

AGENDA  
UNSAFE STRUCTURES BOARD  
CITY COMMISSION MEETING ROOM- CITY HALL  
OCTOBER 20, 2005  
3:00 PM

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HEARING COMPUTER SCHEDULED  
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CASE NO: CE05060832  
CASE ADDR: 150 NW 68 ST  
OWNER: PAN AMERICAN CORP  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 111.1.1

THE MOBILE HOME IS A WINDSTORM HAZARD AND A FIRE HAZARD. THE MOBILE HOME HAS BEEN SUBSTANTIALLY DAMAGED BY IMPACT FROM AN OUT OF CONTROL TRUCK AND BY REPAIRS/REMODELING WITHOUT OBTAINING PERMITS. IT DOES NOT COMPLY WITH THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 111.1.2

THE MOBILE HOME HAS BEEN EXTENSIVELY REBUILT WITHOUT OBTAINING THE REQUIRED PERMITS. THE WORK INCLUDES, BUT MAY NOT BE LIMITED TO FLOORS, CEILINGS AND WINDOWS THAT HAVE BEEN REPLACED. THE ELECTRICAL AND PLUMBING SYSTEMS HAVE BEEN REMODELED/REPLACED AND AIR CONDITIONING FACILITIES HAVE BEEN INSTALLED.

FBC 111.2.1.2.1

THE MOBILE HOME IS DAMAGED ON THE EAST EXPOSURE SOUTH END. THE WALLS AND FLOORS IN THIS AREA ARE DESTROYED AND THE MOBILE HOME HAS BEEN KNOCKED SEVERAL FEET TO THE NORTH AT THE EAST END. THE ANCHOR STRAPS ARE SNAPPED AND HANGING LOOSE ON BOTH THE EAST AND WEST END.

FBC 111.2.1.2.3

THE MOBILE HOME IS PARTIALLY DESTROYED BY VEHICLE IMPACT AND BY A RE-BUILD ATTEMPT DONE WITHOUT PERMITS.

FBC 111.2.1.2.4

THE MOBILE HOME HAS BEEN KNOCKED OFF ITS SUPPORTING PIERS AND, THEREFORE, IS OVER-STRESSED AND DOES NOT RETAIN A PLUMB AND LEVEL CONDITION.

FBC 111.2.1.2.5

THE ELECTRICAL AND MECHANICAL SYSTEMS/INSTALLATIONS PRESENT AN UNACCEPTABLE HAZARD AND ARE NOT IN COMPLIANCE WITH THE STANDARDS OF THE FLORIDA BUILDING CODE.

FBC 111.2.1.3.1

THE ELECTRICAL, PLUMBING AND MECHANICAL SYSTEMS HAVE BEEN ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS. THE WORK IS PRESUMED AND DEEMED UNSAFE BY THE FLORIDA BUILDING CODE.

FBC 111.2.1.3.2

THE MOBILE HOME DOES NOT COMPLY WITH THE MINIMUM STANDARD FOR HOUSING AS REQUIRED BY CHAPTER 9 OF FORT LAUDERDALE MUNICIPAL ORDINANCE AND BY THE MAINTENANCE STANDARD OF THE FLORIDA BUILDING CODE.

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CASE NO: CE05070452  
CASE ADDR: 150 NW 68 ST  
OWNER: PAN AMERICAN CORP  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 111.1.1  
THE BEDROOM ADDITION ON THE EAST SIDE OF THE MOBILE HOME IS A FIRE AND WINDSTORM HAZARD. THE ROOM IS DEFICIENT IN ADEQUATE MEANS OF EGRESS AND DOES NOT MEET THE REQUIREMENTS OF THE FORT LAUDERDALE MINIMUM HOUSING CODE. IN ADDITION THE EGRESS AND THE LIGHT AND VENTILATION OF THE MOBILE HOME IS COMPROMISED BY THE ADDITION. AN EXIT DOOR AND LARGE WINDOWS NO LONGER OPEN DIRECTLY TO THE OUTSIDE.

FBC 111.2.1.1.3  
THE REQUIRED MEANS OF EGRESS HAS NOT BEEN PROVIDED. THE ADDITION ATTACHED TO THE EAST 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 METHOD OF EGRESS IS SPECIFICALLY PROHIBITED BY NFPA 501A 4-42.

FBC 111.2.1.3.2  
COMPLIANCE WITH THE FORT LAUDERDALE MINIMUM HOUSING CODE, INCLUDING, BUT NOT LIMITED TO STRUCTURAL INTEGRITY AND THE MINIMUM REQUIREMENTS FOR LIGHT, VENTILATION AND ELECTRICAL OUTLETS, HAS NOT BEEN PROVIDED.

FBC 111.2.1.2.8  
THE ELECTRICAL AND MECHANICAL SYSTEM FOR THE ADDED BEDROOM DO NOT COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE. THE CONSTRUCTION METHODS UTILIZED DO NOT PROPERLY ADDRESS THE GRAVITY LOADS OR THE UPLIFT RESISTANCE REQUIRED BY THE FLORIDA BUILDING CODE.

FBC 111.1.2  
THE BEDROOM ADDITION HAS BEEN CONSTRUCTED WITHOUT OBTAINING A PERMIT. THE CONSTRUCTION IS "PRESUMED" AND "DEEMED" BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 111.2.1.3.1  
ELECTRICAL CIRCUITS AND AIR CONDITIONING EQUIPMENT INSTALLED IN THE ADDITION ON THE EAST HAVE BEEN EXTENDED/INSTALLED WITHOUT OBTAINING PERMITS. THESE SYSTEMS ARE "PRESUMED" AND "DEEMED" TO BE UNSAFE BY THE FLORIDA BUILDING CODE.  
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CASE NO: CE05070797  
CASE ADDR: 150 NW 68 ST  
OWNER: PAN AMERICAN CORP  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 111.1.1

THE MOBILE HOME INCLUDING ATTACHED ADDITIONS AND ACCESSORY STRUCTURES HAS BECOME A FIRE AND/OR WINDSTORM HAZARD. THE DWELLING UNIT HAS BEEN EXTENSIVELY DAMAGED BY FIRE AND THE ELEMENTS AND NO LONGER COMPLIES WITH THE STANDARD OF THE FORT LAUDERDALE MINIMUM HOUSING CODE. THE WOODEN SHED AND METAL SHED ARE NOT PROPERLY DESIGNED FOR UPLIFT AND MAY BECOME WIND-BOURNE DEBRIS IN THE EVENT OF A STORM.

FBC 111.1.2

AN ADDITION ON THE NORTH OF THE MOBILE HOME ALONG WITH A WOODEN SHED ON THE WEST END OF THE SITE AND A METAL SHED ON THE SOUTH HAVE BEEN CONSTRUCTED WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC 111.2.1.1.1

THE BURNT OUT MOBILE HOME IS NOT PROPERLY SECURED TO PREVENT CASUAL ENTRY.

FBC 111.2.1.2.1

SIDING, FLOOR DECKING, CEILING MATERIAL, PANELING AND OTHER BUILDING PARTS ARE HANGING LOOSE, HAVE FAILED OR ARE LOOSENING.

FBC 111.2.1.2.2

THE FLOOR FRAMING OF THE ADDITION ATTACHED TO THE NORTH SIDE IS ROTTEN IN AREAS.

FBC 111.2.1.2.3

THE DWELLING IS DESTROYED TO A LARGE DEGREE BY FIRE.

FBC 111.2.1.2.4

THE PARTIALLY CONSTRUCTED SHED ON THE WEST SIDE OF THE PROPERTY LEANS SEVERELY TO THE WEST BECAUSE OF POOR DESIGN. THE NEIGHBORS FENCE PREVENTS IT FROM FALLING FLAT.

FBC 111.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITHOUT PERMITS TO ACCOMMODATE AIR CONDITIONING UNITS AND WATER HEATING EQUIPMENT. ALL ALTERATIONS WITHOUT PERMITS ARE DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 111.2.1.2.8

THE MECHANICAL AND ELECTRICAL SYSTEMS FOR THE DWELLING AND THE BUILDING DESIGN METHODS UTILIZED FOR THE ADDITION ON THE NORTH DO NOT COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.

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## FBC 111.2.1.3.1

THE MECHANICAL AND ELECTRICAL SYSTEMS HAVE BEEN ALTERED WITHOUT OBTAINING PERMITS. THE CONSTRUCTION OF THE ADDITION ON THE NORTH HAS BEEN DONE WITHOUT A PERMIT. THESE SYSTEMS AND CONSTRUCTION ARE PRESUMED AND "DEEMED" BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

## FBC 111.2.1.3.2

THE DWELLING AND THE ACCESSORY STRUCTURES DO NOT COMPLY WITH THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE, THE FLORIDA BUILDING CODE, OR THE CODE IN EFFECT WHEN THE ALTERATIONS AND ADDITIONS WERE DONE.

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CASE NO: CE05071330  
CASE ADDR: 150 NW 68 ST  
OWNER: PAN AMERICAN CORP  
INSPECTOR: WAYNE STRAWN

## VIOLATIONS: FBC 111.1.1

THE SINGLE FAMILY DWELLING IS A FIRE AND WINDSTORM HAZARD. THE DWELLING IS COMPROMISED REGARDING THE EGRESS REQUIREMENTS AND DOES NOT MEET THE REQUIREMENTS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE OR THE MAINTENANCE REQUIREMENTS OF THE FLORIDA BUILDING CODE. THE WOODEN SHED IS ALSO A WINDSTORM HAZARD AND A FIRE HAZARD.

## FBC 111.2.1.1.3

THE DWELLING PRESENTS A HAZARD WITH REGARD TO PROPER EGRESS AND FIRE PROTECTION. NO EGRESS IS PROVIDED ON THE EAST EXPOSURE, THE DOORS OF THE MOBILE HOME ON THE WEST DO NOT NOW PROVIDE EGRESS, BUT OPEN TO THE ADDITION ON THE WEST. THE WEST ADDITION HAS ONLY ONE EXIT DOOR ON THE SOUTH END. THE STATE FIRE MARSHAL RULES 4a-42 REFER TO N.F.P.A. 501A 4-4.2 AND PROHIBIT THE EGRESS FROM BEING DIMINISHED BY ADD ON ROOMS. THE SHED BUILT OF COMBUSTIBLE MATERIAL AT THE REAR OF THE SITE IS TOO CLOSE TO THE SITE SEPARATION LINE. THIS IS PROHIBITED BY N.F.P.A. 501D 4-4-1. AND NOW CREATES A FIRE BRIDGE FROM MOBILE HOME TO THE ADJACENT SHED AND THEN TO THE NEXT MOBILE HOME.

## FBC 111.2.1.3.1

THE CONSTRUCTION OF ADDITIONS ON THE WEST AND NORTH OF THE MOBILE HOME WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IS "DEEMED" BY THE FLORIDA BUILDING CODE TO BE UNSAFE. THE INSTALLATION OF CORRUGATED METAL ROOFING MATERIAL ON TOP OF THE MOBILE HOME WITHOUT OBTAINING A PERMIT AND INSPECTIONS IS "DEEMED" BY THE CODE TO BE UNSAFE. THE INSTALLATION OF AIR CONDITIONING EQUIPMENT AND THE EXTENSION OF CIRCUITRY TO POWER THESE WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IS "DEEMED" BY THE CODE TO BE UNSAFE. THE INSTALLATION OF A WATER HEATER AND THE CIRCUITRY EXTENSIONS TO POWER IT ALONG WITH OTHER PLUMBING ALTERATIONS WITHOUT OBTAINING PERMITS IS ALSO "DEEMED" BY THE CODE TO BE UNSAFE.

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FBC 111.2.1.3.2

THE DWELLING AND THE SHED AT THE REAR OF THE SITE DO NOT MEET THE MAINTENANCE REQUIREMENTS OF THE FLORIDA BUILDING CODE OR THE REQUIREMENTS OF THE CITY OF FORT LAUDERDALE'S MINIMUM HOUSING CODE.

FBC 111.1.2

THE SINGLE FAMILY DWELLING IS A CONGLOMERATE WHICH WAS ORIGINALLY A MOBILE HOME. THE ORIGINAL MOBILE HOME LIVING AREA HAS BEEN EXPANDED TO ON THE NORTH AND ON THE WEST WITH LARGE ADDITIONS. NO PERMITS WERE ISSUED FOR THE EXPANSION OF THE DWELLING IN THIS FASHION. ELECTRICAL, PLUMBING AND AIR CONDITIONING SYSTEMS AND EQUIPMENT HAVE BEEN ADDED AND EXISTING SYSTEMS EXPANDED/ALTERED WITHOUT OBTAINING PERMITS ALSO. THE WORK DONE IS "PRESUMED AND DEEMED" BY THE CODE TO BE UNSAFE. THE WOODEN SHED IS ALSO BUILT WITHOUT A PERMIT.

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CASE NO: CE05081231  
CASE ADDR: 3338 NW 69 ST  
OWNER: BROOKWELL,LINDA  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 111.2.1.2.7

THE SWIMMING POOL ON THE PROPERTY CONTAINS STAGNANT WATER BECAUSE PROPER MAINTENANCE PRACTICES ARE NOT UTILIZED. THE CONDITION IS CHRONIC IN NATURE AND PRESENTS A DANGER TO HUMAN LIFE AND PUBLIC WELFARE. THE CONDITION IS UNSANITARY AND IS PRESUMED AND DEEMED UNSAFE BY THE FLORIDA BUILDING CODE.