

AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
DECEMBER 16, 2004
3:00 P.M.

HEARING COMPUTER SCHEDULED

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 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.

AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
DECEMBER 16, 2004
3:00 P.M.

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)