

AGENDA  
UNSAFE STRUCTURES BOARD  
CITY COMMISSION MEETING ROOM - CITY HALL  
JANUARY 20, 2005  
3:00 P.M.

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HEARING COMPUTER SCHEDULED  
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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  
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 TERMITES 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.

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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.

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## 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.