

AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM- CITY HALL
SEPTEMBER 15, 2005
3:00 P.M.

HEARING COMPUTER SCHEDULED

CASE NO: CE05011052
CASE ADDR: 723 NW 6 AVE
OWNER: LUMA PROPERTIES INC
INSPECTOR: WAYNE STRAWN

VIOLATIONS: 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 IB 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 MAN-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.

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.

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FBC 111.2.1.2.8

AREAS OF BUILDING ARE BEING UTILIZED FOR PURPOSES THAT HAVE NOT BEEN APPROVED. THE USES NOT APPROVED INCLUDE, BUT MAY NOT BE LIMITED TO, AUTOMOBILES STORED INSIDE THE BUILDING, SPRAY PAINTING INSIDE THE BUILDING WITHOUT THE REUIRED SPRAY BOOTH AND MULTIPLE TENANT USE WITHOUT THE REQUIRED FIRE SEPARATION WALLS.

FBC 111.2.1.3.1

THE FOLLOWING ALTERATIONS CONTRARY TO THE CODE HAVE BEEN PERFORMED WITHOUT OBTAINING PERMITS; THE REMOVAL OF LARGE SECTIONS OF LOAD BEARING WALLS TO PROVIDE A LARGE TENANT SPACE AT THE REAR OF THE BUILDING. THE CONSTRUCTION OF A POORLY CONSTRUCTED ROOF AREA AT THE REAR OF THE BUILDING MUCH OF WHICH HAS BEEN DESTROYED BY THE ELEMENTS. THE CONSTRUCTION OF A DIVIDING WALL BETWEEN TENANTS,

FBC 111.2.1.3.2

THE BUILDING IS BEING USED ILLEGALLY AND IS NOT BEING MAINTAINED IN A STRUCTURALLY SOUND CONDITION.

RETURN HEARING (OLD BUSINESS)

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: 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 CON-
DITION 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.

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: 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.

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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.

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.

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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.