

AGENDA  
UNSAFE STRUCTURES BOARD  
CITY COMMISSION MEETING ROOM - CITY HALL  
NOVEMBER 20, 2003  
3:00PM

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HEARING COMPUTER SCHEDULED  
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CASE NO: CE03091135  
CASE ADDR: 1904 SW 10 CT  
OWNER: KERRY & MARK INVESTMENTS, INC  
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 111.1.2  
THE REAR PATIO ALUMINUM ROOF HAS BEEN ADDED, THE CARPORT ENCLOSED INTO A ROOM AND ROOM ADDITIONS ADDED, ALL WITHOUT FIRST OBTAINING A BUILDING PERMIT. THESE ELEMENTS ARE PRESUMED AND DEEMED UNSAFE.

FBC 111.2.1.3.1  
THE WATER HEATER WAS REPLACED IN 1994 ALONG WITH PLASTIC WATER LINES AT THE WATER HEATER, TO THE WASHER HOOKUP, ALONG THE REAR EXTERIOR AND AT THE NORTHWEST CORNER OF THE BUILDING ALL WITHOUT FIRST OBTAINING A PLUMBING PERMIT. WIRING WAS ADDED TO THE WASHER AND DRYER HOOKUPS AND IN THE ILLEGAL ADDITIONS AND CARPORT ENCLOSURE WITHOUT FIRST OBTAINING AN ELECTRICAL PERMIT. THESE ELEMENTS ARE PRESUMED AND DEEMED UNSAFE.

FBC 111.2.1.2.1  
THE ROOF LEAKS THROUGH OUT THE STRUCTURE. THE ROOF FRAMING IS ROTTED ALND DAMAGED. THE INTERIOR WALLS AND CELINGS ARE WATER DAMAGED, MILDEWED AND MISSING IN AREAS.

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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RETURN HEARING (OLD BUSINESS)  
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CASE NO: CE03081696  
CASE ADDR: 2122 NW 7 CT  
OWNER: HOSBACH, GUS & HOSBACH, CHRIS  
INSPECTOR: ROBERT A PIGNATARO

VIOLATIONS: FBC 111.1.1  
THE C.B.S. 4 PLEX 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.

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## FBC 111.2.1.1.1

THE BUILDING IS VACANT AND HAS BEEN SINCE 1998. THERE ARE VAGRANTS CAMPING OUT AND IT IS A NUISANCE TO THE NEIGHBORHOOD.

## FBC 111.2.1.1.2

THERE IS DEBRIS AND CLOTHING IN THE REAR OF THE PROPERTY AS WELL AS THE METER ROOM.

## FBC 111.2.1.2.2

THE ROOF HAS DETERIORATED AS INDICATED BY CEILING AND SOFFIT DAMAGE AND IS SOFT IN SPOTS INDICATING ROTTED PLYWOOD SHEATHING. THERE IS NO CEILING IN ONE OF THE BATHROOMS, WINDOWS AND DOORS ARE BROKEN. THE METER ROOM DOOR IS MISSING.

## FBC 111.2.1.2.3

THE FASCIA AND ROOF TAILS ARE ROTTED OR TERMITE DAMAGED.

## FBC 111.2.1.2.5

THE METER CAN BOXES HAVE NO COVERS, THE EXTERIOR ELECTRICAL FOR THE WATER HEATER AND EXTERIOR LIGHTS IS NOT PER CODE. AN ELECTRICAL PERMIT WAS OBTAINED, #97121604 ON 12/23/97. AS TO DATE NO INSPECTION, THUS THE PERMIT IS NULL AND VOID.

## FBC 111.2.1.2.6

THE EXTERIOR PLUMBING FOR THE WASHER AND WATER HEATER IS NOT PER CODE AND HAS BEEN PARTIALLY DESTROYED BY 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.

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CASE NO: CE03080428  
CASE ADDR: 505 NW 20 AV  
OWNER: UNITED REALTY MANAGEMENT. 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 CBS STRUCTURE IS 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 ROOF WHICH HAS HOLES IN ALMOST EVERY ROOM AND THE WALLS ARE ROTTED AND TERMITE DAMAGED.

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## 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, AND MOST OF 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 UNSAFE.

## FBC 111.2.1.2.6

THE WASTE DISPOSAL FOR WASHER INSTALLED WITHOUT PERMITS AND NOT AS 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.

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CASE NO: CE03051368  
CASE ADDR: 1225 NW 16 ST  
OWNER: FLETCHER-ALLEN, SHIRLEY M & HILLS, VERNON C; HILLS, DELBERT; HILLS, JAMES  
INSPECTOR: DOUGLAS KURTOCK

## VIOLATIONS: FBC 111.1.1

THE RESIDENTIAL SINGLE STORY CONCRETE MASONRY 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 STRUCTURE IS UNIFORMLY DESTROYED DUE TO TERMITE AND WATER DAMAGE. SOME OF THE STRUCTURAL ROOF TRUSSES AND JOISTS ARE DETERIORATED AND ROTTED.

## FBC 111.2.1.2.3

THE ROOF SHEATHING HAS DETERIORATED AND IS MISSING IN AREAS.

## 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: CE03081161  
CASE ADDR: 717 NW 14 TER  
OWNER: TRANS GLOBAL REALTY, INC  
INSPECTOR: DOUGLAS KURTOCK

VIOLATIONS: FBC 111.1.1  
THE RESIDENTIAL SINGLE STORY CONCRETE MASONRY 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 111.1.3  
UNSAFE BUILDINGS OR STRUCTURES SHOULD BE DEMOLISHED AND  
REMOVED FROM THE PREMISES IN A MANNER AS REQUIRED BY THE  
BUILDING OFFICIAL.

FBC 111.2.1.1.1  
THE PROPERTY IS VACANT AND UNGUARDED.

FBC 111.2.1.1.2  
THERE IS AN UNWARRANTED ACCUMULATION OF DUST, DEBRIS OR  
OTHER COMBUSTIBLE MATERIALS THEREIN.

FBC 111.2.1.2.1  
THERE IS FAILURE, HANGING LOOSE OF SIDING, BLOCK, BRICK AND  
OTHER BUILDING MATERIALS.

FBC 111.2.1.2.2  
THE STRUCTURE IS UNIFORMLY DESTROYED DUE TO TERMITE AND  
WATER DAMAGE, SOME OF THE STRUCTURAL ROOF TRUSSES AND JOISTS  
ARE DETERIORATED AND ROTTED.

FBC 111.2.1.2.3  
THE ROOF SHEATHING HAS DETERIORATED AND IS MISSING IN AREAS.

FBC 111.2.1.2.5  
THE ELECTRICAL AND MECHANICAL SYSTEMS CREATE A HAZARDOUS  
CONDITION IN VIOLATION OF THE STANDARDS OF THIS CODE.

FBC 111.2.1.3.2  
BY REASON OF ILLEGAL AND IMPROPER USE, THE STRUCTURE DOES  
NOT COMPLY WITH THIS CODE OR THE MINIMUM HOUSING 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.

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CASE NO: CE03090328  
CASE ADDR: 1214 NW 4 AVE  
OWNER: JEAN-LOUIS, ROSCELYN  
INSPECTOR: DOUGLAS KURTOCK

VIOLATIONS: FBC 111.1.1  
THE RESIDENTIAL SINGLE STORY WOOD FRAMED STRUCTURES 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 111.1.3  
UNSAFE BUILDINGS OR STRUCTURES SHOULD BE DEMOLISHED AND  
REMOVED FROM THE PREMISES IN A MANNER AS REQUIRED BY THE  
BUILDING OFFICIAL.

FBC 111.2.1.1.1  
THE PROPERTY IS VACANT AND UNGUARDED.

FBC 111.2.1.1.2  
THERE IS AN UNWARRANTED ACCUMULATION OF DUST, DEBRIS OR  
OTHER COMBUSTIBLE MATERIALS THEREIN.

FBC 111.2.1.2.1  
THERE IS A FAILURE, HANGING LOOSE OF SIDING, WOOD RAFTERS  
AND OTHER BUILDING MATERIALS.

FBC 111.2.1.2.2  
THE STRUCTURE IS UNIFORMLY DESTROYED DUE TO TERMITE AND  
WATER DAMAGE, SOME OF THE STRUCTURAL ROOF TRUSSES AND JOISTS  
ARE DETERIORATED AND ROTTED.

FBC 111.2.1.2.3  
THE ROOF SHEATHING HAS DETERIORATED AND IS MISSING IN AREAS.

FBC 111.2.1.2.5  
THE ELECTRICAL AND MECHANICAL SYSTEMS CREATE A HAZARDOUS  
CONDITION IN VIOLATION OF THE STANDARDS OF THIS CODE.

FBC 111.2.1.3.2  
BY REASON OF ILLEGAL AND IMPROPER USE, THE STRUCTURE DOES  
NOT COMPLY WITH THIS CODE OR THE MINIMUM HOUSING 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.

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CASE NO: CE03091062  
CASE ADDR: 841 NW 3 AV  
OWNER: RAGOONATHSINGH, HARNARINE  
INSPECTOR: DOUGLAS KURTOCK

VIOLATIONS: FBC 111.1.1  
THE RESIDENTIAL SINGLE STORY WOOD FRAMED AND CONCRETE  
STRUCTURES 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 111.1.3  
UNSAFE BUILDINGS OR STRUCTURES SHOULD BE DEMOLISHED AND  
REMOVED FRO THE PREMISES IN A MANNER AS REQUIRED BY THE  
BUILDING OFFICIAL.

FBC 111.2.1.1.1  
THE PROPERTY IS VACANT AND UNGUARDED.

FBC 111.2.1.1.2  
THERE IS AN UNWARRNATED ACCUMULATION OF DUST, DEBRIS OR  
OTHER COMBUSTIBLE MATERIALS THEREIN.

FBC 111.2.1.2.1  
THERE IS A FAILURE, HANGING LOOSE OF SIDING, WOOD RAFTERS  
AND OTHER BUILDING MATERIALS.

FBC 111.2.1.2.2  
THE STRUCTURE IS UNIFORMLY DESTROYED DUE TO TERMITE AND  
WATER DAMAGE, SOME OF THE STRUCTURAL ROOF TRUSSES AND JOISTS  
ARE DETERIORATED AND ROTTED.

FBC 111.2.1.2.3  
THE ROOF SHEATHING HAS DETERIORATED AND IS MISSING IN AREAS.

FBC 111.2.1.2.5  
THE ELECTRICAL AND MECHANICAL SYSTEMS CREATE A HAZARDOUS  
CONDITION IN VIOLATION OF THE STANDARDS OF THIS CODE.

FBC 111.2.1.3.2  
BY REASON OF ILLEGAL AND IMPROPER USE, THE STRUCTURE DOES  
NOT COMPLY WITH THIS CODE OR THE MINIMUM HOUSING CODE.

FBC 111.2.2.2  
THE COST OF THE STRUCTURAL REPAIRS EXCEEDS 33% OF THE VALUE  
OF THE BUILDING.