

AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
NOVEMBER 18, 2004
3:00 P.M.

RETURN HEARING (OLD BUSINESS)

CASE NO: CE03080428
CASE ADDR: 505 NW 20 AV
OWNER: DALLAS, JAMES A II REV LIVING TR
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.

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 LOSE 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.

HEARING COMPUTER SCHEDULED

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

VIOLATIONS: FBC 111.1.1
THE RESIDENTIAL SINGLE STORY CONCRETE MASONRY STRUCTURE HAS

AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
NOVEMBER 18, 2004
3:00 P.M.

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.

RETURN HEARING (OLD BUSINESS)

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.

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.

AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
NOVEMBER 18, 2004
3:00 P.M.

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

HEARING COMPUTER SCHEDULED

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.

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.

AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
NOVEMBER 18, 2004
3:00 P.M.

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

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.

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

AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
NOVEMBER 18, 2004
3:00 P.M.

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

CASE NO: CE04050369
CASE ADDR: 607 NE 2 AV
OWNER: KEYSTONE HALL INC
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 111.1.2

BUILDING PERMIT #02042124 TO REBUILD AND REMEDY STRUCTURAL DEFICIENCIES HAS EXPIRED WITHOUT ANY PROGRESS. THE JOB IS ABANDONED. THE SOUTH WALL HAS BEEN UNDERMINED LEAVING IT WITHOUT SUPPORT. THE STRUCTURAL ALTERATIONS CONTRARY TO THE FLORIDA BUILDING CODE REMAIN UNCORRECTED. THE ATTIC CONVERSION TO UPSTAIRS BEDROOMS AND THE BEDROOM ADDITION ON THE WEST END OF THE BUILDING EXIST AS WORK WITHOUT PERMITS.

FBC 111.2.1.2.3

THE BUILDING IS PARTIALLY DESTROYED BY AN ABORTED REPAIR ATTEMPT AND REMODELING WITHOUT PERMITS. BEARING WALLS WERE REMOVED AND REPLACED BY POSTS AND BEAMS AND THE FOUNDATION OF THE SOUTH WALL HAS BEEN REMOVED.

FBC 111.1.1

THE SINGLE FAMILY DWELLING HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND AN ABORTED REPAIR ATTEMPT. MAJOR STRUCTURAL, PLUMBING AND ELECTRICAL ALTERATIONS HAVE BEEN PERFORMED WITHOUT OBTAINING PERMITS. THE BUILDING IS A FIRE HAZARD AND DOES NOT MEET THE REQUIREMENTS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 111.2.1.2.1

SIDING, PLUMBING PIPES, ELECTRICAL CONDUIT, DOOR AND WINDOW

AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
NOVEMBER 18, 2004
3:00 P.M.

FRAMES, THE SOUTH WALL IS LOOSE, HANGING LOOSE, HAVE FAILED OR ARE NO LONGER SUPPORTED.

FBC 111.2.1.3.1

THE BUILDING HAS BEEN EXTENSIVELY ALTERED WITHOUT OBTAINING PERMITS. THE WORK WITHOUT PERMITS ENCOMPASSES STRUCTURAL, ELECTRICAL AND PLUMBING ALTERATIONS. SUPPORT WALLS HAVE BEEN COMPROMISED. THE ELECTRICAL SYSTEM HAS BEEN REPLACED COMPLETELY. TWO BATHROOMS AND A WATER HEATERS HAVE BEEN INSTALLED. THE REAR PORCH HAS BEEN ENCLOSED AND A BEDROOM ADDITION CONSTRUCTED ON THE WEST. THE ATTIC HAS BEEN CONVERTED TO BEDROOMS AND A STAIRWAY CONSTRUCTED. THE PERMIT TO REMODEL THE BUILDING AND CORRECT ALL CODE VIOLATIONS HAS EXPIRED WITHOUT EXECUTION. NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.

FBC 111.2.1.2.2

DETERIORATED STRUCTURAL ELEMENTS OF THE BUILDING HAVE BEEN REMOVED LEAVING AREAS OF THE BUILDING WALLS UNSUPPORTED.

FBC 111.2.1.2.4

THE ELECTRICAL SYSTEM HAS BEEN ALTERED, ENLARGED OR REPLACED WITHOUT PERMITS OR INSPECTIONS. NO EVIDENCE OF THE ORIGINAL SYSTEM REMAINS. THE SYSTEM PRESENTS A HAZARD AND IS PRESUMED UNSAFE BY THE FLORIDA BUILDING CODE.