



CITY OF
FORT LAUDERDALE

Venice of America

CODE ENFORCEMENT BOARD HEARING AGENDA

APRIL 26, 2011
9:00 AM

CITY COMMISSION MEETING ROOM - CITY HALL
100 N ANDREWS AVENUE
FT. LAUDERDALE, FL 33301

CODE ENFORCEMENT BOARD

Code of Ordinances: Sec. 11-3.

PURPOSE: Hear and decide cases in which violations are alleged of any provision of the Florida Building Code, Broward County Amendments and violations of the Code of Ordinances of the City of Fort Lauderdale when alleged together with a violation of the Florida Building Code.

Note: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing he/she will need a record of the proceedings and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Board Members: Jan Sheppard, **Chair** • Howard Nelson, **Vice Chair** • Genia Ellis • Joan Hinton • Howard Elfman • Chad Thilborger • Robert Smith • Paul Dooley (alternate) • Joshua Miron (alternate) • P J Espinal (alternate) •
Board Attorney: Bruce Jolly

TWO OR MORE FORT LAUDERDALE CITY COMMISSIONERS OR MEMBERS OF A CITY OF FORT LAUDERDALE ADVISORY BOARD MAY BE IN ATTENDANCE AT THIS MEETING.

COMMUNICATION TO THE CITY COMMISSION WILL BE ADDRESSED AT THE END OF THE HEARING.

HEARING SCHEDULED

CASE NO: CE08080979
CASE ADDR: 3061 NE 49 ST # 01
OWNER: 3061 NE 49 STREET LLC
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. KITCHEN AND BATHROOMS HAVE BEEN REMODELED.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN
ALTERED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER:

1. PIPING AND FIXTURES HAVE BEEN ALTERED/REPLACED
DURING THE KITCHEN AND BATHROOM REMODELING.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN
ALTERED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER:

1. CIRCUITS HAVE BEEN ALTERED/ADDED DURING THE
KITCHEN AND BATHROOM REMODELING.

CASE NO: CE08080981
CASE ADDR: 3061 NE 49 ST # 02
OWNER: BRAWLEY, THOMAS JR & GAIL M
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. KITCHEN AND BATHROOMS HAVE BEEN REMODELED.

FBC(2007) 105.4.4

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FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. CIRCUITS HAVE BEEN ALTERED/ADDED DURING THE KITCHEN AND BATHROOM REMODELING.

CASE NO: CE08080983
CASE ADDR: 3061 NE 49 ST # 03
OWNER: DEL RUSSO, SUSAN & MARIANO, CARL
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

1. KITCHEN AND BATHROOMS HAVE BEEN REMODELED.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. PIPING AND FIXTURES HAVE BEEN ALTERED/REPLACED DURING THE KITCHEN AND BATHROOM REMODELING.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. CIRCUITS HAVE BEEN ALTERED/ADDED DURING THE KITCHEN AND BATHROOM REMODELING.

CASE NO: CE08080985
CASE ADDR: 3061 NE 49 ST # 04
OWNER: MUYS, KELLY S
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

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FBC(2007) 105.4.4

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1. PIPING AND FIXTURES HAVE BEEN ALTERED/REPLACED DURING THE KITCHEN AND BATHROOM REMODELING.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. CIRCUITS HAVE BEEN ALTERED/ADDED DURING THE KITCHEN AND BATHROOM REMODELING.

CASE NO: CE08080987
CASE ADDR: 3061 NE 49 ST # 05
OWNER: GARCEY, DIMITRIJE
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

1. KITCHEN AND BATHROOMS HAVE BEEN REMODELED.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. PIPING AND FIXTURES HAVE BEEN ALTERED/REPLACED DURING THE KITCHEN AND BATHROOM REMODELING.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

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CASE NO: CE08080992
CASE ADDR: 3061 NE 49 ST # 09
OWNER: KLUCSERITS, DAVID J
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1
THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
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FBC(2007) 105.4.4
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FBC(2007) 105.4.5
THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN
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FOLLOWING MANNER:
1. CIRCUITS HAVE BEEN ALTERED/ADDED DURING THE
KITCHEN AND BATHROOM REMODELING.

CASE NO: CE08121189
CASE ADDR: 1525 SE 15 ST # 5
OWNER: SOUTH EAST ISLANDER APARTMENTS INC
AND
PESOLA, TAISTO A
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1
THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. NEW WINDOWS HAVE BEEN INSTALLED.
2. NEW DOORS HAVE BEEN INSTALLED.
3. A DOOR HAS BEEN REMOVED AND THE OPENING HAS
BEEN CLOSED IN.

FBC(2007) 109.10
WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING
THE REQUIRED APPROVALS.

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FBC(2007) 1612.1.2

THE WINDOWS AND DOORS HAVE NOT BEEN PROVEN TO SUFFICIENTLY WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER LOADS THROUGH THE PERMIT AND INSPECTION PROCESS.

FBC(2007) 1626.1

THE NEW WINDOWS AND NEW DOORS WITH GLASS NEED TO BE IMPACT RESISTANT OR BE PROTECTED BY AN APPROVED HURRICANE PROTECTION SYSTEM.

CASE NO: CE10011075
CASE ADDR: 2031 NE 54 ST
OWNER: PAVICIC, MARY JEAN
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. A GAZEBO HAS BEEN BUILT IN THE BACKYARD.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2

THE GAZEBO HAS NOT BEEN PROVEN TO SUFFICIENTLY WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER LOADS THROUGH THE PERMIT AND INSPECTION PROCESS.

CASE NO: CE10012098
CASE ADDR: 3300 NE 16 CT
OWNER: SNYDER, GARY S & JANE LE
SNYDER FAM TR
INSPECTOR: BURT FORD

VIOLATIONS: 47-34.1.A.1.

THE SINGLE FAMILY HOME ORIGINALLY HAD A SEPARATE MAID'S QUARTERS WITH A GARAGE ATTACHED. THE GARAGE HAS BEEN CONVERTED INTO LIVING SPACE AND IS BEING USED AS A RENTAL UNIT, WHICH IS A PROHIBITED LAND USE IN THIS RS-8 ZONING DISTRICT, AS INDICATED IN SECTION 47-5.11.

FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

1. THE GARAGE THAT IS ATTACHED TO THE ORIGINAL MAID'S QUARTERS HAS BEEN CONVERTED INTO LIVING SPACE.
2. A PVC FENCE HAS BEEN INSTALLED.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. PIPING AND FIXTURES HAVE BEEN ADDED/ALTERED IN THE GARAGE CONVERSION.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. CIRCUITS HAVE BEEN ADDED DURING THE GARAGE CONVERSION.

FBC(2007) 105.4.11

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. THE GARAGE CONVERSION HAS A/C INSTALLED.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2

THE PVC FENCE HAS NOT BEEN PROVEN TO SUFFICIENTLY WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER LOADS THROUGH THE PERMIT AND INSPECTION PROCESS.

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CASE NO: CE10042246
CASE ADDR: 3333 NE 36 ST # 2
OWNER: DADDARIO, ANGELA
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

1. A FENCE HAS BEEN INSTALLED ON THE ROOF SURROUNDING THE CUPOLA.
2. AN EXTERIOR DOOR TO THE LAUNDRY ROOM HAS BEEN INSTALLED.
3. PAVERS HAVE BEEN INSTALLED.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. A SPRINKLER SYSTEM HAS BEEN INSTALLED.
2. A WATER HEATER HAS BEEN INSTALLED.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. EXTERIOR LIGHTING HAS BEEN INSTALLED AND CIRCUITS HAVE BEEN ADDED/ALTERED TO POWER THEM.
2. CIRCUITS HAVE BEEN ADDED/ALTERED TO POWER THE NEW WATER HEATER INSTALLED.
3. CIRCUITS HAVE BEEN ADDED/ALTERED TO POWER THE NEW SPRINKLER SYSTEM INSTALLED.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2

THE FENCE AND THE EXTERIOR LAUNDRY ROOM DOOR HAVE NOT BEEN PROVEN TO SUFFICIENTLY WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER LOADS THROUGH THE PERMIT AND INSPECTION PROCESS.

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CASE NO: CE10042248
CASE ADDR: 3333 NE 36 ST # 3
OWNER: BAILEY, MAUREEN
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

1. A FENCE HAS BEEN INSTALLED ON THE ROOF SURROUNDING THE CUPOLA.
2. AN EXTERIOR DOOR TO THE LAUNDRY ROOM HAS BEEN INSTALLED.
3. PAVERS HAVE BEEN INSTALLED.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. A SPRINKLER SYSTEM HAS BEEN INSTALLED.
2. A WATER HEATER HAS BEEN INSTALLED.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. EXTERIOR LIGHTING HAS BEEN INSTALLED AND CIRCUITS HAVE BEEN ADDED/ALTERED TO POWER THEM.
2. CIRCUITS HAVE BEEN ADDED/ALTERED TO POWER THE NEW WATER HEATER INSTALLED.
3. CIRCUITS HAVE BEEN ADDED/ALTERED TO POWER THE NEW SPRINKLER SYSTEM INSTALLED.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2

THE FENCE AND THE EXTERIOR LAUNDRY ROOM DOOR HAVE NOT BEEN PROVEN TO SUFFICIENTLY WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER LOADS THROUGH THE PERMIT AND INSPECTION PROCESS.

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CASE NO: CE10042243
CASE ADDR: 3333 NE 36 ST # 4
OWNER: RICHARD D FELDMANN REV TR
FELDMANN, RICHARD D TRSTEE
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

1. A FENCE HAS BEEN INSTALLED ON THE ROOF SURROUNDING THE CUPOLA.
2. AN EXTERIOR DOOR TO THE LAUNDRY ROOM HAS BEEN INSTALLED.
3. PAVERS HAVE BEEN INSTALLED.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. A SPRINKLER SYSTEM HAS BEEN INSTALLED.
2. A WATER HEATER HAS BEEN INSTALLED.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. EXTERIOR LIGHTING HAS BEEN INSTALLED AND CIRCUITS HAVE BEEN ADDED/ALTERED TO POWER THEM.
2. CIRCUITS HAVE BEEN ADDED/ALTERED TO POWER THE NEW WATER HEATER INSTALLED.
3. CIRCUITS HAVE BEEN ADDED/ALTERED TO POWER THE NEW SPRINKLER SYSTEM INSTALLED.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2

THE FENCE AND THE EXTERIOR LAUNDRY ROOM DOOR HAVE NOT BEEN PROVEN TO SUFFICIENTLY WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER LOADS THROUGH THE PERMIT AND INSPECTION PROCESS.

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CASE NO: CE10060988
CASE ADDR: 2900 RIOMAR ST
OWNER: TIFFANY HOUSE LLC
INSPECTOR: BURT FORD

VIOLATIONS: 9-306

THIS VACANT BUILDING IS IN A GENERAL STATE OF DISREPAIR AS FOLLOWS:

1. EXTERIOR WALLS ARE STAINED.
2. THERE ARE AREAS WHERE THE PAINT IS PEELING OR IS MISSING.
3. THERE ARE AREAS WHERE THE EXTERIOR STUCCO AND CONCRETE HAVE FALLEN OFF OR IS SPALLING AND HAS EXPOSED THE REINFORCING STEEL.

9-307(a)

MANY OF THE WINDOWS ARE BROKEN.

FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

1. THE INTERIOR HAS BEEN GUTTED DOWN TO THE EXTERIOR WALLS. ALL OF THE FRAMING HAS BEEN REMOVED.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. ALL PLUMBING PIPE, FIXTURES AND EQUIPMENT HAVE BEEN REMOVED FROM ALL OF THE BUILDINGS. THE INTERIOR HAS BEEN DEMOLISHED DOWN TO THE EXTERIOR WALLS.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. THE ELECTRICAL SYSTEM HAS BEEN REMOVED FROM ALL OF THE BUILDINGS. THE INTERIOR HAS BEEN DEMOLISHED DOWN TO THE EXTERIOR WALLS.

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FBC(2007) 105.4.11

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. ALL MECHANICAL DUCT AND EQUIPMENT HAVE BEEN REMOVED FROM ALL OF THE BUILDINGS. THE INTERIOR HAS BEEN DEMOLISHED DOWN TO THE EXTERIOR WALLS.

FBC(2007) 109.10

WORK WAS PERFORMED AND/OR COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

CASE NO: CE10111450
CASE ADDR: 816 SW 10 TER
OWNER: DEVIN, ROBERT D
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.4.1

A WOOD FRAME STRUCTURE WITH A PLASTIC CORRUGATED ROOF HAS BEEN CONSTRUCTED ON THE REAR OF THE SINGLE FAMILY DWELLING WITHOUT A PERMIT.

FBC(2007) 3105.1

A FABRIC COVERED FRAME HAS BEEN INSTALLED IN THE DRIVEWAY OF THE SINGLE FAMILY DWELLING THAT DOES NOT MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.

CASE NO: CE10050973
CASE ADDR: 1116 W BROWARD BLVD
OWNER: NOOR INVESTMENTS REALTY LLC
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1

THE FOLLOWING WORK HAS BEEN COMPLETED WITHOUT PERMITS:

1. ATTACHED PLYWOOD STORAGE SHEDS HAVE BEEN ERECTED ON THE REAR OF THE BUILDING.
2. A WOOD FENCE HAS BEEN INSTALLED.

FBC(2007) 105.4.4

WATER SUPPLIES AND WASTE LINES HAVE BEEN INSTALLED TO PROVIDE FOR A WASHING MACHINE WITHOUT OBTAINING PERMITS.

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FBC(2007) 105.4.5

THE FOLLOWING ELECTRICAL WORK HAS BEEN COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS:

1. A 110 VOLT OUTLET HAS BEEN INSTALLED FOR A WASHING MACHINE.
2. A 220 OUTLET HAS BEEN INSTALLED FOR A DRYER.
3. AN ELECTRICAL CONNECTION HAS BEEN PROVIDED FOR RELOCATED A/C EQUIPMENT.

FBC(2007) 105.4.11

AIR CONDITIONING EQUIPMENT HAVE BEEN REPLACED AND RELOCATED FROM THE ROOF TO THE REAR OF THE BUILDING WITHOUT THE REQUIRED PERMITS ISSUED.

CASE NO: CE10111822
CASE ADDR: 25 NW 11 ST
OWNER: LUXE, EMILE
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1

THE FOLLOWING WORK HAS BEEN PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS:

1. NEW FRENCH DOORS WERE INSTALLED.
2. A WOOD FENCE HAS BEEN INSTALLED.

FBC(2007) 105.4.5

VARIOUS ELECTRICAL WIRING HAS BEEN INSTALLED WITHOUT OBTAINING A PERMIT INCLUDING CONNECTIONS TO THE A/C EQUIPMENT.

FBC(2007) 105.4.11

NEW AIR CONDITIONING EQUIPMENT HAS BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED PERMITS.

CASE NO: CE10111901
CASE ADDR: 6337 N ANDREWS AVE
OWNER: CYPRESS CREEK ASSOC LTD PRTNR
% KIMCO REALTY CORPORATION
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1

THE COMMERCIAL SPACE HAS BEEN ALTERED TO ACCOMMODATE A BEAUTY SALON RENOVATION WITHOUT A PERMIT.

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FBC(2007) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED TO ACCOMMODATE THE RENOVATION FOR A BEAUTY SALON WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED IN THE COMMERCIAL SPACE TO ACCOMODATE A BEAUTY SALON RENOVATION WITHOUT OBTAINING THE REQUIRED PERMITS.

CASE NO: CE10120975
CASE ADDR: 2012 S MIAMI RD
OWNER: MIAMI ROAD PARTNERS LLC
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1
THE DOOR OVERHANGS HAVE BEEN REBUILT WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC(2007) 1604.1

THE DOOR OVERHANGS DO NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING AND PLAN REVIEW PROCESS.

CASE NO: CE10122048
CASE ADDR: 924 W LAS OLAS BLVD
OWNER: BRIGHT ASSETS LLC
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1
THE FOLLOWING WORK HAS BEEN PERFORMED ON THE FOUR UNIT MULTIFAMILY BUILDING WITHOUT OBTAINING THE REQUIRED PERMITS:
1. NEW KITCHENS HAVE BEEN INSTALLED.
2. BATHROOMS HAVE BEEN REMODELED.
3. EXTERIOR STAIRWAYS AND LANDINGS HAVE BEEN CONSTRUCTED.
4. EXTERIOR OVERHANGS HAVE BEEN INSTALLED.
5. NEW WINDOWS HAVE BEEN INSTALLED.
6. NEW EXTERIOR DOORS HAVE BEEN INSTALLED.
7. AREAS OF THE BUILDING HAVE BEEN RESTUCCOED.
8. A SHED HAS BEEN PLACED IN THE REAR OF THE PROPERTY.
9. DRYWALL HAS BEEN REPLACED ON EXTERIOR WALLS.
10. SUPPORT COLUMNS HAVE BEEN REPLACED.

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FBC(2007) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

1. BATHROOM FIXTURES HAVE BEEN REPLACED.
2. WATER HEATERS HAVE BEEN INSTALLED.
3. KITCHENS HAVE BEEN REPLACED.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

1. PREMISE WIRING.
2. ELECTRICAL CONNECTIONS FOR WATER HEATERS.
3. 220 VOLT OUTLETS FOR KITCHEN RANGES.
4. GFI OUTLETS FOR KITCHENS AND BATHROOMS.

FBC-P 502.1

THE INSTALLATIONS OF THE WATER HEATERS DO NOT MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.

FBC(2007) 1009.3

THE STAIR TREADS AND RISERS ON THE EXTERIOR STAIRWAY DO NOT MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.

FBC(2007) 1009.10

THE HANDRAILS ON THE EXTERIOR STAIRWAY DO NOT CONFORM WITH THE FLORIDA BUILDING CODE.

CASE NO: CE11020528
CASE ADDR: 720 SW 19 ST
OWNER: BANK OF NEW YORK TRUSTEE
INSPECTOR: GERRY SMILEN

VIOLATIONS: 9-280(b)

THE ENVELOPE OF THE BUILDING HAS SUCCEDED TO DETERIORATION FROM EXPOSURE TO THE ELEMENTS AND FROM LACK OF MAINTENANCE.

FBC(2007) 105.4.4

A SPRINKLER SYSTEM AND WATER HOOK-UPS FOR AN RV HAVE BEEN INSTALLED WITHOUT A PERMIT.

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FBC(2007) 105.4.5

THE FOLLOWING ELECTRICAL WORK HAS BEEN COMPLETED WITHOUT A PERMIT:

1. SECURITY LIGHTING.
2. EXTERIOR WIRING WITH OUTLETS.
3. ELECTRICAL SERVICE TO THE SHED.
4. OUTLETS FOR RV HOOK-UPS.
5. OUTLETS FOR A/C UNITS.

FBC(2007) 105.4.11

WALL A/C UNITS HAVE BEEN INSTALLED IN THE BUILDING WITHOUT A PERMIT.

FBC(2007) 105.4.15

NEW WINDOWS HAVE BEEN INSTALLED IN THE BUILDING.

CASE NO: CE10042739
CASE ADDR: 1501 RIVERLAND RD
OWNER: LIVING WATER COMMUNITY CHURCH INC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTION:

1. THE REAR BUILDING WHERE THE KITCHEN AREA IS LOCATED USED TO HAVE 8 WINDOW OPENINGS ON THE NORTH SIDE. THREE OF THE WINDOWS WERE REPLACED AND THE OPENINGS WERE RETROFITTED FOR THE NEW WINDOW INSTALLATIONS.
2. FIVE OF THE REMAINING WINDOW OPENINGS WERE CUT AND MODIFIED FOR THE FIVE NEW DOORS THAT WERE INSTALLED TO BUILD FIVE ROOMS.
3. THE SHOWER AREA WAS BUILT INSIDE ONE OF THE ROOMS NEXT TO THE KITCHEN.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. SHOWER STABLES WERE BUILT WITH RUNNING HOT & COLD WATER. THE WASTE PIPE IS DUMPING GRAY WATER FROM THE SHOWERS ONTO THE SIDEWALK AND GRASSY AREA BEHIND THE CHURCH KITCHEN IN THE REAR OF THE BUILDING. THIS IS A VIOLATION OF THE BROWARD HEALTH DEPARTMENT.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING ADDITIONAL WALL A/C UNITS, LIGHTS AND WALL OUTLETS INSIDE THE NEWLY CREATED ROOMS. THEY HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

FBC(2007) 105.4.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. WALL A/C UNITS WERE INSTALLED IN THE NEWLY CREATED ROOMS.
2. THE SHOWER AREA MUST HAVE AIR VENTILATION.

FBC(2007) 1612.1.2

ALL THE WINDOWS AND DOOR INSTALLATIONS HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

FBC(2007) 1626.1

THE NEW WINDOWS WITH GLASS NEED TO BE IMPACT RESISTANT OR BE PROTECTED BY AN APPROVED HURRICANE PROTECTION SYSTEM.

CASE NO: CE10071917
CASE ADDR: 1801 SW 35 AV
OWNER: HENRY, BRUCE
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:

1. WINDOWS WERE REPLACED.
2. THERE IS A ROOF COVERING THE SOUTHEAST PART OF THE POOL DECK.

FBC(2007) 1612.1.2

ALL THE WINDOWS AND DOOR INSTALLATIONS HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

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CASE NO: CE10080609
CASE ADDR: 1329 NW 7 AV
OWNER: FLEISHMAN, DOUGLAS
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:

1. THE PROPERTY HAS BEEN CHANGED INTO THREE RENTAL UNITS.
2. TWO KITCHENS WERE BUILT INSIDE THE ILLEGAL TRIPLEX APARTMENTS.
3. BATHROOMS WERE BUILT INSIDE THE RENTAL APARTMENT.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. THE WASTE DRAIN PIPES AND WATER SUPPLY LINES WERE RUNNING INTO THE EXTRA KITCHEN AND BATHROOMS INSIDE THE ILLEGAL TRIPLEX CONVERSION.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. THE ELECTRICAL LOADS IMPOSED ON THE CIRCUITS INCLUDING BUT NOT LIMITED TO THE TWO EXTRA COOKING AREAS, EXCEED THE CAPACITY OF THE EXISTING 200 AMP CIRCUITRY.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS THROUGH THE PERMITTING AND INSPECTION PROCESS.

FBC(2007) 110.1.1

THE USE AND THE OCCUPANCY OF THE SINGLE FAMILY BUILDING HAVE BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY INTO A TRIPLEX MULTIFAMILY CLASSIFICATION WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY.

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CASE NO: CE10090377
CASE ADDR: 1025 NW 8 AV
OWNER: CEA, JEANNITTE &
CEA, JOSUE
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:

1. THE TRIPLEX APARTMENT BUILDING WAS CHANGED INTO A FOURPLEX WITH FOUR KITCHENS AND BATHROOMS.
2. ATF PERMITS WERE ISSUED TO COMPLY THE VIOLATIONS BUT THE PERMITS WERE LEFT TO EXPIRE AND THE MASTER WAS VOIDED BY THE G.C.
3. THE FLOOR PLAN IN APARTMENT #1 WAS CHANGED TO BUILD THE EXTRA APARTMENT. BY ENCLOSING THE FIRST BEDROOM DOOR AND BUILDING NEW PARTITIONS, THIS CREATED THE MASTER BEDROOM, KITCHEN AND BATHROOM AREA WHERE THE STORAGE AREA USED TO BE.
4. AN EXTERIOR DOOR OPENING WAS ENCLOSED AND A WINDOW WAS SET IN THAT PLACE FACING THE SOUTH. ANOTHER WINDOW WAS SET IN A DOOR OPENING FACING THE EAST. AN OPENING WAS CUT IN THE WALL FACING THE NORTH SIDE TO INSTALL ANOTHER WINDOW.
- 5 THE REMAINING THREE APARTMENTS WERE REMODELED WITH NEW KITCHEN AND BATHROOM CABINETS WITH ALL THE FIXTURES.
6. THE KITCHENS SLIDING DOOR OPENINGS FACING THE NORTH SIDE WERE ENCLOSED AND AN EXTERIOR DOOR WAS INSTALLED IN THAT PLACE.
7. THE WINDOWS IN THE LIVING ROOM AREAS WERE REPLACED IN EACH APARTMENT.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. THE EXISTING THREE BATHROOMS AND KITCHENS WERE REMODELED WITH NEW FIXTURES.
2. A FOURTH BATHROOM AND KITCHEN WERE BUILT INSIDE THE ILLEGAL APARTMENT.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. REMODELING OF THE THREE EXISTING APARTMENTS WITH ELECTRICAL FIXTURES IN THE KITCHENS AND BATHROOMS.
2. IN THE NEW APARTMENT THAT WAS BUILT, THE METER HAS BEEN JUMPED AND IS FEEDING FROM APARTMENT #2. THIS EXCEEDS THE CAPACITY OF THE EXISTING 150 AMPS CIRCUITRY IN THE APARTMENT AND IS A FIRE HAZARD.

FBC(2007) 105.4.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. THREE CENTRAL A/C'S WERE INSTALLED IN THE APARTMENTS WITH PERMITS, BUT THE CONDENSER UNITS WERE REPLACED (OUTSIDE UNIT) WITHOUT OBTAINING THE REQUIRED PERMIT AND INSPECTION.
2. A NEW SYSTEM WAS INSTALLED IN THE ILLEGAL APARTMENT WITH DUCTS AND ELECTRICAL HEATER.

FBC(2007) 105.10.3.1

THERE ARE FIVE BUILDING PERMITS WHICH FAILED INSPECTION AND/OR WERE LEFT TO EXPIRE:

1. P#02030631 - INSTALL 11 SMOKE DETECTORS, NO INSPECTIONS.
2. ATF P#01081794 - NEW KITCHEN FOR TRIPLEX, 24 WINDOWS, 4 DOORS.
3. ATF P#01080013 - ELECTRIC FOR FOUR KITCHENS AND BATHROOMS.
4. ATF P#01080011 - PLUMBING FOR FOUR KITCHENS AND BATHROOMS.
5. ATF P#01080010 - APARTMENT 4. NEW KITCHENS, BATHROOM, NEW WALLS.

FBC(2007) 109.10

THE WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS THROUGH THE PERMITTING AND INSPECTION PROCESS.

FBC(2007) 1612.1.2

ALL THE WINDOWS AND DOOR INSTALLATIONS HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

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FBC(2007) 1626.1

THE NEW WINDOWS NEED TO BE IMPACT RESISTANT OR BE PROTECTED BY AN APPROVED HURRICANE PROTECTION SYSTEM.

CASE NO: CE10091113
CASE ADDR: 119 SW 21 WY
OWNER: RUSSELL, ANTHONY &
SWEETING, JACQUELINE
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:

1. THE FRONT WINDOWS OF THE DWELLING WERE REPLACED.
2. THE FRONT DOOR ENTRANCE FRAME WAS REPLACED.
3. THE OPENINGS FOR THE WINDOWS NEXT TO IT WERE ENCLOSED TO FIT THE NEW WINDOW DIMENSIONS.
4. THE KITCHEN CABINETS WERE UPGRADED AND A NEW COUNTERTOP WAS INSTALLED.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. KITCHEN SINK WAS REPLACED AND A NEW FAUCET WAS INSTALLED.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. THE ELECTRICAL OUTLETS AND LAMPS IN THE KITCHEN AREA MUST MEET NEC 210.8.

FBC(2007) 1604.1

THE STRUCTURES FOR THE WINDOW OPENINGS ON THE FRONT PORCH THAT WERE ENCLOSED DO NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

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FBC(2007) 1612.1.2

ALL THE WINDOWS AND DOOR INSTALLATIONS HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

FBC(2007) 1626.1

GLASS IN WINDOWS MUST BE PROTECTED BY SHUTTERS.

CASE NO: CE10111580
CASE ADDR: 6045 NW 31 AVE # B
OWNER: LAKEVIEW PLAZA INC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:

1. OVER 50% OF THE LOAD BEARING WALL WHICH IS ALSO A FIRE WALL DIVIDING TWO TENANT SPACES WAS REMOVED TO COMBINE TWO WAREHOUSES 604B AND 603B AS ONE.

FBC(2007) 708.3

THE REQUIRED FIRE-RESISTANCE RATINGS AND SEPARATIONS BETWEEN THE SEPARATE UNITS HAVE NOT BEEN PROVIDED FOR THE TENANT SEPARATIONS. EACH TENANT SPACE SHALL BE SEPARATED FROM OTHER TENANT SPACES BY A FIRE PARTITION COMPLYING WITH FBC 708. OPENINGS IN A FIRE WALL SHALL BE PROTECTED AS FER FBC 715.

CASE NO: CE10120954
CASE ADDR: 3105 SW 13 ST
OWNER: CRESPO, ELBA
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:

1. THE OWNER IS BUILDING A ROOM ADDITION WITH A ROOF ON THE REAR OF THE PROPERTY AT THE NORTHEAST CORNER.

2. WINDOWS WERE REPLACED. SOME OF THE OPENINGS WERE ENCLOSED. A DOUBLE DOOR WAS INSTALLED IN PLACE OF A SINGLE DOOR AND WINDOW BY ENLARGING THE DOOR OPENING.
3. AN ALUMINUM ROOF WAS INSTALLED AT THE REAR OF THE DWELLING OVER A CONCRETE SLAB.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. A GAS LINE WAS INSTALLED WITH WATER PIPES TO SUPPLY THE NEW WATER HEATER.
2. THE LAUNDRY ROOM WAS RELOCATED TO THE NEW ADDITION WITH 220V POWER SUPPLY, PLUMBING PIPES FOR THE HOT & COLD WATER, AND THE DRAIN LINE.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. ELECTRICAL UPGRADE, NEW WEATHERHEAD, METER CAN, AND MAIN BREAKER PANEL.
2. A 110V AND 220V POWER SUPPLY RUN TO THE NEW LAUNDRY ROOM.
3. NEW 110V ELECTRIC OUTLETS WERE DONE INSIDE THE ROOM ADDITION.
4. POWER SUPPLY TO THE CENTRAL A/C WITH THE 7.5 KW ELECTRIC HEATER.

FBC(2007) 105.4.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. GAS WATER HEATER HAS BEEN INSTALLED ON THE WEST SIDE OF THE PROPERTY CLOSE TO OR OVER THE SETBACK LINE. A GAS WATER HEATER SHALL BE PROTECTED FROM THE WEATHER WHEN PLACED OUTDOORS. COMBUSTION AIR SHALL BE PROVIDED THROUGH TWO PERMANENT OPENINGS, ONE COMMENCING WITHIN 12 INCHES OF THE TOP AND ONE COMMENCING WITHIN 12 INCHES OF THE BOTTOM OF THE ENCLOSURE. IT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. GAS FIRED WATER HEATERS SHALL CONFORM TO THE REQUIREMENTS OF THIS CODE AND THE FLORIDA GAS CODE, FLORIDA MECHANICAL CODE AND FLORIDA BUILDING CODE.

2. CENTRAL A/C WAS INSTALLED WITH DUCT WORK AND A
7.5 ELECTRIC HEATER.

FBC(2007) 109.10

THE WORK WAS PERFORMED AND COVERED WITHOUT
OBTAINING THE REQUIRED APPROVALS THROUGH THE
PERMITTING AND INSPECTION PROCESS.

FBC(2007) 1604.1

THE STRUCTURES FOR THE ALUMINUM ROOF EXTENSION AND
THE ILLEGAL ADDITION DO NOT MEET THE STANDARD FOR
GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO
WITHSTAND THE REQUIRED WIND LOADING THROUGH THE
PERMITTING PROCESS. ALL THE STRUCTURES THAT WERE
DONE ILLEGALLY ARE DEEMED TO BE UNSAFE AND THE
CONSTRUCTION IS UNDERDESIGNED AND WOULD NOT
PROVIDE THE REQUIRED RESISTANCE TO UPLIFT THAT THE
CODE PROTECTS ITS NEIGHBORS FROM FLYING DEBRIS IN
A STORM, WHICH THIS STRUCTURE MAY BECOME, SO THEY
MUST BE REMOVED.

FBC(2007) 1612.1.2

ALL THE WINDOWS AND DOOR INSTALLATIONS HAVE NOT
BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND
LOADING THROUGH THE PERMITTING PROCESS.

FBC(2007) 1626.1

THE NEW WINDOWS AND DOOR WITH GLASS NEED TO BE
IMPACT RESISTANT OR BE PROTECTED BY AN APPROVED
HURRICANE PROTECTION SYSTEM.

RETURN HEARING (OLD BUSINESS)

CASE NO: CE06061015
CASE ADDR: 2051 NW 28 AVE
OWNER: WILLIAMS, TOCCARA
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1
THE FOLLOWING WORK HAS BEEN DONE WITHOUT
OBTAINING THE REQUIRED PERMITS:
1. ALL THE WINDOWS AND DOORS HAVE BEEN CHANGED
OUT.
2. THE BUILDING IS IN THE PROCESS OF BEING
RE-ROOFED.
3. THE CARPORT ROOF HAS BEEN RE-BUILT. NEW
RAFTERS AND DECKING HAVE BEEN INSTALLED.

CASE NO: CE10020466
CASE ADDR: 1391 SW 33 TER
OWNER: GORDON, ALAN DAVID
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1
THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR
INSPECTIONS:
1. INTERIOR REMODELING WORK IS BEING DONE IN THE
KITCHEN, LAUNDRY AND BATHROOM AREAS.
2. DRYWALL HAS BEEN REMOVED FROM THE FRAME. ALL
THE ELECTRICAL CIRCUITS, AND THE PLUMBING PIPES
ARE EXPOSED.

FBC(2007) 105.4.5
THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN
CHANGED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1. ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING
ADDITIONAL LIGHTS AND WALL OUTLETS THAT HAVE
NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED
AMPERAGE LOADING THROUGH THE PERMITTING
PROCESS.

FBC(2007) 109.10
WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING
THE REQUIRED APPROVALS THROUGH THE PERMITTING AND
INSPECTION PROCESS.

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CASE NO: CE10092090
CASE ADDR: 1125 NW 16 CT
OWNER: PHD DEVELOPMENT LLC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:

1. THE LEGAL OPEN PORCH WAS ENCLOSED AND CONVERTED INTO AN ILLEGAL APARTMENT WITH A BATHROOM AND KITCHEN AREA.
2. THE SINGLE FAMILY HOME WAS CONVERTED INTO A DUPLEX WHICH IS A PROHIBITED LAND USE IN THIS RS-8 ZONING DISTRICT.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. WASTE PIPES, COLD AND HOT WATER SUPPLY LINES WERE INSTALLED IN THE ILLEGAL APARTMENT KITCHEN AND BATHROOM AREAS.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING ADDITIONAL LIGHTS AND WALL OUTLETS INSIDE THE ILLEGAL ENCLOSURE THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

FBC(2007) 1604.1

THE STRUCTURES FOR THE ILLEGAL ENCLOSED PORCH DO NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS. ALL THE STRUCTURES THAT WERE DONE ILLEGALLY ARE DEEMED TO BE UNSAFE AND THE CONSTRUCTION IS UNDERDESIGNED. IT WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO UPLIFT WHICH THE CODE PROTECTS ITS NEIGHBORS FROM FLYING DEBRIS IN A STORM AND WHICH THIS STRUCTURE MAY BECOME, SO THEY MUST BE REMOVED.

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CASE NO: CE10100039
CASE ADDR: 1717 SW 11 CT
OWNER: BELSON, ROBERT
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:

1. THE INTERIOR OF THE PROPERTY HAS BEEN DEMOLISHED. MOST OF THE DRYWALL HAS BEEN REMOVED FROM THE WALLS AND CEILINGS.
2. PLUMBING AND ELECTRICAL FIXTURES WERE DISCONNECTED.
3. THE CABINETS WERE REMOVED IN THE KITCHEN AREA.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. THE PLUMBING FIXTURES HAVE BEEN REPLACED IN THE KITCHEN AND BATHROOM.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING ADDITIONAL LIGHTS AND WALL OUTLETS THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS THROUGH THE PERMITTING AND INSPECTION PROCESS.

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CASE NO: CE10031742
CASE ADDR: 3040 SW 23 ST
OWNER: MILIAN-RODRIGUEZ, RAYMA
TERRILL, MARK
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:

1. MAJOR RENOVATIONS OF THE KITCHEN AND TWO BATHROOMS WITH NEW CABINETS, PLUMBING, AND ELECTRICAL FIXTURES.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. SHOWERS, FAUCETS AND LAVATORIES.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. THE MAIN ELECTRICAL PANEL WAS REPLACED. BY ADDING ADDITIONAL LIGHTS AND WALL OUTLETS FOR THE KITCHEN AND BATHROOM AREAS, THE LOAD HAS BEEN INCREASED WITHOUT BEING DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING AND INSPECTION PROCESS.

CASE NO: CE10080653
CASE ADDR: 2001 NW 28 AVE
OWNER: PIERCE, RICKY
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:

1. FRONT ENTRANCE DOOR WAS REPLACED.
2. EXTERIOR WALLS WERE STUCCOED.
3. INTERIOR REMODELING IN THE KITCHEN AND BATHROOM WITH NEW FIXTURES AND CABINETS.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1. PLUMBING FIXTURES WERE REPLACED IN THE KITCHEN AND BATHROOM.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1. ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING ADDITIONAL LIGHTS AND WALL OUTLETS IN THE KITCHEN AND BATHROOM AREAS THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

FBC(2007) 1626.1

THE NEW ENTRANCE DOOR WITH GLASS NEED TO BE IMPACT RESISTANT OR BE PROTECTED BY AN APPROVED HURRICANE PROTECTION SYSTEM.

CASE NO: CE08061524
CASE ADDR: 1650 NE 60 ST
OWNER: QUARATELLA, JOSEPH F
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. A STRUCTURE HAS BEEN BUILT IN THE BACK OF THE PROPERTY WITH A PITCHED SHINGLE ROOF.
2. WINDOWS HAVE BEEN INSTALLED ON THE STRUCTURE.
3. ACCORDIAN SHUTTERS HAVE BEEN INSTALLED ON THE STRUCTURE.
4. KITCHEN CABINETS AND AN EAT-IN BAR HAVE BEEN INSTALLED IN THE STRUCTURE.
5. THE EXISTING FENCE HAS HAD AN EXTENSION ATTACHED TO THE TOP THAT INCREASES THE TOTAL HEIGHT ABOVE THE SIX FOOT SIX INCH LIMIT.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. PIPING AND FIXTURES HAVE BEEN INSTALLED IN THE KITCHEN IN THE BACKYARD STRUCTURE.
2. KITCHEN APPLIANCES HAVE BEEN INSTALLED.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. CIRCUITS, PIPING, OUTLETS, FIXTURES, ETC. HAVE BEEN INSTALLED IN THE BACKYARD STRUCTURE.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2

THE STRUCTURE IN THE BACKYARD HAS NOT BEEN PROVEN TO SUFFICIENTLY WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER LOADS THROUGH THE PERMIT AND INSPECTION PROCESS.

CASE NO: CE08080933
CASE ADDR: 3400 N OCEAN BLVD
OWNER: 3404 N OCEAN BLVD, LLC
INSPECTOR: BURT FORD

VIOLATIONS: FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

1. EXTERIOR DOOR HAS BEEN INSTALLED.
2. TWO(2) ACCESS DOORS HAVE BEEN INSTALLED INTO THE EXTERIOR WALLS. ONE(1) ON THE SOUTH SIDE AND ONE(1) ON THE EAST SIDE.
3. EXTERIOR WALLS HAVE BEEN CUT TO ACCEPT WALL A/C UNITS.

FBC 105.2.11

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. WALL A/C UNITS HAVE BEEN INSTALLED.
2. 4 WINDOW A/C UNITS HAVE BEEN INSTALLED.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. CIRCUITS HAVE BEEN ADDED TO POWER THE THREE(3) WALL AND WINDOW A/C UNITS.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1612.1.2

THE WINDOW/WALL AIR CONDITIONING UNITS AND EXTERIOR DOOR HAVE NOT BEEN PROVEN TO SUFFICIENTLY WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER LOADS THROUGH THE PERMIT AND INSPECTION PROCESS.

FBC 712.3.1.1

THE HOLES CUT INTO THE EXTERIOR FIRE WALL HAVE COMPROMISED THE AFOREMENTIONED FIRE WALL. ANY ITEM INSTALLED INTO THE FIRE WALL IS REQUIRED TO BE AN APPROVED FIRE RESISTANT ASSEMBLY. WALL A/C UNITS ARE NOT FIRE RATED FOR PENETRATING A FIRE WALL NOR CAN THEY BE RATED. THE ACCESS DOORS THAT HAVE BEEN INSTALLED HAVE NOT BEEN PROVEN TO BE FIRE RATED ASSEMBLIES AND COMPROMISE THE FIRE WALL.

CASE NO: CE09040018
CASE ADDR: 3220 NW 63 ST
OWNER: KEARSE, EVE
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

1. A NEW FRONT DOOR WAS INSTALLED.
2. NEW WINDOWS WERE INSTALLED.
3. THE PORCH WAS ENCLOSED.
4. NEW GARAGE DOOR WAS INSTALLED.
5. KITCHEN AND BATHROOM WERE REMODELED, INCLUDING WHIRLPOOL.
6. A DRIVEWAY WAS INSTALLED. THE DRIVEWAY WAS PERMITTED, BUT PERMIT 03030791 DID NOT PASS FINAL INSPECTIONS.
7. THE GARAGE WAS PARTIALLY CONVERTED INTO A BEDROOM.

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FBC(2007) 105.10.3.1

PAVING PERMIT 03030791 DID NOT PASS FINAL
INSPECTIONS AND IS NULL AND VOID.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED IN THE
FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED
PERMIT:

1. THE KITCHEN AND BATH FIXTURES WERE REPLACED.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED IN THE
FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED
PERMITS:

1. GENERAL PREMISE WIRING
2. CIRCUITS TO POWER WHIRLPOOL AND GARAGE
CONVERSION.

FBC(2007) 109.10

WORK WAS COVERED UP WITHOUT OBTAINING THE REQUIRED
APPROVALS THROUGH THE PERMITTING PROCESS.

FBC(2007) 1604.1

THE DESIGN AND CONSTRUCTION OF THE PORCH
CONVERSION DOES NOT MEET THE STRENGTH REQUIREMENTS
FOR THE LOADS IMPOSED.

CASE NO: CE10040096
CASE ADDR: 1213 NE 13 ST
OWNER: MCCUE, JONATHAN J & HADAS F
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

1. THE GARAGE/CARPORT HAS BEEN ENCLOSED.
2. NEW EXTERIOR DOORS HAVE BEEN INSTALLED.
3. THE FLORIDA ROOM IN FRONT OF THE BUILDING HAS
BEEN TURNED INTO LIVING SPACE. A SLIDING GLASS
DOOR HAS BEEN INSTALLED.
4. THE KITCHEN HAS BEEN REMODELED.
5. NEW WINDOWS HAVE BEEN INSTALLED.
6. A WOOD FENCE HAS BEEN INSTALLED.
7. THE BACK PORCH HAS BEEN ENCLOSED AND CONVERTED
INTO A LAUNDRY ROOM.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. INSTALLED A BATHROOM IN THE GARAGE/CARPORT CONVERSION.
2. LAUNDRY ROOM PIPING HAS BEEN INSTALLED.
3. WATER HEATER HAS BEEN INSTALLED.
4. PIPING AND FIXTURES HAVE BEEN ALTERED/ADDED DURING THE KITCHEN REMODELING.
5. A SPRINKLER SYSTEM HAS BEEN INSTALLED.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. CIRCUITS HAVE BEEN ADDED DURING THE ILLEGAL GARAGE/CARPORT ENCLOSURE.
2. CIRCUITS HAVE BEEN ADDED DURING THE INSTALLATION OF THE AIR CONDITIONING SYSTEMS.
3. CIRCUITS HAVE BEEN ADDED TO POWER THE APPLIANCES IN THE LAUNDRY ROOM ENCLOSURE.
4. CIRCUITS HAVE BEEN ALTERED/ADDED DURING THE KITCHEN REMODELING.
5. THE WATER HEATER IS CONNECTED WITH A PIGTAIL.
6. MISC EXTERIOR LIGHTING HAS BEEN INSTALLED.

FBC(2007) 105.4.11

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. TWO AIR CONDITIONING SYSTEMS HAVE BEEN INSTALLED.

FBC(2007) 105.10.3.1

FENCE PERMIT 01052308 HAS EXPIRED WITH NO INSPECTIONS.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

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FBC(2007) 1612.1.2

THE FENCE, GARAGE/CARPORT ENCLOSURE, LAUNDRY ENCLOSURE, EXTERIOR DOORS, WINDOWS, AND AIR CONDITIONING UNITS HAVE NOT BEEN PROVEN TO SUFFICIENTLY WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER LOADS THROUGH THE PERMIT AND INSPECTION PROCESS.

FBC(2007) 1626.1

THE NEW WINDOWS AND NEW DOORS WITH GLASS NEED TO BE IMPACT RESISTANT OR BE PROTECTED BY AN APPROVED HURRICANE PROTECTION SYSTEM.

CASE NO: CE09010920
CASE ADDR: 1904 SW 4 AVE
OWNER: FORT LAUDERDALE LEARNING CTR LLC
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC 105.1

THE SCHOOL BUILDING HAS BEEN ALTERED AND MODIFIED IN THE FOLLOWING MANNER WITHOUT PERMITS:

1. A NEW KITCHEN HAS BEEN ADDED.
2. DRYWALL AND PARTITIONS HAVE BEEN ADDED.
3. BATHROOMS HAVE BEEN REMODELED.

FBC 105.2.4

PLUMBING WORK WITHOUT PERMITS WAS PERFORMED IN THE FOLLOWING MANNER:

1. PLUMBING FOR THE ADDED KITCHEN.
2. BATHROOM REMODELING.

FBC 105.2.5

ELECTRICAL WORK WAS DONE WITHOUT PERMITS IN THE FOLLOWING MANNER:

1. WIRING FOR THE ADDED KITCHEN.
 2. WIRING FOR THE BATHROOM REMODELING.
-

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CASE NO: CE09011970
CASE ADDR: 1133 SW 5 PL
OWNER: ACREE, BARBARA
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.4.1
THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT PERMITS INCLUDING BUT NOT LIMITED
TO:
1. A CARPORT HAS BEEN ENCLOSED.
2. NEW DOORS HAVE BEEN INSTALLED.
3. NEW WINDOWS HAVE BEEN INSTALLED.

FBC(2007) 105.4.4
PLUMBING FOR A BATHROOM AND KITCHEN HAS BEEN
COMPLETED WITHOUT A PERMIT.

FBC(2007) 105.4.5
ELECTRICAL PREMISE WIRING WAS COMPLETED WITHOUT
OBTAINING A PERMIT.

FBC(2007) 1612.1.2
THE WINDOW AIR CONDITIONING UNITS HAVE NOT BEEN
PROVEN TO SUFFICIENTLY WITHSTAND ESTIMATED OR
ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER
LOADS THROUGH THE PERMIT AND INSPECTION PROCESS.

CASE NO: CE08050335
CASE ADDR: 1061 NW 25 AVE
OWNER: LINDER, JERON F. JR
INSPECTOR: GERRY SMILEN

VIOLATIONS: 9-280(b)
THE FOLLOWING BUILDING COMPONENTS HAVE BEEN
INSTALLED AND ARE NOT STRUCTURALLY SOUND, WEATHER
TIGHT, OR RODENT PROOF:
1. WINDOWS.
2. DOORS.
3. WOOD EXTERIOR WALLS.
4. ROOF RAFTERS.

FBC 105.1
THE SINGLE FAMILY DWELLING HAS BEEN REPAIRED AND
ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING
THE REQUIRED PERMITS:
1. THE KITCHEN HAS BEEN REMOVED.
2. NEW WINDOWS AND DOORS HAVE BEEN INSTALLED.

3. STRUCTURAL BEAMS IN THE CARPORT HAVE BEEN REPLACED AND/OR REPAIRED.
4. WALL SHEATHING HAS BEEN REPLACED.
5. NEW 2 X 4 EXTERIOR WALLS HAVE BEEN INSTALLED.
6. A SCREEN PORCH HAS BEEN ENCLOSED.

FBC 105.2.4

THE FOLLOWING PLUMBING WORK HAS BEEN PERFORMED WITHOUT A PERMIT:

1. A NEW HOT WATER HEATER HAS BEEN INSTALLED.
2. PLUMBING FOR THE KITCHEN HAS BEEN DISCONNECTED FOR CABINET REMOVAL.

FBC 105.2.5

THE FOLLOWING ELECTRICAL WORK HAS BEEN DONE WITHOUT A PERMIT:

1. A 220 VOLT CONNECTION FOR A NEW HOT WATER HEATER.
2. PREMISE WIRING.
3. KITCHEN WIRING HAS BEEN DISCONNECTED.

FBC 1626.1

THE FOLLOWING BUILDING COMPONENTS DO NOT MEET THE IMPACT TEST CRITERIA REQUIRED FOR A HIGH VELOCITY HURRICANE ZONE:

1. THE ENCLOSED SCREEN PORCH.
2. WINDOW INSTALLATIONS.
3. DOOR INSTALLATION.

CASE NO: CE10070285
CASE ADDR: 1032 NE 16 AVE
OWNER: FLORES, CARLOS &
RUBI, SANTOS
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1

THE FOLLOWING WORK WAS DONE WITHOUT OBTAINING THE REQUIRED PERMITS:

1. ALUMINUM DOUBLE FRENCH DOORS WERE INSTALLED AT THE REAR BUILDING.
2. A SPRINKLER SYSTEM WAS INSTALLED.

FBC(2007) 105.4.11

A CENTRAL AIR CONDITIONING SYSTEM WAS INSTALLED.

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FBC(2007) 109.10

WORK WAS COVERED UP WITHOUT FIRST OBTAINING THE
REQUIRED APPROVED INSPECTIONS.

CASE NO: CE10081528
CASE ADDR: 1008 AVOCADO ISLE
OWNER: MALEC, JOHN
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1

THE FOLLOWING WORK HAS COMMENCED WITHOUT OBTAINING
THE REQUIRED PERMITS:

1. A FLORIDA ROOM HAS BEEN ENCLOSED.
2. NEW WINDOWS HAVE BEEN INSTALLED.
3. AN ALUMINUM ROOF HAS BEEN PARTIALLY REMOVED.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED IN THE
FOLLOWING WAY:

1. NEW FIXTURES HAVE BEEN INSTALLED.
2. COPPER PIPING HAS BEEN ALTERED.
3. WASTE LINES HAVE BEEN ALTERED.
4. NEW GAS LINES HAVE BEEN ADDED.
5. NEW HOSE BIBS AND WATER SUPPLY LINES HAVE BEEN
ADDED.

FBC(2007) 105.4.5

THE FOLLOWING ELECTRICAL WORK HAS BEEN PERFORMED
WITHOUT OBTAINING THE REQUIRED PERMITS:

1. EXTERIOR LIGHT FIXTURES HAVE BEEN REMOVED.
2. EXTERIOR BOXES HAVE BEEN ADDED.
3. PREMISE WIRING HAS BEEN ADDED.
4. ELECTRICAL CONNECTION FOR NEW POOL EQUIPMENT.

FBC(2007) 105.4.13

NEW POOL EQUIPMENT HAS BEEN INSTALLED WITHOUT
OBTAINING THE REQUIRED PERMITS.

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CASE NO: CE10101100
CASE ADDR: 1033 NE 16 TER
OWNER: MAINI, ARCHANA
SHETH, KISHOR
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1

THE FOLLOWING WORK HAS BEEN PERFORMED ON THE
MULTI-FAMILY DWELLING WITHOUT OBTAINING THE
REQUIRED PERMITS:

1. NEW COUNTERTOPS AND CABINETS HAVE BEEN
INSTALLED.
2. A NEW PVC FENCE HAS BEEN INSTALLED.
3. REFRAMING AND BRACING FOR WINDOWS IS IN
PROGRESS.

FBC(2007) 105.4.4

THE FOLLOWING PLUMBING WORK HAS BEEN COMPLETED OR
IN PROGRESS WITHOUT OBTAINING THE REQUIRED
PERMITS:

1. A NEW WATER HEATER WAS INSTALLED.
2. KITCHEN SINKS HAVE BEEN INSTALLED.
3. NEW BATHROOM FIXTURES HAVE BEEN INSTALLED.

FBC(2007) 105.4.5

LIGHTING AND WIRING HAVE BEEN ALTERED AND A NEW
WATER HEATER HAS BEEN CONNECTED WITHOUT OBTAINING
THE REQUIRED PERMITS.

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CASE NO: CE10062109
CASE ADDR: 1601 SW 20 ST
OWNER: EAST YARD PARTNERS LLC
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1
THE WAREHOUSE BAY WAS ALTERED IN THE FOLLOWING
WAYS WITHOUT OBTAINING THE REQUIRED PERMITS:
1. WOODEN STORAGE LOFTS WERE CONSTRUCTED.
2. AN OFFICE SPACE WAS CONSTRUCTED WITH STORAGE
ABOVE.

FBC(2007) 105.4.11
AN A/C SYSTEM WITH DUCT WORK HAS BEEN INSTALLED
WITHOUT A PERMIT.

FBC(2007) 105.4.5
THE FOLLOWING ELECTRICAL WORK HAS BEEN COMPLETED
WITHOUT OBTAINING THE REQUIRED PERMITS:
1. PREMISE WIRING FOR THE OFFICE SPACE.
2. LIGHTING FOR THE OFFICE SPACE.
3. ELECTRICAL CONNECTION FOR THE A/C SYSTEM FOR
THE OFFICE.

HEARING TO IMPOSE FINES
CHAPTER 11, FORT LAUDERDALE CODE OF ORDINANCES

CASE NO: CE05110901
CASE ADDR: 1629 NE 12 ST
OWNER: MCDERMOTT DEVELOPMENT LLC
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1
THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. A FENCE WAS INSTALLED WITHOUT FIRST OBTAINING A
PERMIT. PERMIT APPLICATION 06033358 WAS APPLIED
FOR BUT NEVER PICKED UP.

FBC(2007) 109.10
WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING
THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2
THE WOOD FENCE HAS NOT BEEN PROVEN TO SUFFICIENTLY
WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE,
WIND, OR ANY OTHER LOADS THROUGH THE PERMIT AND
INSPECTION PROCESS.

CASE NO: CE09050642
CASE ADDR: 1301 NE 17 AVE
OWNER: DOMINICIS, MARIA LE
DOMINICIS, LUIS & DOMINICIS D
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1
THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. NEW DOORS HAVE BEEN INSTALLED.
2. NEW WINDOWS HAVE BEEN INSTALLED.
3. THE KITCHEN IN THE MAIN HOUSE HAS BEEN
REMODELED.
4. ALL BATHROOMS HAVE BEEN REMODELED.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. WATER HEATERS HAVE BEEN INSTALLED.
2. PIPING AND FIXTURES HAVE BEEN REPLACED IN THE:
 - A. MAIN KITCHEN REMODEL.
 - B. ILLEGAL KITCHEN IN THE BACK BEDROOM.
 - C. ALL BATHROOMS THAT HAVE BEEN REMODELED.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. MAIN KITCHEN REMODEL.
2. ILLEGAL KITCHEN IN THE BACK BEDROOM.
3. ALL BATHROOMS THAT HAVE BEEN REMODELED.
4. TO POWER THE NEW A/C SYSTEMS.

FBC(2007) 105.4.11

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. TWO COMPLETE SYSTEMS HAVE BEEN INSTALLED.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC(2007) 1626.1

THE NEW WINDOWS AND NEW DOORS WITH GLASS NEED TO BE IMPACT RESISTANT OR BE PROTECTED BY AN APPROVED HURRICANE PROTECTION SYSTEM.

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CASE NO: CE05111570
CASE ADDR: 3051 NE 32 AVE
OWNER: ANNIEOPA LLC
INSPECTOR: BURT FORD

VIOLATIONS: 47-21 G.1.

A LANDSCAPE PLAN IS REQUIRED TO BE ON FILE WITH THE CITY OF FORT LAUDERDALE. THIS PLAN MUST DEMONSTRATE COMPLIANCE WITH THE 50% RETROACTIVE REQUIREMENT FOR LANDSCAPING. THIS LANDSCAPE PLAN IS NOT ON FILE WITH THE CITY OF FORT LAUDERDALE. THE PROPERTY DOES NOT HAVE THE REQUIRED RETROACTIVE LANDSCAPING.

FBC 105.1

1. ROOF STRUCTURES WERE BUILT ON THE SOUTH SIDE OF PROPERTY.
2. CANVAS AWNINGS WERE ERECTED.
3. AN AWNING STRUCTURE WAS CONVERTED INTO A STORAGE ROOM, INCLUDING, BUT NOT LIMITED TO AN ASPHALT SHINGLE ROOF, WOOD FRAME WALLS AND ROOF STRUCTURE, SEVERAL DOORS, CONCRETE FLOORS, AND INTERIOR BUILD OUT.
4. A WALK IN COOLER WAS INSTALLED.
5. A FENCE WAS CONSTRUCTED.
6. A TRELIS WAS ERECTED OVER FRONT ENTRANCE.
7. AN A/C SUPPORT STRUCTURE WAS ERECTED.
8. THE FIRE SPRINKLER SYSTEM WAS ALTERED, SPRINKLER HEADS WERE ADDED.

FBC 105.2.11

1. CENTRAL A/C UNITS AND OTHER MECHANICAL SYSTEMS HAVE BEEN INSTALLED, RELOCATED AND/OR REPLACED.

FBC 105.2.4

1. A SINK WAS INSTALLED.
2. A WATER HEATER WAS INSTALLED.
3. THE FIRE SPRINKLER SYSTEM WAS ALTERED AND ENLARGED.

FBC 105.2.5

1. EXTERIOR AND INTERIOR LIGHTING AND GENERAL POWER OUTLETS.
2. CIRCUITS TO A/C UNITS.
3. CIRCUITS TO ICE MACHINES AND WALK IN COOLERS
4. CIRCUIT TO WATER HEATER.

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FBC 109.6

WORK WAS DONE AND COVERED UP WITHOUT HAVING PASSED
THE REQUIRED INSPECTIONS

FBC 1604.1

THE ROOF STRUCTURES, STORAGE AND THE A/C SUPPORT
STRUCTURE ARE NOT DESIGNED AND CONSTRUCTED
ACCORDING TO THE STRENGTH REQUIREMENTS FOR THE
LOADS IMPOSED AND DO NOT CONFORM WITH ANY BUILDING
CODES PAST OR PRESENT.

CASE NO: CE07031444
CASE ADDR: 2491 STATE ROAD 84
OWNER: BILL RICHARDSON TR
RICHARDSON, BILL
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC 105.1

THE FACILITY HAS BEEN EXPANDED BY CONSTRUCTION OF
BUILDINGS. EXISTING FACILITIES HAVE BEEN ALTERED
AND/OR EXPANDED IN SIZE. THE REQUIRED PERMITS FOR
THIS WORK WERE NOT OBTAINED. THE CONSTRUCTION,
ALTERATIONS, AND EXPANSIONS INCLUDE THE
FOLLOWING:

1. CONSTRUCTION OF A LARGE WOOD FRAMED ENCLOSURE
INSIDE THE YACHT REPAIR BUILDING.
2. CONSTRUCTION OF A SHADE PAVILION WITH A RED
STREET SIGN ON IT. THE SIGN READS DALE EARNHART
JR DR.
3. REMOVAL OF LARGE SECTIONS OF BLOCK WALL FROM
THE WEST EXPOSURE OF THE COVERED BOAT DOCKS.
4. INSTALLATION OF SEVERAL SMALL ACCESSORY
BUILDINGS ADJOINING THE WEST EXPOSURE OF THE
COVERED BOAT DOCKS.
THIS AREA HAS BEEN APPROVED AS A PARKING AREA.
5. CONSTRUCTION OF A CARPENTRY SHOP BUILDING ON
THE WEST SIDE OF THE PROPERTY. THIS BUILDING IS
ATTACHED TO THE SOUTH END OF AN ORIGINAL
MASONRY BUILDING NOW USED AS A TOOL ROOM.
6. CONSTRUCTION OF A DUST COLLECTION TOWER ON THE
WEST EDGE OF THE PROPERTY.
7. THE PLACEMENT OF FREIGHT CONTAINERS UTILIZED AS
ACCESSORY BUILDINGS COMPLETE WITH ELECTRICAL
POWER AND AIR CONDITIONING EQUIPMENT.
8. ENTRANCE GATES INSTALLED.

9. SAFEGUARDS INSTALLED ON THE ROOF OF THE OFFICE BUILDING.
10. OFFICE TRAILER INSTALLED AS A PERMANENT FACILITY COMPLETE WITH HANDICAP RAMP. THE NORTH SIDE IS AN OFFICE AND THE SOUTH SIDE IS A RESTROOM. IT IS CONSTRUCTED IN THE AREA APPROVED FOR OVERFLOW PARKING.
11. A ROOF STRUCTURE CONNECTING TWO MASONRY STRUCTURES ON THE WEST SIDE OF THE PROPERTY. THE BATTERY SHOP AND THE ORIGINAL SHOP ARE CONNECTED BY THIS ROOF.
12. A TUBE AND MEMBRANE STRUCTURE BEING USED FOR SPRAY PAINTING.
13. A BALCONY HAS BEEN CONSTRUCTED OVERLOOKING THE SOUTH BAY OF THE COVERED DOCKS. THE BALCONY FACES NORTH.
14. A DOOR HAS BEEN INSTALLED HIGH IN THE MASONRY WALL WHICH ALLOWS ACCESS TO THE BALCONY NOTED IN ITEM 13 ABOVE.
15. A STEEL SUPPORT SYSTEM HAS BEEN DEvised TO SUPPORT A FREE AIR WIRING METHOD.

FBC 105.2.4

PLUMBING INSTALLATIONS HAVE BEEN DONE WITHOUT PERMITS. THE WORK INCLUDES:

1. THE PLUMBING CONNECTIONS FOR THE OFFICE TRAILER
2. A MISTING SYSTEM FOR THE PAVILION.
3. A COMPRESSED AIR DELIVERY SYSTEM.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN EXPANDED, ALTERED AND OR REPAIRED REPEATEDLY WITHOUT OBTAINING THE REQUIRED PERMITS. THE WORK THAT HAS NOT BEEN PERMITTED AND NOT INSPECTED AS REQUIRED INCLUDES THE FOLLOWING:

1. THE OPEN WIRING SYSTEM HAS BEEN REPAIRED/REPLACED.
2. THE CARPENTER SHOP PREMISE WIRING.
3. ALL WIRING, FIXTURES AND OUTLETS INSTALLED IN SHEDS AND FREIGHT CONTAINERS.
4. ALL WIRING, FIXTURES AND OUTLETS INSTALLED IN THE LARGE FRAMED ENCLOSURE INSIDE THE YACHT REPAIR BUILDING.
5. ALL ELECTRICAL CONNECTIONS TO THE OFFICE TRAILER.

6. ALL ELECTRICAL ALTERATIONS CONNECTED TO THE INSTALLATION OF AIR CONDITIONING INSTALLED IN THE ORIGINAL CBS OFFICE.

FBC 105.2.11

AIR CONDITIONING EQUIPMENT HAS BEEN INSTALLED THROUGHOUT THE FACILITY WITHOUT OBTAINING THE REQUIRED PERMIT. THE LOCATIONS INCLUDE, BUT ARE NOT LIMITED TO: THE MAIN OFFICE BUILDING, IN FREIGHT CONTAINERS USED AS ACCESSORY STRUCTURES, ACCESSORY SHEDS, THE OFFICE TRAILER AND THE ENCLOSURE INSIDE THE YACHT REPAIR BUILDING.

FBC 1012.1

SAFEGUARDS HAVE BEEN INSTALLED ON THE TOP OF THE CBS OFFICE BUILDING AND ON THE BALCONY OVERLOOKING THE SOUTH OVERWATER BAY. THE STRENGTH REQUIREMENT FOR THE SAFEGUARDS HAS NOT BEEN DEMONSTRATED THROUGH THE PERMITTING PROCESS.

FBC 1012.3

THE SAFEGUARDS INSTALLED ON THE UPPER DECK OF THE CBS OFFICE BUILDING AND ON THE BALCONY OVERLOOKING THE SOUTH OVERWATER BOAT SLIP DO NOT HAVE THE REQUIRED BALUSTERS OR PATTERN TO PREVENT AN OBJECT OF FOUR INCH DIAMETER TO PASS THROUGH AND FALL FROM THE DECK.

FBC 1612.1.2

ALL THE CONSTRUCTION DONE WITHOUT PERMITS (SEE LIST SPECIFIED FOR F.B.C. 105.1) THAT IS SUBJECT TO WIND LOADING, GRAVITY LOADING AND ANY OTHER LOADING HAS NOT DEMONSTRATED THE REQUIRED STRENGTH OF MATERIAL AND DESIGN THROUGH THE PERMITTING PROCESS.

FBC-P 303.2

THE COMPRESSED AIR DELIVERY SYSTEM THAT HAS BEEN INSTALLED DOES NOT UTILIZE APPROVED PIPE. THE SYSTEM IS MADE FROM P.V.C. PIPE.

NEC 90.1 (A)

THE ELECTRICAL SYSTEM OF THE BUILDING IS NOT BEING MAINTAINED ACCORDING TO THE MINIMUM SAFETY STANDARD OF THE NATIONAL ELECTRICAL CODE. DEFICIENCIES PERVADE THE ENTIRE SYSTEM.

NEC 90.1 (B)

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN EXPANDED REPEATEDLY WITHOUT PROPER PLANNING. WIRING SYSTEMS HAVE BEEN OVERLOADED BY METHODS AND USAGE NOT IN CONFORMITY TO THE NATIONAL ELECTRICAL CODE. THIS HAS OCCURRED BECAUSE THE INITIAL WIRING DID NOT PROVIDE ADEQUATELY FOR FUTURE INCREASES OF ELECTRICAL USE.

NEC 110-12(a)

ELECTRICAL EQUIPMENT IS NOT PROPERLY CONNECTED TO THE SYSTEM. MANY UNUSED OPENINGS IN THIS EQUIPMENT ARE NOT PROPERLY COVERED.

NEC 225.19(D)(1)

THE REQUIRED CLEARANCE FROM THE CONDUCTORS FASTENED TO THE WALL IS NOT PROVIDED WHERE THE DOORWAY PROVIDES ACCESS TO THE BALCONY WHICH OVERLOOKS THE COVERED BOAT SLIP ON THE SOUTH.

NEC 240.21(B)(1)(1)

THE TAP CONDUCTORS UTILIZED FOR THE OPEN FREE AIR WIRING SYSTEM ARE NOT FUSED ACCORDING TO APPROVED METHODS. THE OVER FUSING CONDITION DOES NOT PROVIDE THE DEGREE OF SAFETY REQUIRED BY THE CODE.

NEC 310.8(D)(2)

THE CONDUCTORS USED FOR THE OPEN FREE AIR WIRING SYSTEM ARE NOT APPROVED FOR THIS USE. THE CONDUCTORS ARE NOT RESISTANT TO U.V. LIGHT AS REQUIRED.

NFPA 101:39.2.4.1

TWO EXITS ARE NOT PROVIDED FROM THE 2ND FLOOR OFFICE AREA.

NFPA 1:18.2.2.5.8

FIRE LANE SIGNS ARE NOT PROVIDED CONSISTENT WITH THE CODE.

NFPA 303:2.1

NO SMOKING SIGNS ARE NOT PROVIDED IN ACCORDANCE WITH THE CODE.

NFPA 303:4.10.2

FIRE DETECTORS ARE NOT PROVIDED IN ACCORDANCE WITH THE CODE.

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NFPA 303:4.3.2

AN APPROVED FIRE SPRINKLER SYSTEM IS NOT PROVIDED FOR ALL MARINA AND BOATYARD BUILDINGS IN EXCESS OF 5000 SQUARE FT.

NFPA 303:4.4.1

DOCK FIRE LINE IS NOT PROVIDED.

NFPA 303:4.5

FIRE HYDRANTS ARE NOT PROVIDED IN ACCORDANCE WITH THE CODE.

NFPA 33:5.1

TARPS, PLASTIC SHEETING AND OTHER COMBUSTIBLE MATERIALS ARE BEING USED IN THE PLACE OF A SPRAY BOOTH.

NFPA 33:6.3.1

DISPENSING, TRANSFER, MIXING AND FILLING CONTAINERS WITH FLAMMABLE LIQUIDS IS BEING DONE OUTSIDE OF MIXING ROOMS OR SPRAY AREAS.

NFPA 33:7.1

SPRAY AREAS ARE NOT PROTECTED BY AN APPROVED FIRE PROTECTION SYSTEM.

CASE NO: CE07110906
CASE ADDR: 1132 NW 5 CT
OWNER: MCCULLOUGH, JOHNNY
HALL, ODESSA
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:

1. WINDOWS AND THE FRONT DOORS WERE REPLACED.
2. THERE ARE TWO CENTRAL A/C'S THAT REPLACED THE WALL UNITS.
3. INTERIOR REMODELING WORK INCLUDING ELECTRICAL, PLUMBING AND DRYWALL.
4. NEW CHAIN LINK FENCE.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1. THERE ARE NEW PIPES AND PLUMBING CONNECTIONS IN THE KITCHENS AND BATHROOMS. FIXTURES WERE REPLACED.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1. ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING TWO ADDITIONAL CENTRAL A/C'S WITH ELECTRICAL HEATER, PLUS LIGHTS AND WALL OUTLETS THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS THROUGH THE PERMITTING AND INSPECTION PROCESS.

FBC(2007) 1612.1.2

ALL THE WINDOWS AND DOOR INSTALLATIONS HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

FBC(2007) 1626.1

THE NEW WINDOWS AND DOOR WITH GLASS NEED TO BE IMPACT RESISTANT OR BE PROTECTED BY AN APPROVED HURRICANE PROTECTION SYSTEM.

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CASE NO: CE09021699
CASE ADDR: 680 SW 29 TER
OWNER: TELCY, EUGENA
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC 105.1
THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR
INSPECTIONS:
1. WINDOWS WERE REPLACED.
2. STAMP CONCRETE DRIVEWAY WAS DONE.

FBC 109.6
WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING
THE REQUIRED APPROVALS THROUGH THE PERMITTING AND
INSPECTION PROCESS.

FBC 1612.1.2
ALL THE WINDOW INSTALLATIONS HAVE NOT BEEN
DEMONSTRATED TO WITHSTAND THE REQUIRED WIND
LOADING THROUGH THE PERMITTING PROCESS.

CASE NO: CE09030900
CASE ADDR: 1770 NW 26 TER
OWNER: LA FAVOR, GLENN R H/E
LA FAVOR, A & LA FAVOR, S
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1
THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR
INSPECTIONS:
1. PROPERTY WAS REROOFED BETWEEN 2005 AND 2006.
2. INTERIOR REMODELING WORK AND WINDOWS WERE
REPLACED. ATF PERMIT EXPIRED IN 1999.

FBC(2007) 105.10.3.1
THERE IS AN EXPIRED REMODELING PERMIT #99090632,
WHICH FAILED FINAL INSPECTION ON 12/2/1999.

FBC(2007) 109.10
WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING
THE REQUIRED APPROVALS THROUGH THE PERMITTING AND
INSPECTION PROCESS.

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FBC(2007) 1612.1.2

THE STRUCTURE FOR THE ROOF DOES NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

CASE NO: CE09040981
CASE ADDR: 921 SW 31 AVE
OWNER: DAVIDSON, CAMEY CHEBETER
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:

1. THE CARPORT HAS BEEN ENCLOSED INTO LIVING SPACE AND IS BEING USED AS A RENTAL APARTMENT.

FBC 105.2.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. THE ILLEGAL RENTAL APARTMENT HAS A KITCHEN AND BATHROOM THAT WERE DONE WITHOUT A PERMIT.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING ADDITIONAL LIGHTS, WALL OUTLETS, AND TWO WALL A/C'S THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

FBC 105.2.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. THERE IS A CENTRAL A/C ON THE PROPERTY AND TWO ADDITIONAL WALL A/C'S IN THE ENCLOSED CARPORT.
2. VENTILATION FOR THE CARPORT BATHROOM AND KITCHEN.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS THROUGH THE PERMITTING AND INSPECTION PROCESS.

FBC 1604.1

THE STRUCTURE FOR THE CARPORT CONVERSION DOES NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

FBC 1612.1.2

ALL THE WINDOWS, SHUTTERS AND DOOR INSTALLATIONS HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

FBC 1626.1

THE NEW WINDOWS AND DOOR WITH GLASS NEED TO BE IMPACT RESISTANT OR BE PROTECTED BY AN APPROVED HURRICANE PROTECTION SYSTEM.

CASE NO: CE09060387
CASE ADDR: 1408 NW 9 AVE
OWNER: B & H REAL ESTATE MANAGEMENT LLC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:

1. THE SCREEN WAS REMOVED FROM THE REAR PORCH AND ENCLOSED WITH WINDOWS.
2. SOME WINDOWS WERE REPLACED AROUND THE PROPERTY AND THE OPENINGS WERE ENCLOSED TO FIX THE NEW WINDOWS.
3. KITCHEN AND BATHROOMS WERE REMODELED WITH NEW CABINETS AND FIXTURES.
4. DRYWALL WAS REPLACED ON SOME AREAS OF THE CEILING AND WALLS TO REPAIR WATER DAMAGE.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. FIXTURES IN THE KITCHEN AND BATHROOMS WERE REPLACED.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. ELECTRICAL LOAD DEMAND WAS INCREASED BY INSTALLING A CENTRAL A/C WITH ELECTRIC HEATER AND ADDING ADDITIONAL LIGHTS AND WALL OUTLETS THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

FBC(2007) 105.4.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. A CENTRAL A/C WAS INSTALLED WITH DUCT WORK AND AN ELECTRICAL HEATER.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS THROUGH THE PERMITTING AND INSPECTION PROCESS.

CASE NO: CE09091388
CASE ADDR: 1629 NW 7 AVE
OWNER: CAPITAL HOMES & INVESTMENTS INC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED IN THE FOLLOWING WAY:

1. ELECTRICAL, MECHANICAL, STRUCTURAL, AND PLUMBING WORK WITHOUT PERMITS.
STOP WORK ORDER HAS BEEN ISSUED.
2. NEW WINDOWS AND DOORS WERE INSTALLED.
3. KITCHEN AND BATHROOMS WERE REMODELED.
4. ONE WINDOW HAS BEEN REMOVED AND THE OPENING WAS BLOCKED UP.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED IN THE FOLLOWING MANNER:

1. THE INSTALLATION OF PVC PIPING ON THE NORTH WALL FOR THE VENTILATION WASTE STACK.
2. SUPPLY WATER PIPING CONNECTED TO THE KITCHEN AND BATH REMODEL.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED BY THE INSTALLATION OF NEW CIRCUITS WITHOUT PERMITS IN THE FOLLOWING MANNER:

1. NEW ELECTRICAL PANEL HAS BEEN INSTALLED TO UPGRADE THE SERVICE.
2. NEW FLOOD LIGHTS WERE INSTALLED.
3. NEW ELECTRICAL CIRCUITS WERE INSTALLED FOR THE A/C SYSTEM.

FBC(2007) 105.4.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. A CENTRAL A/C UNIT WAS INSTALLED WITH DUCT WORK AND AN ELECTRICAL HEATER.

FBC(2007) 1612.1.2

ALL THE WINDOWS AND SHUTTER INSTALLATIONS HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

FBC(2007) 1626.1

THE NEW WINDOWS AND DOOR WITH GLASS NEED TO BE IMPACT RESISTANT OR BE PROTECTED BY AN APPROVED HURRICANE PROTECTION SYSTEM.

CASE NO: CE10040725
CASE ADDR: 2675 SW 6 CT
OWNER: RODRIGUEZ, MANUEL & SELVA CALVO
INSPECTOR: GEORGE OLIVA

VIOLATIONS: 25-100(a)
EXCEPT AS OTHERWISE PROVIDED IN THE CODE, NO PERSON MAY CONSTRUCT IN ANY RIGHTS-OF-WAY WITHOUT FIRST HAVING OBTAINED A PERMIT FROM THE OFFICE OF THE CITY ENGINEER.
PART OF THE SWALE IS BLOCKED BY A CHAIN BETWEEN TWO POLES.

FBC 708.3

1. FIRE SEPARATIONS BETWEEN RESIDENTIAL UNITS ARE NOT MAINTAINED.
2. THE ORIGINAL FLOOR PLAN LAYOUT OF THIS SIX APARTMENT BUILDING WAS CHANGED INTO EIGHT APARTMENTS WITHOUT PROVIDING THE REQUIRED FIRE WALLS.

FBC(2007) 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:

1. SOME OF THE PROPERTY WINDOWS WERE REPLACED.
2. ENTRANCE DOORS WERE INSTALLED.
3. THE APPROVED FLOOR PLAN FOR THE BUILDING WAS CHANGED FROM SIX APARTMENTS TO EIGHT RENTAL UNITS.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. A PLUMBING PERMIT TO INSTALL TWO EXTRA WATER HEATERS MUST BE OBTAINED.
2. FIXTURES WERE REPLACED IN THE APARTMENT BATHROOMS AND KITCHEN.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING TWO ADDITIONAL APARTMENTS TO THE SIX EXISTING ELECTRICAL METERS. WALL A/C UNITS, ELECTRICAL OUTLETS FOR THE COOK-TOPS AND REFRIGERATORS ARE PART OF THE EXTRA LOAD THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.
2. THE ELECTRIC FOR THE TWO WATER HEATERS WAS DONE WITH A PERMIT ISSUED JUNE 24,2010 P#10061870, BUT ALLOWED TO EXPIRED JAN. 2,2011 WITHOUT ANY INSPECTIONS.

FBC(2007) 110.1.1

THE USE AND THE OCCUPANCY OF THE BUILDING HAVE CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY.

THE CERTIFICATE OF OCCUPANCY #8906 ISSUED MARCH 11, 1970 WAS FOR SIX RENTALS APARTMENT, NOT EIGHT APARTMENTS AS THEY EXIST TODAY.

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FBC(2007) 1612.1.2

ALL THE WINDOWS AND DOOR INSTALLATIONS HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

FBC(2007) 1626.1

THE NEW WINDOWS AND DOOR WITH GLASS NEED TO BE IMPACT RESISTANT OR BE PROTECTED BY AN APPROVED HURRICANE PROTECTION SYSTEM.

CASE NO: CE10092111
CASE ADDR: 1018 NW 2 AVE
OWNER: COUNTRYWIDE HOME LOANS INC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:

1. THE FOUR GAS WATER HEATERS WERE REPLACED WITH FOUR ELECTRIC HEATERS.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. THE EXISTING WATER HEATERS WERE REPLACED AND NEW PIPES WERE INSTALLED FOR THE WATER SUPPLY LINES.
2. THE GAS LINES WERE DISCONNECTED AND SEALED.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING THE ADDITIONAL FOUR WATER HEATERS. THEY HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

FBC(2007) 105.10.3.1

THERE IS A BUILDING PERMIT, WHICH FAILED INSPECTION AND/OR WAS LEFT TO EXPIRE, FOR REROOFING, #07032323 ISSUED 3/27/07 AND IS MISSING A FINAL INSPECTION.

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FBC(2007) 1604.1

THE STRUCTURES FOR THE ROOF DO NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS. ALL THE STRUCTURES THAT WERE DONE ILLEGALLY ARE DEEMED TO BE UNSAFE.

CASE NO: CE10052098
CASE ADDR: 3505 SW 12 CT
OWNER: DIVINE AUTHORITY INC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:

1. WINDOWS WERE REPLACED AT THE PROPERTY.
2. THE GARAGE DOOR WAS REMOVED AND A DOUBLE WINDOW WITH AN ENTRANCE DOOR WAS INSTALLED.
3. INTERIOR REMODELING WORK.
4. BATHROOM AND KITCHEN CABINETS WERE REPLACED WITH ALL THE FIXTURES.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. NEW PLUMBING FIXTURES WERE INSTALLED IN THE KITCHEN AND BATHROOM.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING ADDITIONAL LIGHTS AND WALL OUTLETS THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS THROUGH THE PERMITTING AND INSPECTION PROCESS.

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CASE NO: CE10082026
CASE ADDR: 1650 SW 27 AV
OWNER: ECHOLS, AARON
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1

THE FOLLOWING WORK HAS BEEN COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS:

1. SHUTTERS FOR THE FLORIDA ROOM HAVE BEEN INSTALLED.
2. A SHED HAS BEEN PLACED IN THE REAR.
3. AN ATTACHED STORAGE CLOSET HAS BEEN CONSTRUCTED.
4. THE OVERHANGS HAVE BEEN RESURFACED.
5. THE CARPORT CEILING HAS BEEN RESURFACED.
6. BOTH BATHS HAVE BEEN REMODELED.
7. AN ACOUSTICAL CEILING WAS INSTALLED IN THE GAME ROOM.

FBC(2007) 105.4.4

THE FOLLOWING PLUMBING WORK HAS BEEN COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS:

1. TWO BATHROOMS HAVE BEEN REMODELED.
2. AN IRRIGATION PUMP HAS BEEN INSTALLED.
3. NATURAL GAS PIPING HAS BEEN INSTALLED.
4. A WATER HEATER HAS BEEN INSTALLED.

FBC(2007) 105.4.5

THE FOLLOWING ELECTRICAL WORK HAS BEEN COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS:

1. A BURGLAR ALARM HAS BEEN INSTALLED.
2. AN IRRIGATION PUMP HAS BEEN CONNECTED.
3. AN AIR HANDLER AND CONDENSING UNIT HAVE BEEN CONNECTED.
4. AN OUTLET FOR A WALL A/C UNIT HAS BEEN INSTALLED.
5. A CEILING FAN IN THE GAME ROOM HAS BEEN CONNECTED.
6. EXTERIOR OUTLETS AND SWITCHES HAVE BEEN INSTALLED.
7. SECURITY LIGHTING HAS BEEN INSTALLED.
8. ELECTRICAL OUTLETS HAVE BEEN INSTALLED IN THE STORAGE CLOSET.

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FBC(2007) 105.4.11

THE FOLLOWING MECHANICAL WORK HAS BEEN COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS:

1. A NEW CONDENSING UNIT HAS BEEN INSTALLED.
2. A NEW AIR HANDLER HAS BEEN INSTALLED.
3. A WALL A/C UNIT HAS BEEN INSTALLED IN THE GAME ROOM.

CASE NO: CE10040803
CASE ADDR: 1117 NW 2 AVE
OWNER: GINSBURG, LEON
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1

THE FOLLOWING WORK HAS BEEN COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS:

1. A SHED HAS BEEN INSTALLED ON THE REAR OF THE PROPERTY.
2. A BATHROOM HAS BEEN REMODELED.
3. A KITCHEN HAS BEEN ADDED.
4. A KITCHEN HAS BEEN REMODELED.
5. A WOOD FENCE HAS BEEN INSTALLED.
6. THE CARPORT WAS CONVERTED TO AN ILLEGAL EFFICIENCY UNIT.

FBC(2007) 105.4.4

THE FOLLOWING PLUMBING WORK HAS BEEN COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS:

1. A NEW WATER HEATER WAS INSTALLED.
2. PIPING AND FIXTURE INSTALLATIONS FOR A BATHROOM.
3. PLUMBING FOR A KITCHEN REMODEL.
4. PLUMBING FOR AN ADDED KITCHEN.

FBC(2007) 105.4.5

THE FOLLOWING ELECTRICAL WORK HAS BEEN COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS:

1. ELECTRICAL CONNECTION FOR THE WATER HEATER.
2. NEW WIRING FOR THE KITCHEN REMODEL.
3. NEW WIRING FOR THE ADDED KITCHEN.
4. NEW WIRING FOR THE BATHROOM REMODEL.

FBC(2007) 708.1 1.

FIRE SEPARATIONS BETWEEN INDIVIDUAL RESIDENTIAL UNITS HAVE NOT BEEN VERIFIED THROUGH THE PERMIT AND INSPECTION PROCESS.
