NOT OPEN FREELY.

NFPA 101 8.3.3.1
3) SECOND FLOOR WINDOW PANE GLASS IS NOT FIRE
RATED.

NFPA 101 7.1.3.2.1 (1)
4) FIRST FLOOR EXIT DOOR IS NOT FIRE RATED.

NFPA 101 7.1.3.2.1 (4)
5) SELF-CLOSING DEVICE ON THE EXIT DOOR AND FLOOR
IS MISSING.

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CASE NO: CE07012039
CASE ADDR: 5782 NW 9 AVE
OWNER: MINK, JOHN P REV TR &
MINK, KEVIN TRSTE
INSPECTOR: IVETT SPENCE-BROWN

VIOLATIONS: NFPA 1 14.13.1.1
THERE ARE NOT ENOUGH EMERGENCY LIGHTS PROVIDED.

NFPA 101 13.1.7.1
TOTAL SEATING EXCEEDS LICENSED MAX CAP.

NFPA 101 7.2.1.7.2
SECURITY BAR IS ATTACHED TO EXIT DOOR WITH PANIC
HARDWARE.

CASE NO: CE07040542
CASE ADDR: 6245 NW 9 AVE
OWNER: VICTORIA'S CORPORATE PLAZA LLC
INSPECTOR: IVETT SPENCE-BROWN

VIOLATIONS: NFPA 101 13.3.1
2ND FLOOR SOUTH AND EAST HAS UNENCLOSED UNPROTECTED
VERTICAL OPENING.

NFPA 101 40.3.4.1
FIRE ALARM REQUIRED WITH A PERMIT.

CASE NO: CE06110989
CASE ADDR: 6795 NW 17 AVE
OWNER: CABO 6795 LLC
INSPECTOR: IVETT SPENCE-BROWN

VIOLATIONS: NFPA 1 4.5.8.1
SPRAY BOOTH IS MISSING ANNUAL SERVICE TAG.

NFPA 101 7.10.1.2
EXIT SIGN IS MISSING.

NFPA 101 7.10.5.1
EXIT SIGN DOES NOT ILLUMINATE

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F.S.S. 162.09 HEARING TO IMPOSE FINES

CASE NO: CE06050647
CASE ADDR: 1145 NE 5 TER
OWNER: VILLAVICENCIO, GINA L
INSPECTOR: MOHAMMED MALIK

VIOLATIONS: FBC 105.1
THERE HAVE BEEN PHYSICAL ALTERATIONS AND
IMPROVEMENTS TO THE BUILDING WITHOUT FIRST
OBTAINING THE REQUIRED BUILDING PERMIT. SUCH
ITEMS INCLUDE, BUT ARE NOT LIMITED TO THE
FOLLOWING:

1. INSTALLED NEW WINDOWS
2. INSTALLED NEW FENCE

FBC 105.2.18
INSTALLED NEW FENCE WITHOUT PERMITS.

CASE NO: CE07030178
CASE ADDR: 501 SW 27 AVE
OWNER: SINGH, DEVENDRA
INSPECTOR: WAYNE STRAWN

VIOLATIONS: 24-28(a)
THERE IS NO DUMPSTER ON SITE.

47-20.14.A.
THE SITE DOES NOT HAVE THE REQUIRED MINIMUM
LIGHTING FIXTURES.

47-21.9 G.1.
THE REQUIRED RETROACTIVE VEHICLE USE AREA
LANDSCAPING IS NOT IN PLACE.

47-24.1 B.
THE USE OF THE SITE WAS ALTERED WITHOUT FIRST
OBTAINING A DEVELOPMENT PERMIT FROM THE CITY. THE
LAST PERMITTED USE OF THE LOCATION WAS A RETAIL
TIRE STORE. THE CHANGE OF USE TO THE PRESENT USE
WILL REQUIRE DRC REVIEW.

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47-25.3 A.d.i.

THE REQUIRED BUFFER YARD IS NOT IN PLACE.

47-25.3 A.d.iv.

THERE IS NO REQUIRED BUFFER WALL WHERE PROPERTY IS
ABUTTING RESIDENTIAL PROPERTY.

9-304(b)

THE PARKING LOT IS IN POOR CONDITION. THE SURFACE
HAS NOT BEEN MAINTAINED AND STRIPED. BUMPER STOPS
ARE MISSING.

FBC 105.1

THE CHAIN LINK FENCE WAS REPAIRED WITH 4X4 POSTS.

FBC 105.2.5

EXTERIOR LIGHTING WAS ADDED WITHOUT OBTAINING A
PERMIT.

FBC 11-4.6.1

THERE IS NO PROVISION FOR ADA COMPLIANT PARKING.

FBC 11-4.6.4

THERE IS NO PROVISION FOR ADA COMPLIANT PARKING
WITH REQUIRED SIGNAGE.

FBC 11-4.7

THERE IS NO ADA COMPLIANT ACCESS RAMP TO THE
BUILDING.

CASE NO: CE07020969
CASE ADDR: 1135 S FEDERAL HWY
OWNER: DI-MI INVESTMENTS CORP
INSPECTOR: WAYNE STRAWN

VIOLATIONS: 47-19.4 D.7.

THE EXISTING BULK CONTAINER ENCLOSURE DOES NOT
COMPLY WITH REQUIREMENTS FOR A FOOD HANDLING
OPERATION. THERE IS NO RAISED CONCRETE SLAB WITH
A DRAIN AND CLEANING WATER FACILITY.

FBC 105.1

THE TENANT SPACE WAS ALTERED AND A DIVIDING WALL SEPARATING
THE ADULT AREA FROM THE RETAIL SECTION WAS CONSTRUCTED
WITHOUT OBTAINING A PERMIT.

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FBC 105.2.5

THE ELECTRICAL SYSTEM WAS ALTERED WITHOUT OBTAINING PERMITS INCLUDING BUT NOT LIMITED TO:
1) BREAKERS WERE REMOVED OR RELOCATED.
2) EQUIPMENT WAS ADDED INCREASING THE PANEL LOAD.

NEC 110.12 (a)

BREAKER PANELS HAVE MULTIPLE BREAKER COVERS MISSING.

NEC 220.10

EQUIPMENT WAS ADDED WITHOUT PROVIDING THE REQUIRED LOAD CALCULATIONS THROUGH THE PERMITTING PROCESS TO ENSURE THAT WIRING IS ADEQUATE TO HANDLE ADDITIONAL EQUIPMENT LOADS.

NEC 400.8 (1)

EXTENSION CORDS HAVE BEEN USED AS A SUBSTITUTE FOR THE FIXED WIRING FOR COOLERS AND OTHER RESTAURANT EQUIPMENT.

CASE NO: CE06061015
CASE ADDR: 2051 NW 28 AVE
OWNER: WILLIAMS, TOCCARA
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 105.1
THE FOLOWING WORK HAS BEEN DONE WITHOUT OBTAINING THE REQUIRED PERMITS.
1. ALL THE WINDOWS AND DOORS HAVE BEEN CHANGED OUT.
2. THE CARPORT ROOF HAS BEEN REBUILT. NEW RAFTERS AND DECKING HAVE BEEN INSTALLED.

CASE NO: CE06111667
CASE ADDR: 2886 NE 26 PL
OWNER: BROWN, PHILLIP R
INSPECTOR: WAYNE STRAWN

VIOLATIONS: 25-7
CURBS HAVE BEEN CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY WHICH OBSTRUCT THE RIGHT-OF-WAY.

47-34.1.A.1.
CONSTRUCTION MATERIAL IS BEING STORED ON THE PROPERTY OF THIS RESIDENTIAL DISTRICT CONTRARY TO THE PROHIBITION OF THE U.L.D.R.

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FBC 105.1

THE WORK DONE UNDER THE AUSPICES OF THE FOLLOWING PERMIT NUMBERS NOW EXISTS AS WORK DONE WITHOUT PERMITS: 00052104, 01040029, 00100810, 00060227, 99041126, 99031980, 98120247, 98082025

FBC 105.2.11

MECHANICAL PERMIT 99050336 ISSUED FOR A POOL HEATER HAS EXPIRED WITHOUT PASSING ALL REQUIRED FIELD INSPECTIONS. THE WORK DONE UNDER THE AUSPICES OF THIS PERMIT NOW EXISTS AS WORK WITHOUT A PERMIT.

FBC 105.2.4

THE FOLLOWING PLUMBING PERMIT NUMBERS HAVE EXPIRED WITHOUT PASSING ALL REQUIRED FIELD INSPECTIONS: 98090511, 98091148, 99041129, 99050336, 99091052, 01071692.

FBC 105.2.5

THE FOLLOWING ELECTRICAL PERMIT NUMBERS HAVE EXPIRED AND BECOME NULL AND VOID WITHOUT PASSING ALL REQUIRED FIELD INSPECTIONS: 99050344, 98100069.

FBC 106.10.3.1

THE FOLLOWING PERMITS HAVE EXPIRED AND BECOME NULL AND VOID. THESE PERMITS HAVE NOT PASSED ALL THE REQUIRED FIELD INSPECTIONS.

1. GAS LINE #01071692
2. CONCRETE CURB #00052104
3. PAVERS ON DRIVEWAY # 01070547
4. DECORATIVE FIREPLACE # 00100810
5. TRUSS REPAIR # 00060227
6. PLUMBING FOR REMODEL # 99091052
7. ELECTRIC FOR POOL # 99050344
8. POOL HEATER # 99050336
9. PLUMBING FOR SWIMMING POOL #99041129
10. SWIMMING POOL # 99041126
11. RETAINING WALL # 99031980
12. SECOND STORY ADDITION # 98120247
13. ELECTRIC FOR GATES # 98100069
14. WATER SOFTENER # 98091148
15. IRRIGATION SYSTEM # 98090511
16. ENTRY COLUMNS # 98082025

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FBC 110.1.1

THE REQUIRED CERTIFICATE OF OCCUPANCY IS NOT VALID FOR THE SECOND STORY ADDITION. THE ADDITIONAL FLOORSPACE THAT HAS BEEN CREATED ON THE SECOND FLOOR IS BEING OCCUPIED WITHOUT THE REQUIRED CERTIFICATE OF OCCUPANCY.

FBC 110.1.3.1

THE TEMPORARY CERTIFICATE OF OCCUPANCY ISSUED ON MAY 30, 2001 FOR THE UPSTAIRS FLOORSPACE HAS EXPIRED. THE UPSTAIRS AREA ENCOMPASSED BY THE TEMPORARY CERTIFICATE OF OCCUPANCY IS BEING OCCUPIED WITHOUT A VALID CERTIFICATE OF OCCUPANCY NOW.

FBC R312.1

THE AREA OF THE BUILDING IDENTIFIED ON THE PLANS AS A SCREENED IN PORCH ON THE SECOND FLOOR DOES NOT HAVE THE REQUIRED SAFEGUARDS TO PREVENT AN ACCIDENTAL FALL FROM THE SECOND STORY.

CASE NO: CE06050413
CASE ADDR: 443 HENDRICKS ISLE **COMPLIED**
OWNER: SCHUMAN, PHILLIP R & JOYCE
INSPECTOR: THOMAS CLEMENTS

VIOLATIONS: NFPA 1 10.1.1
1) THE BUILDING SAFETY RAILING ON THE SECOND FLOOR HAS NOT BEEN MAINTAINED.
