



CITY OF  
FORT LAUDERDALE

*Venice of America*

## CODE ENFORCEMENT BOARD HEARING AGENDA

**MAY 24, 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 • Paul Dooley • Joshua Miron (alternate) • P J Espinal (alternate) • Robert Smith (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.

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NEW BUSINESS  
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CASE NO: CE09111573  
CASE ADDR: 6890 NW 9 AVE  
OWNER: BELLAMARC INVESTMENTS INC  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC 105.1  
DURING THE BUSINESS TAX INSPECTION ON 11/18/09 FOR  
PERMIT 09110595, I MADE THE FOLLOWING  
OBSERVATIONS:  
THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING  
MANNER:  
1. NEW A/C DUCTS WERE INSTALLED WITHOUT A  
PERMIT.  
2. T1-11 PLYWOOD SIDING INSTALLED ON THE  
INTERIOR WALLS.

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CASE NO: CE10122046  
CASE ADDR: 1270 SW 29 TER  
OWNER: FLORENCIO, PEDRO & LEONOR ALEGRIA  
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. ILLEGAL CONVERSION OF A SINGLE FAMILY RESIDENCE  
INTO A MULTI-UNIT DWELLING.  
2. THERE IS A LEGAL PORCH ENCLOSURE ON THE FRONT  
OF THE DWELLING THAT IS BEING USED AS A RENTAL  
APARTMENT.

FBC(2007) 110.1.1  
THE USE AND THE OCCUPANCY OF THE BUILDING HAVE  
CHANGED FROM THE ORIGINAL RS-8 SINGLE FAMILY  
PERMITTED OCCUPANCY CLASSIFICATION TO A RS-15  
MULTI-FAMILY WITHOUT OBTAINING THE REQUIRED  
CERTIFICATE OF OCCUPANCY.

FBC(2007) 708.3  
TENANT SEPARATIONS. EACH TENANT SPACE SHALL BE  
SEPARATED FROM OTHER TENANT SPACES BY A FIRE  
PARTITION COMPLYING WITH FBC 708.

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CASE NO: CE11010418  
CASE ADDR: 1340 NW 45 ST  
OWNER: COPILAH, LEONORA  
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. FLORIDA ROOM WINDOWS FACING SOUTH WERE  
REPLACED.

FBC(2007) 1612.1.2  
ALL THE NEW WINDOW INSTALLATIONS HAVE NOT BEEN  
DEMONSTRATED TO WITHSTAND THE REQUIRED WIND  
LOADING THROUGH THE PERMITTING PROCESS.

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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. 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.

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 HAS BEEN REPLACED AND  
RELOCATED FROM THE ROOF TO THE REAR OF THE  
BUILDING WITHOUT THE REQUIRED PERMITS ISSUED.

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CASE NO: CE10062082  
CASE ADDR: 1536 SW 19 AV  
OWNER: RADANOF, BARRY ROBERT  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.4.18  
A CHAIN LINK FENCE WITH GATES HAS BEEN INSTALLED  
ON THE PROPERTY WITHOUT OBTAINING THE REQUIRED  
PERMITS.

FBC(2007) 105.4.8  
A FREE STANDING AWNING-TYPE STRUCTURE DESIGNED BIG  
ENOUGH TO SHELTER AN AUTOMOBILE HAS BEEN INSTALLED  
IN THE FRONT YARD OF THE PROPERTY WITHOUT  
OBTAINING THE REQUIRED PERMIT.

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CASE NO: CE11010983  
CASE ADDR: 1320 MANGO ISLE  
OWNER: SANTIAGO, JOEL H/E  
SANTIAGO, FRANCISCO & ALEJANDRA  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1  
THE SINGLE FAMILY DWELLING HAS BEEN ALTERED IN THE  
FOLLOWING WAY WITHOUT OBTAINING THE REQUIRED  
PERMITS:  
1. A FLORIDA ROOM HAS BEEN ENCLOSED.  
2. SLAB AREAS HAVE BEEN CUT, REMOVED AND  
REFORMED.  
3. OPENINGS HAVE BEEN CUT IN MASONRY WALLS.  
4. OPENINGS IN EXTERIOR WALLS HAVE BEEN CLOSED  
IN.  
5. NEW WINDOW OPENINGS HAVE BEEN FRAMED OUT.  
6. NEW WINDOWS AND DOORS HAVE BEEN INSTALLED.

FBC(2007) 105.4.4  
A PLUMBING ROUGH HAS BEEN PLACED AND BACKFILLED  
WITHOUT A PERMIT.

FBC(2007) 105.4.5  
THE ELECTRICAL WIRING HAS BEEN ALTERED WITH THE  
ENCLOSURE OF THE REAR PORCH WITHOUT A PERMIT.

FBC(2007) 109.10  
THE PLUMBING ROUGH WORK HAS BEEN COVERD UP WITHOUT  
OBTAINING THE REQUIRED APPROVALS.

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FBC(2007) 1604.1

THE FOLLOWING WORK HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND AND GRAVITY LOADING THROUGH THE PERMITTING PROCESS.

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CASE NO: CE11011571  
CASE ADDR: 700 SE 14 CT  
OWNER: BOTELL, MARIO  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1

A CARPORT HAS BEEN COMPLETED IN THE REAR OF THE PROPERTY WITHOUT OBTAINING THE REQUIRED PERMITS.

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CASE NO: CE11011797  
CASE ADDR: 2 ISLE OF VENICE  
OWNER: CADVIL LLC  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1

THE TWO STORY MULTI-FAMILY BUILDING HAS BEEN ALTERED WITH THE ADDITION OF AN ATTACHED UTILITY ROOM ON THE SIDE OF THE BUILDING WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC(2007) 105.4

THE PLUMBING SYTEM HAS BEEN ALTERED WITH THE ADDITION OF AN ATTACHED UTILITY ROOM ON THE SIDE OF THE PROPERTY.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH THE ADDITION OF THE EXTERIOR UTILITY ROOM.

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CASE NO: CE08080988  
CASE ADDR: 3061 NE 49 ST #06  
OWNER: HUBLY, WILLIAM J  
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.

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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.

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CASE NO: CE08080989  
CASE ADDR: 3061 NE 49 ST #07  
OWNER: 3061 NE 49TH ST #7 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.
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CASE NO: CE08080991  
CASE ADDR: 3061 NE 49 ST #08  
OWNER: RUSSO, MICHELLE  
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.

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CASE NO: CE09051061  
CASE ADDR: 4300 N OCEAN BLVD # 2P  
OWNER: SHEHATA, HUSSEIN A & SANAA A H/E  
SHEHATA, AHMED H  
INSPECTOR: BURT FORD

VIOLATIONS: FBC 105.1  
KITCHEN HAS BEEN REMODELED WITHOUT PERMITS IN THE  
FOLLOWING WAY:  
1. THE COUNTERTOP & BACKSPLASH HAVE BEEN  
REPLACED. THIS WORK REQUIRES BUILDING, PLUMBING  
& ELECTRICAL PERMITS.

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CASE NO: CE10082089  
CASE ADDR: 935 INTRACOASTAL DR  
OWNER: JAMES ROBERT MCKEE TR  
MCKEE, DAVID TRSTEE ETAL  
INSPECTOR: BURT FORD

VIOLATIONS: 9-280(g)

1. THERE ARE KNOCKOUTS MISSING IN THE INTERIOR BREAKER PANEL EXPOSING THE CIRCUITS.
2. GROUND FAULT OUTLETS HAVE NOT BEEN INSTALLED IN ALL WET AREAS.
3. THE MANY EXTRA CIRCUITS THAT HAVE BEEN ADDED DURING ALL OF THE REMODELING MAY BE OVERLOADING THE EXISTING ELECTRICAL SYSTEM.

FBC(2007) 105.1

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

1. INTERIOR WALLS HAVE BEEN REMOVED AND NEW WALLS HAVE BEEN BUILT DURING THE INTERIOR REMODELING OF THE OFFICE.
2. CABINETS AND COUNTERTOPS HAVE BEEN INSTALLED IN TWO KITCHENS AND VARIOUS BATHROOMS AS WELL AS THROUGHOUT THE OFFICE IN MULTIPLE ROOMS INCLUDING THE RECEPTION AREA.
3. THE REFLECTIVE CEILING HAS BEEN ALTERED DURING THE OFFICE REMODELING.
4. THE ENTRY DOOR HAS BEEN REPLACED.
5. HURRICANE SHUTTERS HAVE BEEN INSTALLED.
6. WINDOWS AND DOORS HAVE BEEN REMOVED AND REPLACED WITH EITHER WOOD FRAMING OR CEMENT BLOCK.
7. PAVERS HAVE BEEN INSTALLED ON THE ENTRANCE RAMP.
8. HAND RAILING HAS BEEN INSTALLED ON THE ENTRANCE RAMP.
9. A SUPPORT ARM HAS BEEN INSTALLED FOR A CAMERA ON THE NORTHEAST CORNER OF THE BUILDING.
10. WOOD FENCING HAS BEEN INSTALLED.
11. SIGNS HAVE BEEN INSTALLED.
12. THE PARKING LOT HAS BEEN SEALED AND RE-STRIPED.



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 DURING THE REMODELING OF BOTH KITCHEN AREAS AND ALL OF THE BATHROOMS AS WELL AS VARIOUS EXAMINATION ROOMS.
2. PIPING AND A HOSEBIB HAVE BEEN INSTALLED ON THE EXTERIOR OF THE BUILDING ON THE EAST SIDE.

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/ALTERED DURING THE TWO KITCHEN AND ALL OF THE BATHROOM REMODELINGS.
2. A CLOSED CIRCUIT TV SYSTEM HAS BEEN INSTALLED THROUGHOUT THE INTERIOR AND THE EXTERIOR OF THE BUILDING.
3. EXTERIOR LIGHTING HAS BEEN INSTALLED.
4. CIRCUITS HAVE BEEN ALTERED/ADDED DURING THE OFFICE INTERIOR REMODEL.
5. CIRCUITS AND FIXTURES HAVE BEEN INSTALLED IN THE CEILING GRID SYSTEM.
6. CIRCUITS HAVE BEEN INSTALLED TO POWER ALL OF THE WALL MOUNTED TELEVISIONS.
7. CIRCUITS HAVE BEEN ADDED TO POWER THE EXIT LIGHTS AND THE EMERGENCY LIGHTS.

FBC(2007) 105.4.11

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

1. THE AIR HANDLER AND THE CONDENSING UNIT HAVE BEEN REPLACED AND THE DUCT SYSTEM HAS BEEN ALTERED.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2

THE AIR CONDENSING UNITS, EXTERIOR DOOR, CAMERA ARM, WOOD FENCE, HURRICANE SHUTTERS, AND HAND RAILING 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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RETURN HEARING (OLD BUSINESS)  
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CASE NO: CE07080634  
CASE ADDR: 430 ARIZONA AVE  
OWNER: GRANT, CLAUDETTE B H/E  
GRANT, DONALD  
INSPECTOR: BURT FORD

VIOLATIONS: FBC 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. STUCCO WORK IS BEING DONE.
4. THERE ARE REPAIRS BEING DONE TO THE SOFFIT.
5. THERE IS INTERIOR REMODELING BEING DONE.
6. THERE HAS BEEN BLOCK INSTALLED WHERE WALL A/C'S HAVE BEEN REMOVED.

FBC 105.2.4

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

1. PLUMBING FIXTURE HAVE BEEN REPLACED WHILE PERFORMING INTERIOR REMODELING.

FBC 105.2.5

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

1. NEW ELECTRICAL WIRING IS BEING RUN ALONG THE SOFFIT AND INTO THE ROOF AREA.
2. A SERVICE UPGRADE HAS BEEN DONE.

FBC 105.2.11

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

1. WALL AIR CONDITIONERS HAVE BEEN INSTALLED.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

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FBC 1604.1

THE WINDOWS AND DOOR(S) HAVE NOT BEEN DEMONSTRATED TO BE ABLE TO WITHSTAND WIND LOAD REQUIREMENTS THROUGH THE PERMIT AND INSPECTION PROCESS.

FBC 1626.1

THE NEW WINDOWS NEED TO BE IMPACT GLASS OR HAVE AN APPROVED METHOD OF HURRICANE PROTECTION.

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CASE NO: CE08071578  
CASE ADDR: 1731 NE 3 AV  
OWNER: VOLPE, TODD D  
INSPECTOR: BURT FORD

VIOLATIONS: FBC 708.3

THE FIRE SEPARATION HAS NOT BEEN MAINTAINED BETWEEN APARTMENT B AND THE EFFICIENCY.

FBC(2007) 105.1

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

1. THE FRONT BEDROOM IN APARTMENT B HAS BEEN CONVERTED INTO AN EFFICIENCY.
2. TWO DECKS WERE REPLACED IN THE REAR YARD.

FBC(2007) 105.4.5

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

1. CIRCUITS HAVE BEEN ADDED/ALTERED AND THE ELECTRICAL LOADS IMPOSED EXCEED THE ORIGINAL DESIGN CALCULATIONS IN THE EFFICIENCY.

FBC(2007) 110.1.1

THE USE OF THE PROPERTY HAS BEEN CHANGED FROM A DUPLEX TO A TRIPLEX WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY THROUGH THE PERMITTING AND INSPECTION PROCESS.

FBC(2007) 1604.1

THE DECK STRUCTURES HAVE NOT DEMONSTRATED TO BE ABLE TO COMPLY WITH THE STRENGTH REQUIREMENTS FOR THE LOADS IMPOSED THROUGH THE PERMIT AND INSPECTION PROCESS.

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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.

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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  
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  
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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.

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

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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  
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.  
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CITY OF FORT LAUDERDALE  
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CASE NO: CE09020070  
CASE ADDR: 2000 N OCEAN BLVD # HOTEL  
OWNER: URBANA PELICAN GRAND I 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 TENT ON THE BEACH SIDE OF THE PROPERTY AT THE  
SOUTH END HAS BEEN INSTALLED WITHOUT A PERMIT.

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 INSTALLED TO POWER THE  
LIGHTING AND OUTLETS INSIDE THE TENT.

FBC(2007) 1612.1.2  
THE TENT 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: CE10021025  
CASE ADDR: 2666 E OAKLAND PARK BLVD  
OWNER: EAST OAKLAND PARK ASSOCIATES LLC  
INSPECTOR: BURT FORD

VIOLATIONS: 9-280(g)  
COVERS ARE MISSING IN THE OLD INTERIOR BREAKER  
PANEL ON SOME OF THE SPARES EXPOSING WIRES.

FBC(2007) 105.1  
THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING  
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:  
1. INTERIOR WALLS HAVE BEEN REMOVED AND NEW WALLS  
HAVE BEEN BUILT TO PARTITION THE AREA FOR A  
SALON.  
2. A RECEPTION AREA HAS BEEN BUILT AT THE FRONT OF  
THE UNIT.

FBC(2007) 105.4.4

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

1. FIXTURES HAVE BEEN INSTALLED IN THE INDIVIDUAL WORK AREAS.
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. CIRCUITS HAVE BEEN ADDED FOR THE INTERIOR BUILD OUT AND LIGHTING.
2. AN INTERIOR BREAKER PANEL HAS BEEN INSTALLED EXPANDING THE SERVICE TO THE UNIT.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

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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: CE04061463  
CASE ADDR: 3081 HARBOR DR  
OWNER: RAJ HOTELS LLC  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1  
1. THE PARKING LOT HAS BEEN RESURFACED AND  
RESTRIPEDED WITHOUT A PERMIT.  
2. THE DESIGNATED HANDICAPPED SPACE DOES NOT  
CONFORM TO THE REQUIREMENTS OF CHAPTER 11 OF  
THE FLORIDA BUILDING CODE.

FBC(2007) 105.4.7  
A REQUIRED HANDICAP PARKING SIGN HAS BEEN REMOVED.

FBC(2007) 11-4.6.4  
THE HANDICAP SIGN HAS BEEN REMOVED FROM THE  
DESIGNATED HANDICAPPED PARKING SPACE ALLOWING  
COMMON PARKING TO OCCUR.

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CASE NO: CE09011358  
CASE ADDR: 1040 SW 17 ST  
OWNER: MCKENNEY, KRISTOPHER J  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC 105.1  
THE FOLLOWING WORK HAS BEEN COMPLETED WITHOUT  
PERMITS:  
1. NEW KITCHEN CABINETS AND COUNTERTOPS HAVE BEEN  
INSTALLED.  
2. A SHED HAS BEEN PLACED IN THE REAR OF THE  
PROPERTY.  
3. VINYL EAVES HAVE BEEN INSTALLED IN THE  
OVERHANGS.  
4. NEW WINDOWS AND DOORS HAVE BEEN INSTALLED.  
5. FASCIA BOARD HAS BEEN REPLACED.

FBC 105.2.4  
THE PLUMBING FOR THE NEW KITCHEN HAS BEEN DONE  
WITHOUT A PERMIT.

FBC 105.2.5  
ELECTRICAL WORK HAS BEEN PERFORMED TO CONNECT AND  
COMPLETE THE NEW KITCHEN WITHOUT A PERMIT.

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FBC 105.2.8

NEW AWNINGS HAVE BEEN INSTALLED ON THE SINGLE  
FAMILY DWELLING WITHOUT A PERMIT.

FBC 105.2.18

1. A VINYL FENCE HAS BEEN INSTALLED AT THE REAR OF  
THE CARPORT WITH A GATE.

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CASE NO: CE09060554  
CASE ADDR: 1121 GUAVA ISLE  
OWNER: YOHAM, JEFFREY  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC 105.1  
A BOAT LIFT HAS BEEN INSTALLED WITHOUT OBTAINING  
THE REQUIRED PERMITS.

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CASE NO: CE10031191  
CASE ADDR: 1621 SW 5 ST  
OWNER: STURM, SHAWN A  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.4.1  
THE FOLLOWING WORK HAS BEEN COMPLETED WITHOUT  
OBTAINING THE REQUIRED PERMITS:  
1. A CARPORT HAS BEEN ENCLOSED.  
2. A PAVER DRIVEWAY HAS BEEN INSTALLED.  
3. TWO PAVER WALKWAYS HAVE BEEN INSTALLED.

FBC(2007) 109.10  
THE FOLLOWING WORK HAS BEEN COMPLETED WITHOUT  
OBTAINING THE REQUIRED APPROVALS:  
1. NEW WINDOWS HAVE BEEN INSTALLED.  
2. A NEW SPA HAS BEEN INSTALLED WITH A RAISED  
WALL.  
3. A PAVER DECK HAS BEEN INSTALLED.  
4. A PAVER PATIO HAS BEEN INSTALLED.

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CASE NO: CE10100765  
CASE ADDR: 1311 SE 2 AVE  
OWNER: GOTTLIEB, MICHAEL & GEORGIA &  
MOLDOF, HILLIARD E & ZEENA  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1  
THE HANDICAP RAMP LOCATED IN THE REAR OF THE  
PROPERTY WAS ALTERED BY THE INSTALLATION OF NEW  
RAILINGS WITHOUT A PERMIT.

FBC(2007) 105.4.8  
AN AWNING HAS BEEN INSTALLED OVER THE HANDICAP  
RAMP LOCATED ON THE REAR OF THE PROPERTY WITHOUT  
OBTAINING THE REQUIRED PERMITS.

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CASE NO: CE10110921  
CASE ADDR: 115 SW 19 AVE  
OWNER: HUSBAND, DANIEL  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.4.18  
A WOOD FENCE HAS BEEN REMOVED AND REPLACED WITH A  
NEW WOOD FENCE WITHOUT A PERMIT.

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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.

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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.

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 ACCOMMODATE A BEAUTY SALON  
RENOVATION WITHOUT OBTAINING THE REQUIRED PERMITS.

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CASE NO: CE10050006  
CASE ADDR: 204 NW 16 ST  
OWNER: LARA & BLENDI 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. CARPORT ENCLOSED INTO A GARAGE.  
2. GARAGE DOOR WAS INSTALLED.  
3. PROPERTY WINDOWS AND DOUBLE GLASS DOOR AT THE  
REAR WERE REPLACED.  
4. KITCHEN WAS REMODELED WITH NEW CABINETS AND  
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. PLUMBING STACKS ARE REROUTED AROUND THE ROOF.  
2. FIXTURES WERE REPLACED IN THE KITCHEN. WASHER  
HOOK-UP TO NEW DRAIN AND SUPPLY LINES.  
3. A TRAP WAS INSTALLED INGROUND WITH THE  
ELECTRICAL AND PLUMBING SUPPLY.

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 A CENTRAL A/C WITH AN ELECTRIC HEATER AND 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. CENTRAL A/C WAS INSTALLED.

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: CE09120485  
CASE ADDR: 2450 SW 7 ST  
OWNER: LONG, LITTLEQUNYA  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC 704.3  
THE REQUIRED FIRE-RESISTANCE RATINGS AND SEPARATIONS BETWEEN THE SEPARATE UNITS HAVE NOT BEEN PROVIDED.

FBC(2007) 105.1

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

1. THE HOUSE SUFFERED GREAT DAMAGE FROM AN ELECTRICAL FIRE. THE ROOF TRUSSES AND DECK WERE BURNED MAKING THE ROOF UNSAFE.
2. THE PROPERTY HAS BEEN CONVERTED INTO FOUR ILLEGAL RENTAL APARTMENTS. THERE ARE 2 ILLEGAL BATHROOMS AND 3 ILLEGAL KITCHEN AREAS.
3. TWO OUTSIDE DOORS WERE INSTALLED TO GRANT ENTRANCE TO THE ILLEGAL 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. KITCHEN AREAS AND BATHROOMS WERE ADDED TO THE PROPERTY WITH ALL NEW FIXTURES AND PLUMBING PIPES.

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 A CENTRAL A/C WITH ELECTRICAL HEATER, 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 FIVE TON A/C WAS INSTALLED WITH DUCT WORK AND ELECTRICAL HEATERS.
2. ILLEGAL BATHROOM VENTILLATION.

FBC(2007) 110.1.1

THE USE AND THE OCCUPANCY OF THIS RESIDENTIAL DWELLING HAVE BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION WITHOUT OBTAINING THE REQUIRED PERMITS AND CERTIFICATE OF OCCUPANCY INTO FOUR RENTAL APARTMENTS.

FBC(2007) 1604.1

THE STRUCTURE FOR THE ROOF DECK DOES NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS. ALL THE STRUCTURES THAT WERE DAMAGED BY FIRE ARE DEEMED TO BE UNSAFE AND THE CONSTRUCTION IS UNDERDESIGNED. IT WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO UPLIFT FOR WHICH THE CODE PROTECTS HIS NEIGHBORS FROM FLYING DEBRIS IN A STORM AND WHICH THE ROOF MAY BECOME. IT MUST BE REMOVED.

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CASE NO: CE10060295  
CASE ADDR: 4700 W PROSPECT RD # 101  
OWNER: OAKTREE WAREHOUSE 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. A SECOND FLOOR WAS CONSTRUCTED INSIDE THE WAREHOUSE. IT IS COVERING 90% OF THE FLOOR AREA BELOW. IT IS BEING USED FOR STORAGE AND IS ONLY ACCESSIBLE BY AN EXTENSION LADDER.

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 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.

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FBC(2007) 1604.1

THE STRUCTURES FOR THE SECOND FLOOR DO NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED DEAD WEIGHT LOAD SUPPORT THROUGH THE PERMITTING PROCESS. ALL THE STRUCTURES THAT WERE DONE ILLEGALLY ARE DEEMED TO BE UNSAFE AND THE CONSTRUCTION IS UNDERDESIGNED.

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CASE NO: CE10062442  
CASE ADDR: 2440 NW 31 AVE  
OWNER: HANOY HOLDINGS 8 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. KITCHEN AND BATHROOMS WERE REMODELED WITH NEW FIXTURES AND CABINETS.
2. THE WINDOWS FACING THE SOUTH SIDE ON THE DWELLING WERE REPLACED WITH SOME TYPE OF HOMEMADE WINDOWS THAT DO NOT MEET THE FLORIDA BUILDING CODE.
3. THE PROPERTY IS BEING OFFERED FOR RENT AS A 4/3. BCPA HAS IT LISTED AS A 3/2. THE FLOOR PLAN HAS BEEN CHANGED.

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. REMODELING OF THE KITCHEN AND BATHROOMS WITH NEW PLUMBING FIXTURES.

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 LOAD DEMAND WAS INCREASED BY ADDING A CENTRAL A/C WITH ELECTRIC 7.5 HEATERS AND 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 ELECTRIC HEATER AND DUCT WORK.

FBC(2007) 1604.1

THE STRUCTURES FOR THE WINDOWS THAT WERE BUILT FACING THE SOUTH SIDE 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.

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.

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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.

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CASE NO: CE10071991  
CASE ADDR: 2600 NW 20 CT  
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. THE ADDITION ON THE WEST SIDE OF THE DWELLING WAS DONE WITH A CANCELLED PERMIT FROM BROWARD COUNTY FOR THE FOLLOWING STRUCTURAL WORK:
  - A. A NEW BATHROOM AND BEDROOM.
  - B. INTERIOR REMODELING OF KITCHEN AND THE EXISTING BATHROOM.
  - C. THE INSTALLATION OF A CENTRAL A/C WITH DUCTWORK.
2. WORK CONTINUED WITHOUT A PERMIT AS NEW WINDOWS WERE INSTALLED, STUCCOED THE OUTSIDE WALLS OF THE BUILDING, AND FINISHING THE INTERIOR REMODELING WORK.

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 ADDITION OF AN EXTRA BATHROOM.
2. THE REMODELING OF THE EXISTING BATHROOM 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 A CENTRAL A/C WITH ELECTRIC HEATER AND ADDITIONAL LIGHTS AND WALL OUTLETS FOR THE ILLEGAL ADDITION THAT HAS 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:

1. CANCELLED MASTER PERMIT 04-12587 FOR THE INTERIOR REMODELING WORK AND THE ADDITION ON THE WEST SIDE THAT FAILED REVIEW. THE JOB WAS FINISHED AS WORK WITHOUT PERMIT.

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HEARING TO IMPOSE FINES  
CHAPTER 11, FORT LAUDERDALE CODE OF ORDINANCES  
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CASE NO: CE07071088  
CASE ADDR: 3500 VISTA PARK  
OWNER: FAHEY, DANA A  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO:

1. THE SINGLE FAMILY RESIDENCE WAS BUILT WITHOUT HAVING OBTAINED FINAL INSPECTIONS AND A VALID CERTIFICATE OF OCCUPANCY.

FBC 106.10.3.1

THE FOLLOWING PERMITS WERE VOIDED OR EXPIRED BEFORE THE FINAL INSPECTIONS WERE APPROVED THROUGH THE INSPECTION PROCESS:

1. 03042097, BUILDING PERMIT FOR A 2 STORY, 5 BATH SFR.
2. 03081918, ELECTRICAL PERMIT FOR 03042097.
3. 03081953, PLUMBING PERMIT FOR 03042097.
4. 06020837, PERMIT FOR GLASS RAILINGS.

FBC 110.1.1

THE RESIDENCE HAS BEEN OCCUPIED WITHOUT A VALID CERTIFICATE OF OCCUPANCY.

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CASE NO: CE09072678  
CASE ADDR: 1109 NW 19 ST  
OWNER: SOUFFRANT, SONIA H/E  
DORELIEN, WILKY  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1

THE SINGLE FAMILY DWELLING HAS HAD THE FOLLOWING  
WORK COMPLETED WITHOUT OBTAINING THE REQUIRED  
PERMITS:

1. NEW FRONT DOOR INSTALLED.
2. NEW WINDOWS INSTALLED.
3. SECURITY BARS INSTALLED ON WINDOWS.
4. AN EFFICIENCY APARTMENT IN THE GARAGE.

FBC(2007) 105.4.4

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

1. A FULL BATHROOM HAS BEEN INSTALLED IN THE  
GARAGE.
2. A WATER HEATER HAS BEEN INSTALLED IN THE  
GARAGE.

FBC(2007) 105.4.5

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

1. AN ELECTRICAL CIRCUIT AND CONNECTION WAS  
COMPLETED FOR A WATER HEATER.
2. ELECTRICAL WIRING WAS INSTALLED FOR A BATHROOM.

FBC(2007) 110.1.1

THE OCCUPANCY OF THE SINGLE FAMILY DWELLING HAS  
BEEN CHANGED TO A DUPLEX BY CONVERTING THE GARAGE  
INTO AN EFFICIENCY APARTMENT. A CERTIFICATE OF  
OCCUPANCY REVISING THE CLASSIFICATION AND USE FROM  
A SINGLE FAMILY HOME TO A DUPLEX WAS NOT ISSUED.

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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) 105.4.11

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.

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.

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7. SECURITY LIGHTING HAS BEEN INSTALLED.
8. ELECTRICAL OUTLETS HAVE BEEN INSTALLED IN THE STORAGE CLOSET.

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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 105.2.5

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 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 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.

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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.



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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.

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CASE NO: CE10081013  
CASE ADDR: 3340 SW 18 ST  
OWNER: FEDERAL NATIONAL MORTGAGE ASSN  
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 CARPORT WAS ENCLOSED AND CONVERTED INTO LIVING SPACE.  
2. THE REAR PORCH WAS ENCLOSED AND CONVERTED INTO LIVING SPACE WITH AN ILLEGAL ADDITION ADDED TO THE REAR ENCLOSURE.  
3. THE KITCHEN AND BATHROOMS WERE REMODELED WITH NEW FIXTURES AND CABINETS.  
4. SKYLIGHTS WERE INSTALLED ON TOP OF THE ROOF OVER THE KITCHEN AREA.  
5. WINDOWS AND DOORS WERE REPLACED.  
6. A SHED WAS BUILT OUT OF PLYWOOD AND 2X4 AT THE REAR OF THE PROPERTY AND IS OVER THE SETBACK LINE.  
7. INTERIOR STRUCTURAL ALTERATIONS WERE DONE TO CONVERT THE DWELLING INTO A ROOMING HOUSE.  
8. A CENTRAL A/C WAS INSTALLED WITH CENTRAL HEAT AND A WALL UNIT WAS PLACED IN THE ENCLOSED CARPORT.

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 KITCHEN AND BATHROOMS WERE REMODELED WITH NEW FIXTURES.  
2. THE LAUNDRY ROOM BEHIND THE CARPORT WAS CONVERTED INTO ANOTHER 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. THE ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING ADDITIONAL LIGHTS AND WALL OUTLETS IN THE ENCLOSED CARPORT, REAR PORCH AND THE ILLEGAL ADDITION. 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. A CENTRAL A/C WITH DUCT WORK AND AN ELECTRICAL HEATER WAS INSTALLED IN THE MAIN HOUSE.
2. A WALL A/C UNIT WAS PLACED IN THE WALL OF THE ILLEGALLY ENCLOSED CARPORT.

FBC(2007) 1604.1

THE STRUCTURES FOR THE CARPORT, REAR PORCH WITH THE ADDITION ENCLOSURES, AND THE SHED 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 NEIGHBORS FROM FLYING DEBRIS IN A STORM AND WHICH THIS STRUCTURE MAY BECOME, SO THEY MUST BE REMOVED.

FBC(2007) 1612.1.2

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

FBC(2007) 1626.1

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

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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 SEAL.

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.

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.

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