

AGENDA  
UNSAFE STRUCTURES BOARD  
CITY COMMISSION MEETING ROOM - CITY HALL  
JUNE 19, 2003  
3:00PM

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HEARING COMPUTER SCHEDULED  
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CASE NO: CE02070002  
CASE ADDR: 524 NW 16 AV  
OWNER: CURINGTON, D L & MARIAN K  
INSPECTOR: MOHAMMED MALIK

VIOLATIONS: FBC 111.1.1  
THE CBS 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 IS VACANT AND BOARDED UP AT THIS TIME.

FBC 111.2.1.1.2  
THERE IS AN UNWARRANTED ACCUMULATION OF DEBRIS INSIDE THE PROPERTY.

FBC 111.2.1.2.1  
THE INTERIOR WALLS ARE WET DUE TO RAINWATER POURING IN FROM THE ROOF WHICH HAS HOLES IN ALMOST EVERY ROOM AND WALLS ARE ROTTED AND TERMITE DAMAGE. PLUMBING PIPES AND ELECTRICAL CONDUIT ARE HANGING LOOSE AND DOORS ARE MISSING AND ROTTED.

FBC 111.2.1.2.2  
THE STRUCTURE IS PARTIALLY DESTROYED AND THE ROOF HAS CAVED IN AND WATER IS SEEPING THROUGH THE CRACKS.

FBC 111.2.1.2.3  
THE ROOF RAFTERS HAVE ROTTED AND THE ROOF HAS HOLES. THE KITCHEN AND OTHER ROOMS ARE DESTROYED BY RAINWATER.

FBC 111.2.1.2.5  
THIS HOT WATER HEATER IS SHORTED AND THE ELECTRICAL WIRING IS NOT TO CODE AND IS 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.

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CASE NO: CE03050202  
CASE ADDR: 607 NE 2 AV  
OWNER: KEYSTONE HALL INC  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 111.1.2  
BUILDING PERMIT #02042124 TO REBUILD AND REMEDY STRUCTURAL DEFICIENCIES HAS EXPIRED WITHOUT ANY PROGRESS. THE JOB IS ABANDONED. THE SOUTH WALL HAS BEEN UNDERMINED LEAVING IT WITHOUT SUPPORT. THE STRUCTURAL ALTERATIONS CONTRARY TO THE

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FLORIDA BUILDING CODE REMAIN UNCORRECTED. THE ATTIC CONVERSION TO UPSTAIRS BEDROOMS AND THE BEDROOM ADDITION ON THE WEST END OF THE BUILDING EXIST AS WORK WITHOUT PERMITS.

FBC 111.2.1.2.1

SIDING, PLUMBING PIPES, ELECTRICAL CONDUIT, DOOR AND WINDOW FRAMES, THE SOUTH WALL IS LOOSE, HANGING LOOSE, HAVE FAILED OR ARE NO LONGER SUPPORTED.

FBC 111.2.1.2.2

DETERIORATED STRUCTURAL ELEMENTS OF THE BUILDING HAVE BEEN REMOVED LEAVING AREAS OF THE BUILDING WALLS UNSUPPORTED.

FBC 111.2.1.2.3

THE BUILDING IS PARTIALLY DESTROYED BY AN ABORTED REPAIR ATTEMPT AND REMODELING WITHOUT PERMITS. BEARING WALLS WERE REMOVED AND REPLACED BY POSTS AND BEAMS AND THE FOUNDATION OF THE SOUTH WALL HAS BEEN REMOVED.

FBC 111.2.1.3.1

THE BUILDING HAS BEEN EXTENSIVELY ALTERED WITHIOUT OBTAINING PERMITS. THE WORK WITHOUT PERMITS ENCOMPASSES STRUCTURAL, ELECTRICAL AND PLUMBING ALTERATIONS. SUPPORT WALLS HAVE BEEN COMPROMISED. THE ELECTRICAL SYSTEM HAS BEEN REPLACED COMPLETELY. TWO BATHROOMS AND A WATER HEATER HAVE BEEN INSTALLED. THE REAR PORCH HAS BEEN ENCLOSED AND A BEDROOM ADDITION CONSTRUCTED ON THE WEST. THE ATTIC HAS BEEN CONVERTED TO BEDROOMS AND A STAIRWAY CONSTRUCTED. THE PERMIT TO REMODEL THE BUILDING AND CORRECT ALL CODE VIOLATIONS HAS EXPIRED WITHOUT EXECUTION. NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED..

FBC 111.2.1.2.4

THE ELECTRICAL SYSTEM HAS BEEN ALTERED, ENLARGED OR REPLACED WITHOUT PERMITS OR INSPECTIONS. NO EVIDENCE OF THE ORIGINAL SYSTEM REMAINS. THE SYSTEM PRESENTS A HAZARD AND IS PRESUMED UNSAFE BY THE FLORIDA BUILDING CODE.

FBC 111.1.1

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

