

AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
JULY 21, 2005
3:00 P.M.

HEARING COMPUTER SCHEDULED

CASE NO: CE04111837
CASE ADDR: 3601 SW 2 ST
OWNER: GRAHAM,VINCENT M & JACQUELINE
INSPECTOR: KENNETH REARDON

VIOLATIONS: FBC 111.1.1
THE 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 111.1.2
THIS IS AN INCOMPLETE STRUCTURE, WHICH WAS STARTED UNDER A 1999 BROWARD COUNTY PERMIT. THIS PERMIT IS EXPIRED AND NULL AND VOID. THIS INCOMPLETE STRUCTURE IS PRESUMED AND DEEMED UNSAFE.

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: CE05041149
CASE ADDR: 1843 SW 4 AV
OWNER: HATCHER,RICHARD
INSPECTOR: KENNETH REARDON

VIOLATIONS: FBC 111.1.1
THE REAR SHED 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 111.2.1.2.1
THE PLYWOOD WALL SIDING IS IN A ROTTED AND DETERIORATED CONDITION.

FBC 111.2.1.2.2
THE ROOF AND WALL FRAMING ARE ROTTED AND UNSAFE.

FBC 111.2.1.2.5
THE ILLEGAL ELECTRICAL WIRING ADDED TO THIS SHED WITHOUT FIRST OBTAINING AN ELECTRICAL PERMIT IS IN AN UNSAFE CONDITION AND IS EXPOSED AT THE GROUND WHERE THE SERVICE WIRING ENTERS THE BUILDING.

FBC 111.2.1.3.1
THE ELECTRICAL WIRING IN THIS SHED WAS DONE WITHOUT FIRST OBTAINING AN ELECTRICAL PERMIT AND SHALL BE PRESUMED UNSAFE.

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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: CE04111777
CASE ADDR: 6980 NW 29 WY
OWNER: BENEVIDES, ANTONIO
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 111.1.1

THE CARPORT STRUCTURE CONSTRUCTED ON THE FRONT OF THE BUILDING IS UNSAFE. THE REQUIRED RESISTANCE TO WIND LOADING AND GRAVITY LOADING HAS NOT BEEN DEMONSTRATED.

FBC 111.1.2

THE CARPORT STRUCTURE CONSTRUCTED ON THE FRONT OF THE BUILDING HAS BEEN CONSTRUCTED WITHOUT OBTAINING THE REQUIRED PERMIT. THE STRUCTURE IS THEREFORE PRESUMED AND DEEMED TO BE UNSAFE.

FBC 111.2.1.2.4

HORIZONTAL FRAMING MEMBERS SUPPORTING THE ROOF HAVE SAGGED BETWEEN SUPPORTS. THIS IS BECAUSE OF OVERSTRESSING DUE TO INADEQUATE DESIGN.

FBC 111.2.1.3.1

AN ELECTRICAL CIRCUIT AND LIGHT HAVE BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED PERMIT.

CASE NO: CE05010324
CASE ADDR: 809 NW 15 AV
OWNER: MYERS, HERBERT & MYERS, ALBERT & HERNANDEZ, 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 MUNICIPAL 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.

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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.

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: CE05040931
CASE ADDR: 150 NW 68 ST
OWNER: PAN AMERICAN CORP
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 111.1.1

THE ADDITION ATTACHED TO THE MOBILE HOME IS A FIRE AND WINDSTORM HAZARD. THE REQUIRED MEANS OF EGRESS HAVE BEEN COMPROMISED AND COMPLIANCE WITH THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE HAS NOT BEEN DEMONSTRATED. THE DESIGN OF THIS ADDITION DOES NOT PROPERLY ADDRESS THE GRAVITY LOADS OR UPLIFT RESISTANCE REQUIRED BY THE CODE.

FBC 111.1.2

THE ADDITION HAS BEEN CONSTRUCTED WITHOUT OBTAINING ANY OF THE REQUIRED PERMITS. IT IS, THEREFORE, "PRESUMED AND DEEMED UNSAFE".

FBC 111.2.1.1.3

THE MEANS OF EGRESS IS COMPROMISED. THE ADDITION ATTACHED TO THE SOUTH OF THE MOBILE HOME HAS NOT BEEN PROVIDED WITH A DIRECT EXIT TO THE OUTSIDE. OCCUPANTS MUST RE-ENTER THE MOBILE HOME TO EXIT. THIS FORM OF EGRESS IS PROHIBITED SPECIFICALLY BY NFPA 501A 4-4.2.

FBC 111.2.1.3.1

ELECTRICAL CIRCUITS ASSOCIATED WITH THE ADDITION HAVE BEEN ALTERED/EXTENDED WITHOUT OBTAINING THE REQUIRED PERMIT.

FBC 111.2.1.3.2

COMPLIANCE WITH THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE HAS NOT BEEN DEMONSTRATED, INCLUDING, BUT NOT LIMITED, TO THE REQUIRED LIGHT AND VENTILATION.