

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

RETURN HEARING (OLD BUSINESS)

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 APPROXIMATELY 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.

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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: CE03051368
CASE ADDR: 1225 NW 16 ST
OWNER: FLETCHER-ALLEN, SHIRLEY M & HILLS, VERNON & DELBERT & JAMES
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 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.