

AGENDA
UNSAFE STRUCTURE
City Commission Meeting Room - City Hall
AUGUST 15, 2002
3:00 P.M.

RETURN HEARING (OLD BUSINESS)

CASE NO: CE02040107
CASE ADDR: 3716 SW 12 CT
OWNER: RAAD, YOUSSEF & FAWZI BAKKAR
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 111.1.1
THE BUILDING HAS BEEN SUBSTANTIALLY DESTROYED BY FIRE AND AN ABORTED REPAIR ATTEMPT. THE BUILDING DOES NOT COMPLY WITH THE REQUIREMENTS FOR MAINTENANCE PROVIDED BY THIS CODE OR THE REQUIREMENTS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 111.1.2
A PERMIT TO REPAIR FIRE DAMAGE (96021111) HAS EXPIRED WITHOUT COMPLETION. NO CERTIFICATE OF OCCUPANCY WAS ISSUED. THE PERMIT TO REPAIR WAS ISSUED AFTER INFORMATION CONCERNING THE CONDITION OF THE BUILDING WAS PRESENTED TO THE UNSAFE STRUCTURE BOARD OF THE CITY OF FORT LAUDERDALE. (SEE CASE #9511775)

FBC 111.2.1.2.3
THE BUILDING WAS PARTIALLY DESTROYED BY FIRE. PROPER REPAIRS TO THIS DAMAGE HAS NEVER BEEN EFFECTED BECAUSE OF THE ABORTED REPAIR ATTEMPT.

FBC 111.2.1.3.1
BUILDING AND ELECTRICAL WORK HAS BEEN DONE WITHOUT PERMITS OR THE PERMIT ISSUED HAS EXPIRED BEFORE THE WORK WAS COMPLETED AND THE CERTIFICATE OF OCCUPANCY ISSUED.

CASE NO: CE02040282
CASE ADDR: 2130 NW 8 ST
OWNER: REED, ESSIE
INSPECTOR: ROBERT A PIGNATARO

VIOLATIONS: FBC 111.1.1
THE MOBIL HOME STRUCTURE HAS DETERIORATED FROM THE ELEMENTS AND HAS NOT BEEN MAINTAINED ACCORDING TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 111.1.2
OBTAINED ROOF PERMIT #00121552 ON 12/21/00 WITH NO INSPECTIONS HAS GONE NULL AND VOID.

FBC 111.2.1.2.2

THE ROOF HAS DETERIORATED DUE TO THE EXPOSURE TO THE ELEMENTS, THE SOFFITS ARE HANGING IN AN UNSAFE WAY, FASCIA IS MISSING, THERE ARE HOLES IN THE ROOF COVERED BY BLUE PLASTIC, WINDOWS ARE BROKEN, DOORS ARE NOT ON HINGES.

FBC 111.2.1.2.4

THE SOFFITS ARE HANGING DUE TO EXPOSURE TO THE ELEMENTS.
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FBC 111.2.1.2.5

THE ELECTRICAL LIGHT FIXTURES ARE BROKEN AND HANGING BY THE WIRES.

FBC 111.2.2.1

THE COST TO ALTER OR REPAIR THE BUILDING EXCEEDS 50% OF THE VALUE OF THE BUILDING.

FBC 111.2.2.2

THE COST OF THE STRUCTURAL REPAIRS EXCEEDS 33% OF THE VALUE OF THE BUILDING.

FBC 111.2.2.4

CASE NO: CE02041105
CASE ADDR: 628 NW 22 RD #1
OWNER: WILLIAMS, SOLOMON
INSPECTOR: ROBERT A PIGNATARO

VIOLATIONS: FBC 111.1.1

THE C.B.S. STRUCTURE HAS DETERIORATED FROM THE ELEMENTS AND HAS NOT BEEN MAINTAINED ACCORDING TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 111.2.1.2.2

THE CEILING BEAMS AND THE COLUMNS THAT SUPPORT THE ROOF STRUCTURE HAVE DETERIORATED DUE TO THE ELEMENTS AND ARE SAGGING AND ARE UNSAFE.

FBC 111.2.1.2.4

THE ROOF IS SAGGING DUE TO THE SPAN OF THE LUMBER USED AND THE DISTANCE SPANNED. IT IS OVER-STRESSED.

FBC 111.1.2

THE INCOMPLETE WORK ON THE INTERIOR WAS BEGUN WITHOUT PERMITS AND NOT PER CODE.

FBC 111.2.1.1.1

THE BUILDING IS VACANT AT THIS TIME AND IS SECURE.

FBC 111.2.1.2.5

THE ELECTRICAL IN THIS COMMERCIAL BUILDING IS ROMEX AND HAS BEEN INSTALLED WITHOUT PERMITS. THE TWO (2) AIR CONDITIONING UNITS ARE NOT INSTALLED PER CODE.

FBC 111.2.1.2.6

THE PLUMBING FIXTURES ARE BROKEN AND NOT FUNCTIONING AND NOT PER CODE.

FBC 111.2.2.1

THE COST TO ALTER OR REPAIR THE BUILDING EXCEEDS 50% OF THE VALUE OF THE BUILDING.

FBC 111.2.2.2

THE COST OF THE STRUCTURAL REPAIRS EXCEEDS 33% OF THE VALUE
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OF THE BUILDING.

FBC 111.2.2.4

CASE NO: CE02041419
CASE ADDR: 845 NW 19 TER
OWNER: STRINGHAM, SCOTT T
INSPECTOR: ROBERT A PIGNATARO

VIOLATIONS: FBC 111.1.1

THE C.B.S. STRUCTURE HAS DETERIORATED FROM THE ELEMENTS AND HAS NOT BEEN MAINTAINED ACCORDING TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 111.2.1.1.1

THE HOUSE IS VACANT AT THIS TIME AND IS NOT SECURED AT THE REAR DOOR.

FBC 111.2.1.2.3

THE WINDOWS AND DOORS ARE MISSING.

FBC 111.2.1.2.5

THE ELECTRICAL HAS BEEN DESTROYED DUE TO THE EXPOSURE TO THE ELEMENTS AND THE INTERIOR DEMOLISHMENT OF THE OLD WALLS.

FBC 111.2.1.2.6

THE PLUMBING IS PARTIALLY DESTROYED DUE TO INTERIOR DEMOLISHING AND THE WASTE LINE TO THE BUILDING IS BROKEN.

FBC 111.2.2.1

THE COST TO ALTER OR REPAIR THE BUILDING EXCEEDS 50% OF THE VALUE OF THE BUILDING.

FBC 111.2.2.2

THE COST OF THE STRUCTURAL REPAIRS EXCEEDS 33% OF THE VALUE OF THE BUILDING.

FBC 111.2.2.4

FBC 111.2.1.2.2

THE ROOF HAS DETERIORATED FROM THE ELEMENTS. THE ROOF RAFTERS ARE ROTTED.

FBC 111.2.1.2.4

THE ROOF RAFTERS ARE SAGGING DUE TO THE ROTTING AND THE IMPROPERLY SCABBED BEAMS ATTACHED TO THE EXISTING RAFTERS. THE FASCIA AND SOFFIT IS ALSO ROTTED.

HEARING COMPUTER SCHEDULED

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CASE NO: CE02031503
CASE ADDR: 607 NE 2 AV
OWNER: KEYSTONE HALL INC
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 111.1.1

THE SINGLE FAMILY DWELLING HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND BY MAJOR STRUCTURAL, PLUMBING AND ELECTRICAL ALTERATIONS PERFORMED WITHOUT PERMITS. THE BUILDING IS A FIRE HAZARD AND DOES NOT MEET THE REQUIREMENTS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 111.1.2

THE "TED'S SHED" IN THE REAR YARD HAS BEEN INSTALLED WITHOUT OBTAINING A PERMIT. THE BEDROOM ADDITION ON THE WEST END OF THE DWELLING, THE CONVERSION OF THE ATTIC TO UPSTAIRS BEDROOMS AND MAJOR STRUCTURAL ALTERATIONS HAVE ALL BEEN CONSTRUCTED/ALTERED WITHOUT OBTAINING PERMITS.

FBC 111.2.1.1.3

THE WINDOWS FOR THE UPSTAIRS BEDROOMS HAVE SECURITY BARS

WHICH PREVENT THEIR USE FOR EMERGENCY ESCAPE.

FBC 111.2.1.2.1

SIDING, PLUMBING PIPES, ELECTRICAL CONDUIT, AND DOOR AND WINDOW FRAMES, AND AREAS OF THE CEILINGS ARE LOOSE, HANGING LOOSE OR HAVE FAILED.

FBC 111.2.1.2.2

THE FLOOR STRUCTURE ON THE SOUTH EXPOSURE HAS FAILED AND THE WALL IS SAGGING IN THIS AREA FORCING THE EXTERIOR SIDING TO BUCKLE. THE FLOOR ON THE WEST END IS SOFT AND SPRINGY WITH A PRONOUNCED SAG.

FBC 111.2.1.2.3

THE BUILDING IS PARTIALLY DESTROYED BY REMODELING WITHOUT PERMITS. BEARING WALLS HAVE BEEN REMOVED AND REPLACED BY POSTS AND BEAMS.

FBC 111.2.1.2.4

THE ELECTRICAL SYSTEM HAS BEEN ALTERED, ENLARGED AND REPLACED WITHOUT PERMITS. VERY LITTLE IF ANY OF THE ORIGINAL SYSTEM REMAINS. THE ENTIRE SYSTEM PRESENTS A HAZARD. IT IS PRESUMED AND DEEMED TO BE UNSAFE BY THE FLORIDA BUILDING CODE.

FBC 111.2.1.2.8

THE MEANS OF EGRESS FOR THE UPSTAIRS BEDROOMS IS PROVIDED BY A STAIRWAY WHICH DOES NOT HAVE CODE COMPLIANT HANDRAILS AND TREAD/RISER PROPORTION.

FBC 111.2.1.3.1

THE DWELLING HAS BEEN EXTENSIVELY ALTERED WITHOUT OBTAINING PERMITS. THE ALTERATIONS INCLUDE: STRUCTURAL ALTERATIONS OF SUPPORT WALLS ALONG WITH THE CONSTRUCTION OF AN ADDITION ON THE WEST, THE CONVERSION OF THE ATTIC AREA INTO BEDROOMS, AND THE CONSTRUCTION OF A STAIRWAY TO ACCESS THIS AREA, THE

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ENCLOSURE OF THE REAR PORCH AND INSTALLATION OF A BATHROOM ON THE REAR PORCH, THE ALTERATION/REPLACEMENT OF THE ELECTRICAL SYSTEM, ALTERATION OF THE PLUMBING INCLUDING THE INSTALLATION OF A WATERHEATER, AND THE "TED'S SHED" IN THE REAR YARD HAS BEEN INSTALLED AND ELECTRIFIED WITHOUT OBTAINING PERMITS.

FBC 111.2.1.3.2

THE DWELLING DOES NOT MEET THE REQUIREMENTS FOR PROPER EGRESS FROM THE UPSTAIRS BEDROOMS AS PROVIDED FOR IN THIS CODE AND THE REQUIREMENTS FOR LIGHT AND VENTILATION ALONG WITH THE MAINTENANCE REQUIREMENTS PROVIDED FOR IN THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE. THE

HANDRAILS TO THE UPSTAIRS ARE LOOSE AND THE EAST BATHROOM CEILING IS FALLING.

FBC 111.2.2.1

THE COST TO REPAIR OR REPLACE THE DWELLING EXCEEDS 50% OF THE VALUE OF THE DWELLING.

FBC 111.2.2.4

INFORMATIONAL ONLY

CASE NO: CE02050925
CASE ADDR: 1016 NW 5 CT
OWNER: ALLEN, WALTER
INSPECTOR: MOHAMMED MALIK

VIOLATIONS: FBC 111.1.1

THE WOOD STRUCTURE HAS DETERIORATED FROM THE ELEMENTS AND HAS NOT BEEN MAINTAINED ACCORDING TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 111.1.2

THE FOLLOWING WORK WAS PERFORMED WITHOUT OBTAINING REQUIRED PERMITS:

1. REROOF
2. EXTERIOR WALLS SIDING
3. WATER HEATER

FBC 111.2.1.2.2

THE STRUCTURE IS PARTIALLY DESTROYED DUE TO STRUCTURAL SETTLEMENT. THE WALLS ARE TERMITE DAMAGED AT THEIR BASES, THE WOODEN FLOORS ARE SOFT AND SPONGY AND THE WOOD FRAMING UNDER THE ALUMINUM SIDING IS ROTTED.

FBC 111.2.1.2.3

THE RAFTER TAILS ARE ROTTED AND DAMAGED DUE TO EXPOSURE TO THE ELEMENTS.

FBC 111.2.1.2.5

THE PLUMBING HAS DETERIORATED FROM THE ELEMENTS AND HAS NOT BEEN MAINTAINED ACCORDING TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

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FBC 111.2.2.1

THE COST TO ALTER OR REPAIR THE BUILDING EXCEEDS 50% OF THE VALUE OF THE BUILDING.

FBC 111.2.2.2

THE COST OF THE STRUCTURAL REPAIRS EXCEEDS 33% OF THE VALUE OF THE BUILDING.

FBC 111.2.2.4

FBC 111.2.1.2.4

THE BLOCK FOOTING FOR FRONT AND REAR PORCH IS SETTLING ON ITSELF AND LEANING OUT OF PLUM OF THE BUILDING.

CASE NO: CE02050928
CASE ADDR: 426 SW 4 AV
OWNER: BLACKWOOD, CATHERINE & STUART
INSPECTOR: MOHAMMED MALIK

VIOLATIONS: FBC 111.1.1

THE CBS STRUCTURE (UTILITY ROOM AND PARTIALLY COVERED WALK ON THE SOUTHEAST SIDE OF THE EXISTING STRUCTURE) HAS DETERIORATED FROM THE ELEMENTS AND HAS NOT BEEN MAINTAINED ACCORDING TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 111.2.1.2.1

THE DRYWALL CEILING IS DESTROYED DUE TO ROOF LEAKS AND HANGING LOOSE.

FBC 111.2.1.2.2

THE STRUCTURE IS PARTIALLY DESTROYED DUE TO STRUCTURAL SETTLEMENT. THERE ARE VERTICAL CRACKS BETWEEN EXISTING BUILDING AND UTILITY ROOM WHICH WAS AN ADDITION TO THE STRUCTURE WITH PERMITS. SOME OF THE STRUCTURAL EXTERIOR 3" ROUND COLUMNS ARE RUSTED AND OUT OF ALIGNMENT.

FBC 111.2.1.2.3

THE ROOF IS LEAKING AND THERE IS ROTTED WOOD. UTILITY ROOF HAS BEEN DAMAGED DUE TO EXPOSURE TO THE ELEMENTS.

FBC 111.2.2.2

THE COST OF THE STRUCTURAL REPAIRS EXCEEDS 33% OF THE VALUE OF THE BUILDING.

FBC 111.2.2.4

CASE NO: CE02051549
CASE ADDR: 1115 NW 3 AV
OWNER: QUINN, BETTY J
INSPECTOR: ROBERT A PIGNATARO

VIOLATIONS: FBC 111.2.2.2

THE COST OF THE STRUCTURAL REPAIRS EXCEEDS 33% OF THE VALUE OF THE BUILDING.

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FBC 111.1.1

THE C.B.S. REAR STRUCTURE AND WOODEN STORAGE SHED HAVE DETERIORATED FROM THE ELEMENTS AND HAVE NOT BEEN MAINTAINED ACCORDING TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 111.2.1.1.1

THE BUILDING IS VACANT AT THIS TIME.

FBC 111.2.1.2.1

THE FASCIA, SOFFIT AND CEILING IS FALLING DUE TO EXPOSURE TO THE ELEMENTS.

FBC 111.2.1.2.2

THE ROOF, ROOF STRUCTURE, CEILING, THE DOORS AND WINDOWS, ARE ALL PARTIALLY DESTROYED DUE TO THE EXPOSURE TO THE ELEMENTS AND NOT BEING MAINTAINED PROPERLY.

FBC 111.2.1.2.4

THERE ARE SETTLEMENT CRACKS AROUND THE CONCRETE BLOCK STRUCTURE.

FBC 111.2.1.2.5

THE ELECTRICAL IS PARTIALLY DESTROYED DUE TO THE EXPOSURE TO ELEMENTS.

FBC 111.2.1.2.6

THERE ARE SEVERAL PILES OF DOG FECES ON THE FLOOR AND THE WASTE SYSTEM IS NOT WORKING, CAUSING AN UNSANITARY CONDITION

FBC 111.2.2.1

THE COST TO ALTER OR REPAIR THE BUILDING EXCEEDS 50% OF THE VALUE OF THE BUILDING.

