

AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM- CITY HALL
MARCH 16, 2006
3:00 PM

RETURN HEARING (OLD BUSINESS)

CASE NO: CE05010324
CASE ADDR: 809 NW 15 AV
OWNER: MYERS,HERBERT & MYERS,ALB
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.

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

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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 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 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

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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: 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.

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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.

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

HEARING COMPUTER SCHEDULED

CASE NO: CE05111466
CASE ADDR: 900 NW 5 CT
OWNER: WRIGHT,DENNIS
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1
THE TWO STORY APARTMENT BUILDING ON THE SOUTH SIDE OF THE PROPERTY HAS BECOME UNSAFE. THE BUILDING IS SUBSTANTIALLY DESTROYED BY THE ELEMENTS, AND BY WINDSTORM, AND DOES NOT COMPLY WITH THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE. THE BUILDING IS BOTH A WINDSTORM HAZARD AND A FIRE HAZARD AND HAS NOT BEEN MAINTAINED ACCORDING TO THE STANDARDS OF THE FLORIDA BUILDING CODE,

FBC 117.2.1.2.1
THE ROOF STRUCTURE OF THE SINGLE STORY EAST PORTION OF THE BUILDING HAS FAILED AND COLLAPSED PUSHING THE NORTH WALL OUT. ALL BUILDING PARTS IN THIS FRAMED PORTION OF THE BUILDING ARE LOOSE, HANGING LOOSE OR LOOSENING INCLUDING THE HEAVY ELECTRICAL CONDUIT FASTENED TO THE WALL WHICH IS IN THE PROCESS OF COLLAPSE. WINDOWS HAVE BEEN BLOWN IN BY HURRICANE WILMA.

FBC 117.2.1.2.5
THE ELECTRICAL SYSTEM HAS BEEN DAMAGED BY THE PARTIAL

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COLLAPSE OF THE STRUCTURE. THE SERVICE RISERS HAVE BEEN TORN OFF THE BUILDING BY HURRICANE WILMA.

FBC 117.2.1.2.3

THE NORTH WALL OF THE EAST PORTION OF THE BUILDING HAS COLLAPSED. THE ROOF OF THE EAST SINGLE STORY AREA OF THE BUILDING HAS COLLAPSED INTO THE INTERIOR OF THIS AREA OF THE BUILDING.

FBC 117.2.1.1.1

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

FBC 117.2.1.2.4

THE ROOF HAS PARTIALLY COLLAPSED ON THE EAST PORTION OF THE BUILDING AND THE WALLS ARE BUCKLING BECAUSE THE ENTIRE STRUCTURAL INTEGRITY OF THIS FRAMED PORTION OF THE BUILDING HAS BEEN COMPROMISED.

FBC 117.2.1.2.8

THE CONDITIONS REGARDING EGRESS, ELECTRICAL EQUIPMENT AND OTHER FEATURES REGULATED BY THIS CODE DO NOT COMPLY WITH ANY OF THE REQUIREMENTS OF ANY GROUP OF OCCUPANCY.

FBC 117.2.1.1.3

THE STAIRWAYS TO THE SECOND FLOOR HAVE NOT BEEN MAINTAINED SAFE. THE PROPER AND SAFE PROPORTIONS AND UNIFORMITY OF THE RISERS AND TREADS HAVE NOT BEEN MAINTAINED.

FBC 117.2.1.2.2

THE BUILDING HAS BEEN PARTIALLY DESTROYED BY THE ELEMENTS, WINDSTORM AND LACK OF PROPER MAINTENANCE.

FBC 117.2.1.3.2

THE BUILDING DOES NOT COMPLY WITH THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE. THIS CONDITION EXISTS THROUGHOUT THE BUILDING ALONG WITH NON-COMPLIANCE WITH THE CODE AS IT EXISTED AT THE TIME OF CONSTRUCTION AND THE MAINTENANCE REQUIREMENTS OF THE FLORIDA BUILDING CODE.

CASE NO: CE05120917
CASE ADDR: 1313 NW 7 CT
OWNER: ROBINSON,NOLA
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.2

THE BUILDING EXISTS ONLY AS THE RUIN OF AN ABORTED CONSTRUCTION ATTEMPT. PERMIT #0211711 FOR CONSTRUCTION OF A SINGLE FAMILY DWELLING HAS EXPIRED WITHOUT COMPLETION. A CERTIFICATE OF OCCUPANCY HAS NOT BEEN ISSUED.

FBC 117.2.2.1

THE COST TO COMPLETE THE BUILDING EXCEEDS 50% OF THE VALUE OF THE BUILDING.

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FBC 117.2.2.2
THE COST TO COMPLETE THE STRUCTURAL ELEMENTS OF THE BUILDING
EXCEED 33% OF THE STRUCTURAL VALUE OF THE BUILDING.

FBC 117.2.2.4

CASE NO: CE06010121
CASE ADDR: 835 NW 1 AVE
OWNER: BARBONE INC
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1
THE BUILDING IS A FIRE AND WINDSTORM HAZARD AND HAS BEEN
SUBSTANTIALLY DAMAGED BY THE ELEMENTS. THE BUILDING DOES
NOT COMPLY WITH THE MAINTENANCE REQUIREMENTS OF THE FLORIDA
BUILDING CODE OR THE STANDARD OF 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 117.2.1.2.1
MANY BUILDING PARTS HAVE FAILED, ARE HANGING LOOSE OR ARE
LOOSENING. THE DEFICIENCIES INCLUDE, BUT MAY NOT BE LIMITED
TO: WINDOWS AND DOORS, CEILINGS AND WALLS, SOFFITS AND
ROOFING MATERIALS.

FBC 117.2.1.2.2
THE ROOF STRUCTURE HAS DETERIORATED TO THE POINT OF
COLLAPSE. ROOF DECKING RAFTERS AND CEILING JOISTS CAN
NO LONGER SUPPORT THE LOADS IMPOSED.

FBC 117.2.1.2.3
THE BUILDING IS PARTIALLY DESTROYED BY AN ABORTED REPAIR
EFFORT. THE CEILING AND INTERIOR WALL SHEATHING HAS BEEN
REMOVED TO A GREAT EXTENT.

FBC 117.2.1.2.4
THE ROOF IS SAGGING AND THE ROOFING MATERIAL HAS FALLEN
INSIDE THE BUILDING IN PLACES.

FBC 117.2.1.2.5
THE ELECTRICAL SYSTEM IS PARTIALLY DESTROYED AND WOULD
REPRESENT A HAZARD IF ENERGIZED. THE SERVICE HAS BEEN
PULLED OFF THE WALL AND THE POWER HAS BEEN CUT AT THE
POLE.

FBC 117.2.1.3.2
THE BUILDING DOES NOT COMPLY WITH THE STANDARD OF THE
MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE OR
THE BUILDING CODE IN EFFECT AT THE TIME OF CONSTRUCTION.

FBC 117.2.2.1
THE COST TO REPAIR OR REPLACE THE BUILDING EXCEEDS 50%

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OF THE VALUE OF THE BUILDING.

FBC 117.2.2.2

THE COST TO STRUCTURALLY REPAIR OR STRUCTURALLY REPLACE THE STRUCTURAL ELEMENTS OF THE BUILDING EXCEED 33% OF THE STRUCTURAL VALUE OF THE BUILDING.

FBC 117.2.2.4

CASE NO: CE06010186
CASE ADDR: 6190 NW 32 TER
OWNER: EMMETT, DAVID & EMMETT, JOSEPH
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE BUILDING IS A WINDSTORM HAZARD AND HAS BEEN SUBSTANTIALLY DAMAGED BY A FIRE. THE BUILDING EXISTS ONLY AS THE RUIN OF THE FORMER DWELLING.

FBC 117.2.1.1.1

THE BUILDING IS OPEN AND UNGUARDED.

FBC 117.2.1.2.1

THE BUILDING MATERIALS USED IN THE CONSTRUCTION OF THE BUILDING ARE UNIVERSALLY DAMAGED BY THE FIRE, ARE LOOSE OR HAVE FAILED IN AREAS.

FBC 117.2.1.2.2

THE STRUCTURE ITSELF HAS BEEN DAMAGED BY FIRE AND ITS INTEGRITY IS COMPROMISED

FBC 117.2.1.2.3

THE BUILDING IS DESTROYED BY FIRE.

FBC 117.2.2.1

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

FBC 117.2.2.2

THE COST TO REPAIR OR REPLACE THE STRUCTURAL ELEMENTS OF THE BUILDING EXCEED 33% OF THE VALUE OF THE STRUCTURAL ELEMENTS OF THE BUILDING.

FBC 117.2.2.4

