

AGENDA  
UNSAFE STRUCTURE  
CITY COMMISSION MEETING ROOM - CITY HALL  
SEPTEMBER 19, 2002  
3:00PM

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RETURN HEARING (OLD BUSINESS)  
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CASE NO: CE00110044  
CASE ADDR: 231 S ANDREWS AV  
OWNER: DOWNTOWN REAL ESTATE TRUST  
INSPECTOR: KENNETH REARDON

VIOLATIONS: 202.1(a)

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

202.2(a)(1)(aa)

THE BUILDING IS OPEN TO THE ELEMENTS AT THE MISSING WINDOWS.

202.2(a)(2)(aa)

THE UPPER WINDOW OPENINGS ON THE NORTH END HAVE BEEN IMPROPERLY FRAMED UP AND STUCCOED OVER. THE STUCCO IS LOOSE AND IN DANGER OF FALLING ONTO THE SIDEWALK OR STREET. THIS IS AN UNSAFE CONDITION.

202.2(a)(2)(bb)

THE UPPER FLOORS ARE ROTTED AND MISSING IN AREAS THROUGHOUT THE STRUCTURE. THE UPPER AND LOWER NORTH SIDE LOAD BEARING WALL HAS MISSING AND BROKEN WALL STUDS. ALSO, THE CENTER BEAM IS ROTTED. THERE IS SPALLING CONCRETE TO THE TIE BEAMS AND COLUMNS OF THIS BUILDING. THE SOUTH SIDE ROOF IS ROTTED OUT. THESE ELEMENTS ARE IN AN UNSAFE CONDITION.

202.2(a)(2)(cc)

THE UPPER CENTER LOAD BEARING WALL HAS BEEN REMOVED LEAVING THE ROOF FRAMING UNSUPPORTED AND UNSAFE.

202.2(a)(2)(dd)

THE INTERIOR CONCRETE BEAMS ARE CRACKED, BOWED AND UNSAFE.

202.2(a)(3)(aa)

PERMIT 99040660 FOR PARTIAL INTERIOR DEMO NON STRUCTURAL AND PERMIT 99061288 FOR FOUNDATION & PARTIAL DEMO HAVE EXPIRED SINCE THERE HAS BEEN NO PASSING BUILDING INSPECTIONS IN OVER 90 DAYS. THIS APPEARS TO BE AN ABANDONED PROJECT.

202.2(b)(1)

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

202.2(b)(2)

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

202.2(b)(4)

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HEARING COMPUTER SCHEDULED  
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CASE NO: CE02041602  
CASE ADDR: 1800 NW 14 AV  
OWNER: LARES,GREGORIA GLORIA  
INSPECTOR: ROBERT A PIGNATARO

VIOLATIONS: FBC 111.1.1  
THE 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  
BUILT A WOOD SHED IN THE REAR CORNER OF THISPROPERTY WITHOUT  
PERMITS AND NOT TO CODE.

FBC 111.2.1.1.1  
THE SHED IS OPEN.

FBC 111.2.1.2.3  
THE ROOF, WALLS AND FLOOR HAVE DETERIORATED DUE TO ELEMENTS.

FBC 111.2.1.2.4  
THE ROOF IS SAGGING AND IS ABOUT TO COLLAPSE DUE TO IMPROPER  
BUILDING TECHNIQUES AND THE EXPOSURE TO THE ELEMENTS.

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

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CASE NO: CE02052153  
CASE ADDR: 2275 STATE ROAD 84  
OWNER: MAK HOTEL ASSOC LTD  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 111.1.1  
THE STRUCTURE HAS BEEN SIGNIFICANTLY DAMAGED BY ALTERATION  
SO THAT IT WILL NO LONGER SUPPORT THE WIND AND GRAVITY LOADS  
IMPOSED UPON IT. THE BUILDING HAS NOT BEEN MAINTAINED  
ACCORDING TO IT'S ORIGINAL DESIGN. THE ALTERATIONS FROM  
THE ORIGINAL CAUSE THIS STRUCTURE TO NOW PRESENT A WINDSTORM  
AND COLLAPSE HAZARD.

FBC 111.1.2  
THE STRUCTURE HAS BEEN ALTERED WITHOUT OBTAINING PERMITS.  
THE ALTERATIONS COMPROMISE THE INTEGRITY OF THE STRUCTURE.

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FBC 111.2.1.2.4

THE ROOF OF THE STRUCTURE IS SAGGING DUE TO THE OVERSTRESSED  
CONDITION CAUSED BY THE OVERLOADING OF THE SUPERSTRUCTURE.  
THIS SUPERSTRUCTURE WAS DESIGNED TO SUPPORT A THATCHED ROOF

COVERING ONLY.

FBC 111.2.1.3.1

THE THATCHING USED FOR THE ROOF COVERING IN THE ORIGINAL  
DESIGN HAS BEEN REMOVED AND REPLACED BY PLYWOOD AND STRIP  
SHINGLES WITHOUT OBTAINING THE PERMITS.

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