

AGENDA  
UNSAFE STRUCTURES BOARD  
CITY COMMISSION MEETIN ROOM - CITY HALL  
AUGUST 19, 2004  
9:00 A.M.

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HEARING COMPUTER SCHEDULED  
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CASE NO: CE04070113  
CASE ADDR: 1904 SW 10 CT  
OWNER: REYNOLDS, THOMAS A & FRANCES M  
INSPECTOR: KENNETH REARDON

VIOLATIONS: FBC 111.1.1  
THE STRUCTURE HAS BEEN DETERIORATED FROM THE ELEMENTS, AND  
HAS NOT BEEN MAINTAINED ACCORDING TO THE REQUIREMENTS OF  
THE SOUTH 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 111.2.1.2.1  
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 111.2.1.3.1  
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 111.2.2.1  
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: CE03121109  
CASE ADDR: 1115 NW 3 AV  
OWNER: MORGAN, GENE & CINDY EDWARDS VICE  
INSPECTOR: ROBERT A PIGNATARO

VIOLATIONS: FBC 111.1.1  
THE C.B.S. REAR STRUCTURE AND WOODEN STORAGE SHED 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 111.2.1.1.1  
THE BUILDING IS VACANT AT THIS TIME.

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FBC 111.2.1.2.1

THE FASCIA, SOFFIT AND CEILING IS FALLING DUE TO EXPOSURE TO THE ELEMENTS.

FBC 111.2.1.2.2

THE ROOF, ROOF STRUCTURE, CEILING, THE DOORS AND WINDOWS, ARE ALL PARTIALLY DESTROYED DUE TO THE EXPOSURE TO THE ELEMENTS AND NOT BEING MAINTAINED PROPERLY.

FBC 111.2.1.2.4

THERE ARE SETTLEMENT CRACKS AROUND THE CONCRETE BLOCK STRUCTURE.

FBC 111.2.1.2.5

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

FBC 111.2.1.2.6

THERE ARE SEVERAL PILES OF DOG FECES ON THE FLOOR AND THE WASTE SYSTEM IS NOT WORKING, CAUSING AN UNSANITARY CONDITION.

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: CE04041728  
CASE ADDR: 1600 NW 11 CT  
OWNER: ZANIELLO,GREGORY J  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 111.1.1

THE BUILDING DOES NOT COMPLY WITH THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE. APPROXIMATELY 50% OF THE BUILDING HAS BEEN CHANGED IN USE (OCCUPANCY) TO LIVING SPACE WITHOUT BEING APPROVED FOR SUCH, OR BUILT WITHOUT PERMITS, AND THE WASTE DISPOSAL SYSTEM IS NOT FUNCTIONAL. APPROXIMATELY 70 FEET OF EXTERIOR WALL AND A LARGE ROOF AREA REPRESENTS WINDSTORM HAZARD SINCE THESE AREAS HAVE NOT BEEN DOCUMENTED REGRADING WIND RESISTANCE AND UPLIFT.

FBC 111.1.2

EXTENSIVE BUILDING ALTERATIONS HAVE BEEN DONE WITHOUT OBTAINING THE REQUIRED PERMITS. THIS INCLUDES BUT MAY NOT BE LIMITED TO:

1. LARGE BUILDING ADDITION ATTACHED TO THE SOUTHWEST OF THE BUILDING.
2. CARPORT ENCLOSURE AND CONVERSION TO LIVING SPACE.
3. PORCH CONVERTED TO LIVING SPACE AND UTILITY ROOM ALTERATION.
4. WINDOW AND DOOR REPLACEMENTS.
5. CONSTRUCTION OF AN ALCOVE ON THE NORTH EXPOSURE.

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## FBC 111.2.1.2.6

THE SEPTIC TANK NOW EXISTS WITHIN THE BUILDING FOOTPRINT,  
HAS EXPLODED AND REMAINS INOPERABLE.

## FBC 111.2.1.2.8

LARGE AREAS OF THE BUILDING HAVE NOT BEEN APPROVED FOR USE  
AS LIVING AREA. STRUCTURAL METHODS SUCH AS RAFTER SPLICES  
BETWEEN SUPPORTS ARE CONTRARY TO THE STANDARDS OF THE  
FLORIDA BUILDING CODE. THE ALTERATIONS/EXPANSION OF THE  
PLUMBING SYSTEM, THE ALTERATION/EXPANSION OF THE ELECTRICAL  
SYSTEM AND ANY EXISTING FACILITIES FOR AIR CONDITIONING  
HAVE NOT BEEN APPROVED FOR USE AS LIVING AREA.

## FBC 111.2.1.3.1

THE LIVING AREA OF THE BUILDING HAS BEEN EXPANDED APPROXI-  
MATELY 50% BY CONSTRUCTION AND CONVERSIONS WITHOUT OBTAINING  
PERMITS. ELECTRICAL AND PLUMBING ALTERATIONS AND SYSTEM  
EXPANSIONS HAVE BEEN DONE WITHOUT PERMITS. ALL THE NON-  
PERMITTED, UNINSPECTED WORK IS PRESUMED AND DEEMED BY THE  
CODE TO BE UNSAFE.

## FBC 111.2.1.3.2

THE WASTE DISPOSAL SYSTEM HAS NOT BEEN MAINTAINED IN  
COMPLIANCE WITH THE FLORIDA BUILDING CODE OR THE CODE IN  
EFFECT AT THE TIME OF CONSTRUCTION. THE BUILDING DOES NOT  
MEET THE REQUIREMENTS FOR LIGHT, VENTILATION AND SANITARY  
FACILITIES AS REQUIRED BY THE FORT LAUDERDALE MINIMUM  
HOUSING CODE.

## FBC 111.2.2.1

THE COST TO REPAIR OR REPLACE THE BUILDING EXCEEDS 50% OF  
THE VALUE OF THE BUILDING.

## FBC 111.2.2.2

THE COST OF THE STRUCTURAL REPAIR OR STRUCTURAL REPLACEMENT  
EXCEEDS 33% OF THE STRUCTURAL VALUE OF THE BUILDING.

## FBC 111.2.2.4

## FBC 111.2.2.4.1

## FBC 111.2.2.4.2

## FBC 111.2.2.4.3

## FBC 111.2.2.4.4

## FBC 111.2.2.4.5

## FBC 111.2.2.4.6