

CITY OF FORT LAUDERDALE  
AGENDA  
UNSAFE STRUCTURES BOARD  
CITY COMMISSION MEETING ROOM-CITY HALL  
FEBRUARY 16, 2006  
3:00 PM

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RETURN HEARING (OLD BUSINESS)  
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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.

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.

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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.

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.

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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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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 WITHOUT ANY RESULTS. NO CERTIFICATE OF OCCUPANCY WAS ISSUED.

FBC 117.2.1.1.2

THERE IS AN UNWARRANTED ACCUMULATION OF DEBRIS AND COMBUSTIBLE MATERIAL INSIDE THE BUILDING.

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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