

AGENDA  
UNSAFE STRUCTURES BOARD  
CITY COMMISSION MEETING ROOM-CITY HALL  
AUGUST 18, 2005  
3:00 PM

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HEARING COMPUTER SCHEDULED  
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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.

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CASE NO: CE05012241  
CASE ADDR: 3801 SW 12 CT  
OWNER: MELO, JUANA & CUELI, GANILDA  
INSPECTOR: KENNETH REARDON

VIOLATIONS: FBC 111.1.1

THE STRUCTURES 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. THIS PROPERTY CONTAINS THREE (3) WOOD FRAME BUILDINGS; A MAIN HOUSE, A SEPARATE WEST BUILDING AND A DETACHED GARAGE.

FBC 111.2.1.1.1

THE WEST BUILDING AND THE DETACHED GARAGE BUILDING ARE OPEN AND UNGUARDED.

FBC 111.2.1.1.2

THE DETACHED GARAGE BUILDING IS FULL OF COMBUSTIBLE MATERIAL AND IS UNSAFE.

FBC 111.2.1.2.2

- \* THE MAIN HOUSE FRONT WALL AND SILL PLATE ARE ROTTED AND DETERIORATED. THE WALL STUCCO IS MISSING IN AREAS.
- \* THE WEST BUILDING HAS IMPROPER ROOF REPAIRS ON THE EAST SIDE.

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- \* THE DETACHED GARAGE ROOF AND WALL FRAMING ARE ROTTED AND DETERIORATED.

FBC 111.2.1.2.3

- \* THE MAIN HOUSE ROOF DECK IS PARTIALLY COLLAPSED.
- \* THE DETACHED GARAGE BUILDING FRONT WALL AND ROOF FRAMING HAVE PARTIALLY COLLAPSED.

FBC 111.2.1.2.4

- \* THE MAIN HOUSE FRONT WALL AND ROOF DECK ARE BOWED.
- \* THE WEST BUILDING EAST EXTERIOR WALL IS BOWED.
- \* THE DETACHED GARAGE BUILDING ROOF AND WALLS ARE SAGGING.

THIS UNUSUAL SAGGING AND LEANING OUT OF PLUMB OF THE BUILDINGS OR PARTS OF THE BUILDINGS ARE CAUSED BY DETERIORATION OR OVER-STRESSING.

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: 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.

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## 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.

## 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: 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 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.

## 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.

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## 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: CE05011052  
CASE ADDR: 723 NW 6 AVE  
OWNER: LUMA PROPERTIES INC  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 111.2.1.2.5  
THE ELECTRICAL SYSTEM OF THE BUILDING HAS NOT BEEN MAINTAINED SAFE. DAMAGE TO THE SYSTEM IS EVIDENT DUE TO ROOF LEAKS.

## FBC 111.2.1.2.8

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FBC 111.2.1.3.1

FBC 111.2.1.3.2

FBC 111.1.1

THIS COMMERCIAL, MULTI-TENANT BUILDING HAS BECOME UNSAFE. THE MEANS OF EGRESS HAVE BEEN COMPROMISED. THE BUILDING HAS BEEN SUB STANTIALLY DAMAGED BY THE ELEMENTS, FIRE AND BY ALTERATIONS PERFORMED WITHOUT PERMITS. THE BUILDING IS BEING USED IN PART ILLEGALLY AND IMPROPERLY AND CONSTITUTES A WINDSTORM HAZARD.

FBC 111.1.3

EXTENSIVE STRUCTURAL ALTERATIONS, REPAIRS AND ADDITIONS HAVE BEEN DONE WITHOUT OBTAINING A PERMIT.

FBC 111.2.1.1.3

A WALL HAS BEEN CONSTRUCTED DIVIDING BAY 725 FROM THE ADJACENT BAY AND PREVENTS ACCESS TO THE MAIN-DOOR. THE EGRESS REMAINING IS APPROXIMATELY 90 FEET TO THE WEST SIDE OF THE BUILDING. SPRAY PAINTING BEING CONDUCTED WITHIN THE BUILDING WITHOUT AN APPROVED SPRAY BOOTH PRESENTS AN UN-ACCEPTABLE FIRE HAZARD. EXIT SIGNS ARE NOT MAINTAINED OPERABLE AND IMPROPERLY PLACED. THE REQUIRED TENANT SEPARATION IS NOT BEING MAINTAINED.

FBC 111.2.1.2.1

AREAS OF THE ROOF SHEATHING HAVE FAILED. ROOF DECKING IS LOOSE. ELECTRICAL FIXTURES AND CONDUIT ARE LOOSE ON THE WALLS.

FBC 111.2.1.2.2

RAFTERS AND DECKING ARE DETERIORATED DUE TO LACK OF MAINTENANCE.

FBC 111.2.1.2.3

THE BUILDING IS PARTIALLY DESTROYED BY STRUCTURAL ALTERATION WITHOUT PERMITS. FIRE DAMAGE TO THE ROOF STRUCTURE IS ALSO EVIDENT.

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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.

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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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