

AGENDA
UNSAFE STRUCTURE
City Commission Meeting Room - City Hall
OCTOBER 17, 2002
3:00PM

RETURN HEARING (OLD BUSINESS)

CASE NO: CE00110044
CASE ADDR: 231 S ANDREWS AVE
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 SPALLINGCONCRETE 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)

AGENDA
UNSAFE STRUCTURE
City Commission Meeting Room - City Hall
OCTOBER 17, 2002
3:00PM

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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UNSAFE STRUCTURE
City Commission Meeting Room - City Hall
OCTOBER 17, 2002
3:00PM

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: CE02041088
CASE ADDR: 610 NW 9 AV
OWNER: BANTON,DEXTER
INSPECTOR: MOHAMMED MALIK

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

PERMIT #00062318 OBTAINED ON 12/19/2000 FOR INTERIOR, EXTERIOR RENOVATION HAS GONE NULL AND VOID. (LAST INSPECTION ON 3/23/2001).

FBC 111.2.1.2.2

THE ROOF HAS DETERIORATED DUE TO EXPOSURE TO THE ELEMENTS. THERE ARE HOLES IN THE ROOF.

FBC 111.2.1.2.3

THE SOFFIT OVERHANG HAS BEEN DAMAGED DUE TO 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

AGENDA
UNSAFE STRUCTURE
City Commission Meeting Room - City Hall
OCTOBER 17, 2002
3:00PM

FBC 111.2.1.2.5

THE ELECTRICAL AND 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.

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 OF THE BUILDING.

FBC 111.2.2.4

HEARING COMPUTER SCHEDULED

AGENDA
UNSAFE STRUCTURE
City Commission Meeting Room - City Hall
OCTOBER 17, 2002
3:00PM

CASE NO: CE02061775
CASE ADDR: 505 NW 20 AV
OWNER: JACKSON,R & HATTIE B
INSPECTOR: MOHAMMED MALIK

VIOLATIONS: FBC 111.1.1
THE CBS AND 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 WOOD STRUCTURE IN THE BACK OF THE CBS STRUCTURE WAS
ADDED WITHOUT PERMITS AND IS NOT AS PER CODE AND UNSAFE.

FBC 111.2.1.2.1
THE INTERIOR WALLS ARE WET DUE TO RAIN WATER POURING IN FROM
THE ROOF WHICH HAS HOLES IN ALMOST EVERY ROOM AND THE WALLS
ARE ROTTED AND TERMITE DAMAGED.

FBC 111.2.1.2.2
WATER DAMAGE FROM ROOF LEAKS, HAS DAMAGED OR DESTROYED MOST
OF THE INTERIOR DRYWALL AND WOOD FRAMING.

FBC 111.2.1.2.3
THE ROOF HAS BEEN DESTROYED DUE TO EXPOSURE TO THE
ELEMENTS. THE ROOF HAS HOLES IN MOST OF THE ROOMS. THE
KITCHEN CABINETS ARE DESTROYED, WIRES HANGING LOOSE MAKING
IT UNSAFE.

FBC 111.2.1.2.5
THE ELECTRICAL WIRES HANGING ALL AROUND, IS NOT TO CODE AND
IS UNSAFE.

FBC 111.2.1.2.6
THE WASTE DISPOSAL FOR WASHER INSTALLED WITHOUT PERMITS AND
IS NOT PER CODE.

FBC 111.2.2.1
THE COST TO ALTER OR REPAIR THE BIUILDING 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.

CASE NO: CE02061800
CASE ADDR: 1235 NE 2 AV
OWNER: KEYSTONE HALLS INC
INSPECTOR: MOHAMMED MALIK

VIOLATIONS: FBC 111.1.1
THE CBS AND WOOD FRAME STRUCTURE HAS DETERIORATED FROM THE
ELEMENTS, AND HAS NOT BEEN MAINTAINED ACCORDING TO THE
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AGENDA
UNSAFE STRUCTURE
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FBC 111.1.1.2

THE WOOD STRUCTURE IN THE BACK OF THE CBS STRUCTURE IS ADDED WITHOUT PERMITS AND IS NOT AS PER CODE AND IS UNSAFE.

FBC 111.2.1.2.1

THE WALL SIDING IS ROTTED AND TERMITE DAMAGED AND MISSING IN AREAS.

FBC 111.2.1.2.2

THE STRUCTURE IS PARTIALLY DESTROYED DUE TO TERMITE DAMAGE, SOME OF THE STRUCTURAL EXTERIOR WALLS AND WOOD SIDING ARE DETERIORATED AND ROTTED.

FBC 111.2.1.2.3

THE ROOF HAS BEEN DAMAGED DUE TO EXPOSURE TO THE ELEMENTS. THE ROOF IS LEAKING AND THE CEILING FALLING DOWN.

FBC 111.2.1.2.5

THE HOT WATER HEATER WAS INSTALLED WITHOUT PERMITS AND THE ELECTRICAL WIRES, HANGING ALL AROUND, ARE NOT TO CODE AND ARE UNSAFE.

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.

