

AGENDA  
UNSAFE STRUCTURES BOARD  
CITY COMMISSION MEETING ROOM - CITY HALL  
SEPTEMBER 16, 2004  
3:00 P.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  
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: CE04031526  
CASE ADDR: 801 NW 19 AVE  
OWNER: REICH, THOMAS  
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.

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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 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

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CASE NO: CE03051368  
CASE ADDR: 1225 NW 16 ST  
OWNER: FLETCHER-ALLEN, SHIRLEY M & VERNON C. HILLS & DELBERT HILLS &  
INSPECTOR: WAYNE STRAWN JAMES HILLS

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.

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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: CE03031348  
CASE ADDR: 1029 NE 63 ST  
OWNER: MANOLI FAMILY LTD PRTNR  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 111.1.1

THE MOBILE HOME DWELLING IS A FIRE AND WINDSTORM HAZARD, IS DEFICIENT IN ADEQUATE MEANS OF EGRESS AND IS BEING USED ILLEGALLY AS A ROOMING HOUSE. THE DWELLING DOES NOT MEET THE REQUIREMENTS OF THE MINIMUM HOUSING CODE.

FBC 111.1.2

THE DWELLING HAS BEEN CHANGED IN OCCUPANCY TO A ROOMING HOUSE WITHOUT OBTAINING A PERMIT OR A CERTIFICATE OF OCCUPANCY. THE SCREEN PORCH ADDITION ON THE EAST HAS BEEN CONVERTED INTO LIVING SPACE AND A PLYWOOD ENCLOSURE HAS BEEN ATTACHED/CONSTRUCTED ON THE NORTH END OF THE SCREENED PORCH WITHOUT OBTAINING A PERMIT.

FBC 111.2.1.1.3

THE DWELLING HAS ONLY ONE MEANS OF EGRESS TO THE OUTSIDE. OCCUPANTS MAY BE TRAPPED BY A FIRE IF THIS EXIT IS NOT AVAILABLE.

FBC 111.2.1.2.1

METAL AWNING STRUCTURES ARE IMPROPERLY (LOOSELY) SUPPORTED BY WOODEN PROPS THROUGHOUT THE DWELLING.

FBC 111.2.1.2.3

THE BUILDING HAS BEEN PARTIALLY DESTROYED BY THE REMOVAL OF A LARGE SECTION OF EXTERIOR WALL. THIS WALL HAS BEEN REPLACED, BUT THE EXTERIOR WALL REMAINS COMPROMISED.

FBC 111.2.1.2.5

THE ELECTRICAL SYSTEM OF THE MOBILE HOME HAS BEEN ALTERED BY THE ADDITION OF MANY CIRCUITS FOR AIR CONDITIONERS. THE ELECTRICAL SYSTEM MAY BE OVERLOADED AND NOT PROPERLY GROUNDED.

FBC 111.2.1.2.8

THE MOBILE HOME DOES NOT COMPLY WITH ANY OF THE REQUIREMENTS FOR A ROOMING HOUSE.

FBC 111.2.1.3.1

THE MOBILE HOME HAS ELECTRICAL INSTALLATIONS WITHOUT OBTAINING THE REQUIRED PERMITS. IT IS CONSTRUCTED AND OCCUPIED WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY. A WATER HEATER HAS BEEN INSTALLED IN THE MOBILE HOME WITHOUT OBTAINING A PERMIT.

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## FBC 111.2.1.3.2

THE MOBILE HOME IS BEING OCCUPIED AND/OR USED ILLEGALLY AND DOES NOT MEET THE REQUIREMENTS OF THE MINIMUM HOUSING CODE.

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CASE NO: CE04011615  
CASE ADDR: 534 NW 22 AV  
OWNER: GOLDBERG, ANDREW  
INSPECTOR: WAYNE STRAWN

## 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 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, BLOCK, BRICK AND OTHER BUILDING MATERIALS.

## FBC 111.2.1.2.2

THE STRUCTURE IS UNIFORMLY DESTROYED DUE TO VANDELISM, SOME OF THE STRUCTURAL ROOF 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: CE04070204  
CASE ADDR: 1416 NW 11 ST  
OWNER: FEDERAL NATIONAL MORTGAGE  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 111.1.2  
THE SINGLE FAMILY HOUSE HAS NOT BEEN ISSUED A CERTIFICATE OF  
OCCUPANCY. THE FOLLOWING PERMITS FOR THE CONSTRUCTION OF

THIS BUILDING HAVE EXPIRED WITHOUT PASSING ALL THE REQUIRED  
INSPECTIONS:

NUMBER 94001799 (ORIGINAL BLDG. PERMIT)  
NUMBER 95003562 (RENEWED BLDG. PERMIT)  
NUMBER 96100719 (ORIGINAL PLUMBING PERMIT)  
NUMBER 00110964 (RENEWED PLUMBING PERMIT)  
NUMBER 01030913 (ELECTRICAL PERMIT)  
NUMBER 96100539 (ORIGINAL ELECTRICAL PERMIT)  
NUMBER 96101208 (MECHANICAL PERMIT)

