

AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
FEBRUARY 19, 2004
3:00 P.M.

HEARING COMPUTER SCHEDULED

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.

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: 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.

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.

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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 AND DAMAGED. THE INTERIOR WALLS AND CEILINGS 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.

CASE NO: CE03102473
CASE ADDR: 2531 NW 16 ST
OWNER: WATKINS,DOROTHY A
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 111.2.1.1.1

THE STRUCTURE IS VACANT, UNGUARDED AND OPEN AT DOORS AND WINDOWS.

FBC 111.2.1.1.2

THE IS AN UNWARRANTED ACCUMULATION OF DUST, DEBRIS OR OTHER COMBUSTIBLE MATERIALS THEREIN.

FBC 111.2.1.1.3

THE BUILDING CONDITION CREATES HAZARDS WITH RESPECT TO MEANS OF EGRESS AND FIRE PROTECTION AS PROVIDED HEREIN FOR THE PARTICULAR OCCUPANCY.

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FBC 111.2.1.2.1

THERE IS A FAILURE, HANGING LOOSE OR LOOSENING OF ANY SIDING BLOCK, BRICK, OR OTHER BUILDING MATERIAL.

FBC 111.2.1.2.2

THERE IS A DETERIORATION OF THE STRUCTURE OR STRUCTURAL PARTS.

FBC 111.2.1.2.3

THE INTERIOR OF THE BUILDING IS PARTIALLY DESTROYED.

FBC 111.2.1.2.5

THE ELECTRICAL OR MECHANICAL INSTALLATIONS OR SYSTEMS CREATE A HAZARDOUS CONDITION IN VIOLATION OF THE STANDARDS OF THIS CODE.

FBC 111.2.1.2.6

AN UNSANITARY CONDITION EXISTS BY REASON OF INADEQUATE OR MALFUNCTIONING SANITARY FACILITIES OR WASTE DISPOSAL SYSTEMS

FBC 111.2.2.1

THE COST TO ALTERATION, REPAIR OR REPLACEMENT OF THE UNSAFE STRUCTURE EXCEEDS 50% OF THE VALUE OF THE STRUCTURE.