

AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
FEBRUARY 17, 2005
3:00 P.M.

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.

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

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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
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

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FBC 111.2.2.4.2

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FBC 111.2.2.4.4

FBC 111.2.2.4.5

FBC 111.2.2.4.6

