

AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM-CITY HALL
JANUARY 19, 2006
3:00 P.M.

RETURN HEARING (OLD BUSINESS)

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.

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.

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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.

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 SUBSTANTIALLY 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 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 UNACCEPTABLE FIRE HAZARD. EXIT SIGNS ARE NOT MAINTAINED

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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.

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 REQUIRED 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.

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.

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 111.1.2

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.

FBC 111.2.1.1.3

THE DWELLING PRESENTS A HAZARD WITH REGARD TO PROPER EGRESS

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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.

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.

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.

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HEARING COMPUTER SCHEDULED

CASE NO: CE05110247
CASE ADDR: 416 NW 13 AV
OWNER: RAHMING,EARL
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.2.1.2.5
THE ELECTRICAL SYSTEMS OF THE BUILDING ARE COMPROMISED DUE
TO LACK OF A WEATHER-TIGHT ROOF.

FBC 117.1.1
THE SINGLE FAMILY DWELLING AND THE DETACHED GARAGE BUILDING
HAVE BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND TER-
MITES. THE BUILDINGS DO NOT MEET THE MAINTENANCE REQUIRE-
MENTS OF THE FLORIDA BUILDING CODE OR THE MINIMUM HOUSING
CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.1.2
THE CARPORT STRUCTURE HAS BEEN ENCLOSED WITHOUT OBTAINING
A PERMIT.

FBC 117.2.1.1.2
THE ENCLOSED CARPORT HAS AN UNWARRANTED ACCUMULATION OF
DEBRIS AND COMBUSTIBLES WITHIN.

FBC 117.2.1.2.1
MANY BUILDING PARTS ARE LOOSE OR LOOSENING. THESE PARTS
INCLUDE, BUT MAY NOT BE LIMITED TO: DOOR AND WINDOW FRAMES,
ROOF PROJECTIONS, ROOF SHEATHING AND ROOF FRAMING COMPONENTS
OF THE MAIN BUILDING AND THE CARPORT.

FBC 117.2.1.2.2
THE ROOF STRUCTURES HAVE BEEN DETERIORATED BY ROT BECAUSE
OF THE LACK OF MAINTAINING A WATERTIGHT ROOF CONDITION AND
BY TERMITE INFESTATION.

FBC 117.2.1.2.4
THE ATTACHMENT OF THE FLORIDA ROOM ROOF RAFTERS TO THE
ORIGINAL BUILDING HAS FAILED ALLOWING THE RAFTERS TO SAG
INTO THE FLORIDA ROOM. THE CAUSE OF THIS FAILURE IS DETER-
IORATION OF STRUCTURAL ROOF COMPONENTS DUE TO ROT AND TER-
MITE INFESTATION.

FBC 117.2.1.3.1
THE ENCLOSURE OF THE CARPORT HAS BEEN DONE WITHOUT A PERMIT
AND IS, THEREFORE, PRESUMED AND DEEMED BY THE CODE TO BE
UNSAFE.

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CASE NO: CE05111611
CASE ADDR: 2124 NW 8 ST
OWNER: E C E DEVELOPMENT INC
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1
THE SINGLE FAMILY WOOD FRAME BUILDING AT THIS LOCATION IS A FIRE AND WINDSTORM HAZARD. IT HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND BY WINDSTORM AND DOES NOT COMPLY WITH THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE OR THE MAINTENANCE STANDARD OF THE FLORIDA BUILDING CODE.

FBC 117.2.1.2.1
THE CEILINGS, WALLS, ROOF STRUCTURE, SIDING, DOORS AND WINDOWS HAVE FAILED, LOOSENED AND HANG LOOSE IN MANY AREAS.

FBC 117.2.1.2.8
THE ELECTRICAL EQUIPMENT HAS NOT BEEN MAINTAINED IN A DRY CONDITION AS REQUIRED BY THE N.E.C.

FBC 117.2.2.2
THE COST OF STRUCTURAL REPAIR OR STRUCTURAL REPLACEMENT OF THE BUILDING EXCEEDS 33% OF THE STRUCTURAL VALUE OF THE BUILDING.

FBC 117.2.1.1.1
THE BUILDING IS VACANT, UNGUARDED AND OPEN TO CASUAL ENTRY.

FBC 117.2.1.2.2
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 117.2.1.3.2
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 117.2.1.1.2
THERE IS AN UNWARRANTED ACCUMULATION OF DUST, DEBRIS AND COMBUSTIBLE MATERIAL INSIDE THE BUILDING.

FBC 117.2.1.2.4
THE ROOF STRUCTURE IS SAGGING AND THE ROOF PROJECTION ON THE EAST EXPOSURE HAS FALLEN OFF THE BUILDING.

FBC 117.2.2.1
THE COST TO REPAIR, ALTER OR REPLACE THE BUILDING EXCEEDS 50% OF THE VALUE OF THE BUILDING.

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FBC 117.2.2.4
FBC 117.2.1.2.3
THE BUILDING HAS BEEN PARTIALLY DESTROYED BY HURRICANE
WILMA.

CASE NO: CE05111769
CASE ADDR: 1225 NW 16 ST
OWNER: FLETCHER-ALLEN,SHIRLEY M
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1
THE RESIDENTIAL SINGLE STORY CONCRETE MASONRY 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 117.2.1.1.1
THE BUILDING IS VACANT, UNGUARDED AND OPEN TO CASUAL ENTRY.

FBC 117.2.1.2.3
THE ROOF SHEATHING HAS DETERIORATED AND IS MISSING IN
AREAS.

FBC 117.2.2.1
THE COST TO ALTER OR REPAIR THE BUILDING EXCEEDS 50% OF THE
VALUE OF THE BUILDING.

FBC 117.1.2
PERMIT #03121047 WAS ISSUED TO REPAIR/RESTORE THE BUILDING
IN RESPONSE TO CASE #03051368 PREVIOUSLY PRESENTED TO THE
UNSAFE STRUCTURES BOARD. THIS PERMIT HAS BECOME VOID WITH-
OUT ANY RESULTS. NO CERTIFICATE OF OCCUPANCY WAS ISSUED.

FBC 117.2.1.1.2
THERE IS AN UNWARRANTED ACCUMULATION OF DEBRIS AND COM-
BUSTIBLE MATERIAL INSIDE THE BUILDING.

FBC 117.2.1.2.2
THE STRUCTURE IS UNIFORMLY DESTROYED DUE TO TERMITE, WATER
AND STORM DAMAGE. STRUCTURAL ROOF TRUSSES AND JOISTS ARE
DETERIORATED AND ROTTED.

FBC 117.2.2.2
THE COST OF THE STRUCTURAL REPAIRS EXCEEDS 33% OF THE VALUE
OF THE BUILDING.

FBC 117.2.2.4

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CASE NO: CE05120870
CASE ADDR: 3801 SW 12 CT
OWNER: D'AMICO, MATT
INSPECTOR: KENNETH REARDON

VIOLATIONS: FBC 117.1.1

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 117.2.1.2.2

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 DECK REPAIRS ON THE EAST SIDE.

THE DETACHED GARAGE ROOF AND WALL FRAMING ARE ROTTED AND DETERIORATED.

FBC 117.2.2.1

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

FBC 117.2.1.1.1

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

FBC 117.2.1.2.3

THE MAIN HOUSE ROOF DECK IS PARTIALLY COLLAPSED.

THE DETACHED GARAGE BUILDING FRONT WALL AND ROOF FRAMING HAVE PARTIALLY COLLAPSED.

FBC 117.2.2.2

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

FBC 117.2.1.1.2

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

FBC 117.2.1.2.4

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.

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

CASE NO: CE05120970
CASE ADDR: 150 NW 68 ST
OWNER: PAN AMERICAN CORP
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

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 117.2.1.3.1

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

FBC 117.2.1.3.2

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.

FBC 117.1.2

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

FBC 117.2.1.1.3

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.

