

AGENDA
UNSAFE STRUCTURE
CITY COMMISSION MEETING ROOM - CITY HALL
MAY 15, 2003
3:00PM

RETURN HEARING (OLD BUSINESS)

CASE NO: CE02031503
CASE ADDR: 607 NE 2 AVE
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

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THE WEST, THE CONVERSION OF THE ATTIC AREA INTO BEDROOMS, AND THE CONSTRUCTION OF A STAIRWAY TO ACCESS THIS AREA, THE 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: CE02041083
CASE ADDR: 801 NW 19 AV
OWNER: VEGAZO, JOSEPH
INSPECTOR: ROBERT A PIGNATARO

VIOLATIONS: FBC 111.1.1

THE C.B.S. DUPLEX 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 INTERIOR RENOVATION APPLICATION A99021978 HAS FAILED PLAN REVIEW, ON 3/11/99 AND HAS NOT BEEN PICKED UP FOR CHANGES, THUS IT IS NULL AND VOID.

FBC 111.2.1.1.1

THE BUILDING IS BOARDED AT THIS TIME AND HAS BEEN SINCE 1999.

FBC 111.2.1.2.2

THERE ARE SEVERAL LEAKS IN THE ROOFS, SEVERAL OF THE CEILING 3 X 6 BEAMS ARE ROTTED OR TERMITE DAMAGED, THE DOORS AND SEVERAL OF THE INTERIOR PARTITIONS ARE ROTTED OR TERMITE DAMAGED.

FBC 111.2.1.2.3

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

FBC 111.2.1.2.4

THE FASCIA, SOFFIT AND ROOF TAILS ARE ROTTED DUE TO EXPOSURE

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TO THE ELEMENTS OR TERMITE DAMAGE AND SOME OF IT IS HANGING.

FBC 111.2.1.2.5

THE ELECTRICAL IS PARTIALLY DAMAGED DUE TO THE VANDALS.

FBC 111.2.1.2.6

THE PLUMBING IS PARTIALLY DESTROYED DUE TO VANDALS.

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: CE02061800
CASE ADDR: 1235 NE 2 AVE
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 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 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

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OF THE BUILDING.

CASE NO: CE02092301
CASE ADDR: 822 NW 3 AVE
OWNER: MC KENZIE, CALVIN & WILSON, MONICA
INSPECTOR: ROBERT A PIGNATARO

VIOLATIONS: FBC 111.1.1
THE C.B.S 5 UNIT APARTMENT BUILDING 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
THIS BUILDING HAS BEEN BOARDED BEFORE AND WAS OPEN FOR SEVERAL MONTHS AND IS NOW BOARDED AGAIN.

FBC 111.2.1.1.2
ALL THE ROOMS HAVE TRASH, MOLDY DRYWALL AND INSULATION FROM THE LEAKS IN THE CEILING, FURNITURE, DISMANTLED APPLIANCES, AS WELL AS HUMAN WASTE ON THE FLOORS FROM THE VAGRANTS LIVING THERE.

FBC 111.2.1.2.2
THE ROOF HAS DETERIORATED DUE TO ELEMENTS, CAUSING THE CEILINGS TO COLLAPSE. A FEW OF THE TRUSSES ARE DAMAGED DUE TO THE EXPOSURE TO THE ELEMENTS.

FBC 111.2.1.2.3
THERE ARE HOLES IN THE WALLS AND CEILINGS DUE TO LEAKY ROOF AND VANDALS DESTROYING PLUMBING AND ELECTRICAL. ALL THE ALUMINIM WINDOWS AND FRAMES HAVE BEEN REMOVED BY VANDALS.

FBC 111.2.1.2.5
THE ELECTRICAL SYSTEM AND THE MECHANICAL SYSTEMS HAVE BEEN DESTROYED OR REMOVED BY THE VANDALS.

FBC 111.2.1.2.6
THE PLUMBING HAS BEEN DESTROYED BY THE VANDALS.

FBC 111.2.2.1

FBC 111.2.2.2

HEARING COMPUTER SCHEDULED

CASE NO: CE02101276
CASE ADDR: 1515 SW 27 CT
OWNER: JENKINS, EDWARD
INSPECTOR: KENNETH REARDON

VIOLATIONS: FBC 111.2.2.1
THE COST TO ALTER OR REPAIR THE BUILDING EXCEEDS 50% OF THE VALUE OF THE BUILDING.

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FBC 111.2.2.2

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

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 111.2.1.1.1

THE BUILDING HAS BEEN VACANT FOR MANY YEARS AND IS OPEN AND UNSECURED AT THE REAR WINDOW.

FBC 111.2.1.2.1

THE ROOF OVERHANGS ARE ROTTED AND DETERIORATED. THE BUILDING MATERIAL IS COLLAPSING AND CREATING A HAZARD.

FBC 111.2.1.2.2

THE ROOF LEAKS THROUGHOUT. THE CEILINGS HAVE COLLAPSED AND THE ROOF FRAMING IS DESTROYED.

FBC 111.2.1.2.3

THERE ARE SEVERAL AREAS WHERE THE ROOF FRAMING HAS COLLAPSED.

FBC 111.2.1.2.7

THE SWIMMING POOL CONTAINS STAGNANT WATER.

FBC 111.2.1.3.2

ELECTRICAL WIRING HAS BEEN ADDED TO THE FRONT AND REAR EXTERIOR SECURITY LIGHTS. THE EAST WALL HAS TWO WINDOW OPENINGS THAT HAVE BEEN CLOSED UP. THIS WORK HAS BEEN DONE WITHOUT FIRST OBTAINING PERMITS.

CASE NO: CE02111462
CASE ADDR: 3728 SW 12 PL
OWNER: MENENDEZ, MARTHA
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 111.1.1

THE GARAGE BUILDING AT THE REAR HAS BEEN ILLEGALLY CONVERTED IN USE TO A DWELLING. THE BUILDING DOES NOT MEET THE REQUIREMENTS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 111.1.2

THE GARAGE BUILDING AT THE REAR OF THE PROPERTY HAS BEEN ENLARGED BY AN ADDITION ON THE NORTH END AND CONVERTED IN USE TO A DWELLING. NO PERMITS FOR THE ADDITION OR THE CONVERSION WERE OBTAINED. NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.

FBC 111.2.1.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED. PREMISE WIRING FOR OUTSIDE LIGHTING AND FOR THE WATER HEATER HAS BEEN LEFT EXPOSED.

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FBC 111.2.1.2.6

A SOAKAGE PIT HAS BEEN EXCAVATED ON THE WEST SIDE OF THE BUILDING TO HANDLE SEWAGE WHICH IS NOT BEING PROPERLY HANDLED BY THE ON SITE SEWAGE DISPOSAL SYSTEM.

FBC 111.2.1.3.1

AN ELECTRICAL DISTRIBUTION PANEL HAS BEEN MOUNTED ON THE OUTSIDE OF THE BUILDING, ALONG WITH ADDED CIRCUITRY AND FIXTURES WITHOUT OBTAINING A PERMIT. A BATHROOM COMPLETE WITH FIXTURES ALONG WITH A WATER HEATER AND WASTE DISPOSAL SYSTEM HAS BEEN ADDED TO THE GARAGE WITHOUT OBTAINING A PERMIT.

FBC 111.2.1.2.7

THE ELECTRICAL EQUIPMENT AND PLUMBING DO NOT MEET THE STANDARD FOR A DWELLING UNIT.

FBC 111.2.1.3.2

THE GARAGE BUILDING HAS BEEN CHANGED IN USE TO A DWELLING WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY. THE BUILDING DOES NOT MEET THE REQUIREMENTS OF THE MINIMUM HOUSING CODE.

CASE NO: CE02120516
CASE ADDR: 1643 NE 14 AVE
OWNER: 1643 CORP
INSPECTOR: MOHAMMED MALIK

VIOLATIONS: FBC 111.1.1

THE EXTERIOR INSULATED METAL PANEL WALLS AND STRUCTURE 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 111.1.2

PERMITS #02040278, 0200154, 02080084, 02050813 HAVE BEEN VOIDED BY THE CONTRACTOR (PROCON, INC.) AND NO NEW CONTRACTOR IS WORKING ON JOB.

FBC 111.1.3

UNSAFE BUILDING STRUCTURE, WHICH INCLUDES EXCESSIVE FIRE DAMAGE TO EXTERIOR WALLS, ROOF AND COLUMNS HAVE NOT BEEN DEMOLISHED OR REMOVED AND IT IS UNSAFE.

FBC 111.2.1.1.1

THE PROPERTY IS LEFT VACANT, UNGUARDED AND OPEN AT DOORS OR WINDOWS, TEMPORARY FENCE IS NOT BEING MAINTAINED.

FBC 111.2.1.2.1

ROOF HAS CAVED IN AT NUMBER OF PLACES, COLUMNS HANGING LOOSE NOT SUPPORTING THE STRUCTURE.

FBC 111.2.1.2.2

THE STRUCTURE IS PARTIALLY DESTROYED DUE TO FIRE DAMAGE. SOME OF THE STRUCTURAL EXTERIOR INSULATED METAL PANEL WALLS ARE DESTROYED BY FIRE AND DETERIORATED. ROOF IS DESTROYED AND CAVED IN AND STEEL COLUMNS ARE HANGING LOOSE.

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- FBC 111.2.1.2.3
ROOF IS DESTROYED AND CAVED IN. STEEL COLUMNS ARE HANGING LOOSE.
- FBC 111.2.1.2.5
THE BATHROOMS ARE NOT WORKING AND ELECTRICAL WIRES HANGING ALL AROUND THE BUILDING 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.

CASE NO: CE03021708
CASE ADDR: 433 SW 22 TER
OWNER: HUGHES, DARRIN & HUGHES, MAMIE D
INSPECTOR: KENNETH REARDON

- 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 111.2.1.1.1
THIS BUILDING IS OPEN AND ABANDONED. THE REAR DOOR AND NORTH SIDE WINDOW ARE NOT SECURED.
- FBC 111.2.1.1.2
THERE IS AN ACCUMULATION OF TRASH, RUBBISH AND DEBRIS STORED IN THIS VACANT HOUSE.
- FBC 111.2.1.2.2
THE ROOF LEAKS THROUGHOUT THE BUILDING. THIS HAS CAUSED EXTENSIVE DAMAGE TO THE ROOF FRAMING, ROOF SHEATHING, INTERIOR WALLS AND CEILING. THE ROOF FRAMING ALSO HAS HEAVY TERMITE DAMAGE.
- FBC 111.2.1.2.5
THE ELECTRICAL SYSTEM IS WATER DAMAGED AND IS A TOTAL LOSS.
- 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.

