

AGENDA  
UNSAFE STRUCTURES BOARD  
CITY COMMISSION MEETING ROOM - CITY HALL  
OCTOBER 21, 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

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CHANGES, THUS IT IS NULL AND VOID.

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: 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.

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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.