

AGENDA  
UNSAFE STRUCTURES BOARD  
CITY COMMISSION MEETING ROOM- CITY HALL  
JUNE 16, 2005  
3:00 PM

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RETURN HEARING (OLD BUSINESS)  
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CASE NO: CE03121109  
CASE ADDR: 1115 NW 3 AV  
OWNER: MORGAN, GENE & VICE, CINDY EDWARDS  
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.

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HEARING COMPUTER SCHEDULED  
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CASE NO: CE05010324  
CASE ADDR: 809 NW 15 AV  
OWNER: MYERS, HERBERT & MYERS, ALBERT & FERNANDEZ, JOYCE ANN  
& DASHIEL, MARY & MYERS, PERRY  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 111.2.1.3.2

THE BUILDING DOES NOT COMPLY WITH THE MINIMUM HOUSING REQUIREMENTS OF THE CITY OF FORT LAUDERDALE. THE FOLLOWING IS A LIST OF BUILDING PARTS NOT KEPT IN "REASONABLY GOOD REPAIR" AS REQUIRED BY MINICIPAL ORDINANCE 9-280(B): WINDOWS, DOORS, CEILINGS, KITCHEN CABINETS AND COUNTER, ROOF, PLUMBING SYSTEMS, ELECTRICAL SYSTEMS, SHOWER STALLS (CHIPPED AND LOOSE TILE), SMOKE DETECTORS, WALLS (EXCESSIVE MOLD) INOPERABLE WALL OUTLETS. MANY OTHER REQUIREMENTS OF THE MINIMUM HOUSING CODE ARE ALSO NOT PROVIDED AS REQUIRED.

FBC 111.1.1

THE SINGLE STORY, FIVE UNIT RESIDENTIAL STRUCTURE HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS, PRESENTS A FIRE HAZARD, AND DOES NOT COMPLY WITH THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE OR THE MAINTENANCE REQUIREMENTS OF THE FLORIDA BUILDING CODE.

FBC 111.1.2

BUILDING REPAIRS AND ALTERATIONS HAVE BEEN DONE WITHOUT OBTAINING THE REQUIRED PERMITS. THE WORK ALSO ENCOMPASSES THE ELECTRICAL SYSTEM, PLUMBING SYSTEM AND MECHANICAL SYSTEM.

FBC 111.2.1.1.1

THE BUILDING IS NOT PROPERLY SECURED.

FBC 111.2.1.2.2

A LARGE CRACK EXISTS IN THE CONCRETE ROOF STRUCTURE ON THE NORTH EXPOSURE.

FBC 111.2.1.1.2

THERE IS AN UNWARRANTED ACCUMULATION OF DEBRIS AND COMBUSTIBLES INSIDE APARTMENT #4. COMBUSTIBLES ARE PARKED AROUND AND ON TOP OF THE ELECTRIC WATER HEATER.

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FBC 111.2.1.1.3

THE HARD WIRED SMOKE DETECTORS ARE INOPERABLE.

FBC 111.2.1.2.4

MANY CEILINGS ARE SAGGING BECAUSE OF DETERIORATION CAUSED BY EXCESS MOISTURE.

FBC 111.2.1.2.5

THE PREMISE WIRING OF THE BUILDING IS COMPROMISED DUE TO EXCESS MOISTURE IN THE BUILDING. THE WINDOW AIR CONDITIONING UNITS HAVE BEEN INSTALLED WITHOUT OBTAINING THE PROPER PERMITS. IT HAS NOT BEEN DEMONSTRATED THAT THE CIRCUITS POWERING THESE UNITS ARE PROPERLY PROTECTED.

FBC 111.2.1.3.1

THE FOLLOWING WORK HAS BEEN DONE WITHOUT OBTAINING THE REQUIRED PERMITS AND IS, THEREFORE, PRESUMED AND DEEMED BY THE CODE TO BE UNSAFE: ELECTRICAL DISTRIBUTION PANELS HAVE BEEN CHANGED OUT. NEW ELECTRICAL CIRCUITS HAVE BEEN ADDED. WATER HEATERS HAVE BEEN CHANGED OUT AND AIR CONDITIONING EQUIPMENT INSTALLED.

FBC 111.2.1.2.6

THE SEPTIC TANK ON THE PROPERTY HAS NOT BEEN ABANDONED PROPERLY AS REQUIRED. IN ADDITION THE SEPTIC TANK IS NOT PROPERLY SEALED.

FBC 111.2.1.2.1

THE SMOKE DETECTORS AND WIRING TO THEM ARE LOOSE AND HANGING DOWN. AREAS OF THE CEILING ARE LOOSE BECAUSE OF A MOISTURE CONDITION DUE TO FAILURE TO MAINTAIN A WATERTIGHT ROOF CONDITION. ELECTRICAL CONDUIT ON THE EXTERIOR OF THE BUILDING IS LOOSE ON THE WALL. KITCHEN SINKS SAG IN THE COUNTERS AND THE REAR DOOR OF APARTMENT #1 IS OFF THE HINGES AND LOOSE IN THE JAMB.

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CASE NO: CE05011972  
CASE ADDR: 2124 NW 8 ST  
OWNER: E C E DEVELOPMENT INC  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 111.1.1

THE SINGLE FAMILY WOOD FRAME BUILDING AT THIS LOCATION IS A FIRE AND WINDSTORM HAZARD. IT HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS, DOES NOT COMPLY WITH THE MINIMUM

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HOUSING CODE OF THE CITY OF FORT LAUDERDALE OR THE MAINTENANCE STANDARD OF THE FLORIDA BUILDING CODE.

FBC 111.2.1.1.1

THE BUILDING IS VACANT, UNGUARDED AND OPEN TO CASUAL ENTRY.

FBC 111.2.1.1.2

THERE IS AN UNWARRANTED ACCUMULATION OF DUST, DEBRIS AND COMBUSTIBLE MATERIAL INSIDE THE BUILDING.

FBC 111.2.1.2.1

THE CEILINGS, ROOF STRUCTURE, SIDING, DOORS AND WINDOWS HAVE FAILED, LOOSENED AND HANG LOOSE IN MANY AREAS.

FBC 111.2.1.2.2

THE ROOF HAS DETERIORATED TO THE EXTENT THAT THE STRUCTURE HAS BEEN TAKING WATER FOR SOME TIME AND THE ROOF FRAMING NO LONGER SUPPORTS THE LOAD IMPOSED.

FBC 111.2.1.2.4

THE ROOF STRUCTURE IS SAGGING AND THE ROOF PROJECTION ON THE EAST EXPOSURE IS FALLING OFF THE BUILDING.

FBC 111.2.1.2.8

THE ELECTRICAL EQUIPMENT HAS NOT BEEN MAINTAINED IN A DRY CONDITION AS REQUIRED BY THE N.E.C.

FBC 111.2.1.3.2

THE MAINTENANCE OF THE BUILDING DOES NOT COMPLY WITH THE FLORIDA BUILDING CODE OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 111.2.2.1

THE COST TO REPAIR, ALTER OR REPLACE THE BUILDING EXCEEDS 50% OF THE VALUE OF THE BUILDING.

FBC 111.2.2.2

THE COST OF STRUCTURAL REPAIR OR STRUCTURAL REPLACEMENT OF THE BUILDING EXCEEDS 33% OF THE STRUCTURAL VALUE OF THE BUILDING.

FBC 111.2.2.4

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CASE NO: CE05040942  
CASE ADDR: 150 NW 68 ST  
OWNER: PAN AMERICAN CORP  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 111.1.1

THE DWELLING IS A FIRE AND WINDSTORM HAZARD AND DOES NOT COMPLY WITH THE CITY OF FORT LAUDERDALE MINIMUM HOUSING CODE. THE MEANS OF EGRESS FOR THIS DWELLING ARE COMPROMISED AND IT HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND ILLEGAL ALTERATIONS.

FBC 111.1.2

THE DWELLING HAS BEEN EXTENSIVELY ALTERED WITHOUT OBTAINING PERMITS. THE ALTERATIONS INCLUDE, BUT ARE NOT LIMITED TO A ROOF ADDITION ON THE EAST AND A LARGE ADDITION ON THE WEST. THE DESIGN OF THESE ALTERATIONS DO NOT PROPERLY ADDRESS THE GRAVITY LOADS OR THE UPLIFT RESISTANCE REQUIRED BY THE CODE.

FBC 111.2.1.1.3

THE ADDITION ON THE WEST HAS BEEN CONSTRUCTED TOO CLOSE TO THE MOBILE HOME ON THE ABUTTING SITE. THE REQUIRED DISTANCE SEPARATION OF 10 FEET AS REQUIRED BY NFPA 501A 4-2.1.1 HAS NOT BEEN PROVIDED.

FBC 111.2.1.3.1

ELECTRICAL AND MECHANICAL EQUIPMENT AND INSTALLATIONS HAVE BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED PERMITS. THE WORK IS "PRESUMED AND DEEMED UNSAFE".

FBC 111.2.1.3.2

THE DWELLING DOES NOT MEET THE REQUIREMENTS OF THE MINIMUM HOUSING CODE. THE DEFICIENCIES INCLUDE, BUT ARE NOT LIMITED TO THE ABSENCE OF WINDOWS TO PROVIDE LIGHT AND VENTILATION IN THE ADDITION ATTACHED ON THE WEST AND THE STATE OF DIS-REPAIR OF WINDOWS, DOORS AND OTHER PARTS OF THE DWELLING.

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