

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
APRIL 20, 2006
3:00 PM

Page 1

RETURN HEARING (OLD BUSINESS)

CASE NO: CE05010324
CASE ADDR: 809 NW 15 AV
OWNER: MYERS, HERBERT & MYERS, ALBERT, FERNANDEZ, JOYCE ANN, DASHIEL, MARY and
MYERS, PERRY
INSPECTOR: WAYNE STRAWN, 828-5147

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 CON-

AGENDA

UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
APRIL 20, 2006
3:00 PM

DITIONING 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: CE05040942
CASE ADDR: 150 NW 68 ST
SITE ADDR: 177 NW 66 ST
OWNER: PAN AMERICAN CORP
INSPECTOR: WAYNE STRAWN, 828-5147

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.

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.

AGENDA

UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
APRIL 20, 2006
3:00 PM

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: CE05111769
CASE ADDR: 1225 NW 16 ST
OWNER: FLETCHER-ALLEN, SHIRLEY M., HILLS, VERNON, C., HILLS, DELBERT, and HILLS, JAMES
INSPECTOR: WAYNE STRAWN, 828-5147

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.

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.

AGENDA

UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM- CITY HALL
APRIL 20, 2006
3:00 PM

FBC 117.2.2.4

CASE NO: CE05120917
CASE ADDR: 1313 NW 7 CT
OWNER: ROBINSON, NOLA
INSPECTOR: WAYNE STRAWN, 828-5147

VIOLATIONS: FBC 117.1.2
THE BUILDING EXISTS ONLY AS THE RUIN OF AN ABORTED CON-
STRUCTION 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.

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

HEARING COMPUTER SCHEDULED

CASE NO: CE05110130
CASE ADDR: 1601 NW 6 PL
OWNER: TAYLOR, ELOISE
INSPECTOR: WAYNE STRAWN, 828-5147

VIOLATIONS: FBC 117.1.1
THE BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY
HURRICANE WILMA. THE BUILDING EXISTS AS A RUIN
WITH AREAS THAT HAVE STANDING WALLS ONLY. LARGE
AREAS OF ROOF STRUCTURE ARE NO LONGER PRESENT.
THE BUILDING DOES NOT COMPLY WITH ANY OF THE
REQUIREMENTS OF THE MINIMUM HOUSING CODE OF THE
CITY OF FORT LAUDERDALE.

FBC 117.1.2
THE BUILDING HAS BEEN ALTERED BY THE ENCLOSURE OF
THE FRONT PORCH, THE INSTALLATION OF WINDOWS AND
DOORS AND THE ADDITION ON THE WEST SIDE OF THE
BUILDING. THE ALTERATIONS NOTED ABOVE HAVE BEEN
DONE WITHOUT OBTAINING BUILDING PERMITS. THE WORK
IS PRESUMED AND "DEEMED" BY THE CODE TO BE UNSAFE.

FBC 117.2.1.2.1
THE CEILINGS AND ROOF STRUCTURE HAVE FAILED OR ARE
LOOSE AND LOOSENING IN LARGE AREAS. SOFFITT AND
FACIA BOARDS ARE FALLING OR HAVE FALLEN. THE
SERVICE CONNECTION FOR F.P & L HAS FALLEN OFF THE ROOF AND
IS HANGING LOOSE.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM- CITY HALL
APRIL 20, 2006
3:00 PM

Page 5

FBC 117.2.1.2.2

MANY ROOF RAFTERS FAILED DURING THE HURRICANE AND THE CONNECTION TO THE TIE BEAM FAILED. THE TIE BEAM ITSELF IS SPALLED AND ERODED OVER THE LIFE OF THE BUILDING.

FBC 117.2.1.2.3

THE BUILDING IS PARTIALLY DESTROYED BY HURRICANE WILMA.

FBC 117.2.1.2.5

THE ELECTRICAL SERVICE DROP IS TORN OFF THE BUILDING. THE POWER HAS BEEN CUT TO THE BUILDING THEREFORE MITIGATING THIS UNSAFE CONDITION.

FBC 117.2.1.3.1

BUILDING ALTERATIONS HAVE BEEN DONE WITHOUT OBTAINING PERMITS. THE ALTERATIONS INCLUDE BUT MAY NOT BE LIMITED TO: AN ADDITION ON THE WEST, THE ENCLOSURE OF THE FRONT PORCH ALONG WITH EXPANSIONS/ALTERATIONS OF THE ELECTRICAL SYSTEM.

FBC 117.2.1.3.2

THE BUILDING DOES NOT COMPLY WITH THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.2.2.1

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

FBC 117.2.2.2

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

FBC 117.2.2.4

CASE NO: CE05120870
CASE ADDR: 3801 SW 12 CT
OWNER: D'AMICO, MATT
INSPECTOR: KENNETH REARDON, 828-5339

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

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM- CITY HALL
APRIL 20, 2006
3:00 PM

Page 6

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.

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: CE06010372
CASE ADDR: 150 NW 68 ST
SITE ADDR: 6600 NW 1 TER
OWNER: PAN AMERICAN CORP
INSPECTOR: WAYNE STRAWN, 828-5147

VIOLATIONS: FBC 117.1.1

THE DWELLING IS A FIRE AND WINDSTORM HAZARD AND DOES NOT MEET THE REQUIREMENTS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM- CITY HALL
APRIL 20, 2006
3:00 PM

Page 7

FBC 117.1.2

THE DWELLING HAS BEEN EXPANDED IN SIZE BY APPROXIMATELY 100% ON THE NORTH SIDE BY TWO LARGE ADDITIONS WHICH HAVE BEEN CONSTRUCTED WITHOUT OBTAINING PERMITS. A WINDOW ON THE WEST EXPOSURE OF THE COACH ITSELF HAS ALSO BEEN CHANGED WITHOUT OBTAINING A PERMIT. THE CONSTRUCTION METHODS AND MATERIALS DO NOT MEET THE STANDARD OF THE FLORIDA BUILDING CODE. ALL WORK DONE WITHOUT PERMITS IS PRESUMED AND DEEMED BY THE CODE TO BE UNSAFE.

FBC 117.2.1.1.3

THE MEANS OF EGRESS HAVE BEEN COMPROMISED BY THE ADDITIONS ON THE NORTH

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN COMPROMISED BY ALTERATIONS WITHOUT PERMITS AND BY THE INCREASED LOADING OF ADDED MECHANICAL EQUIPMENT. SEVEN AIR CONDITIONING UNITS HAVE BEEN ADDED TO THE DWELLING.

FBC 117.2.1.2.8

THE DWELLING DOES NOT COMPLY WITH THE MEANS OF EGRESS REQUIREMENTS AND REQUIREMENTS FOR MECHANICAL EQUIPMENT AND ELECTRICAL CIRCUITRY FOR A DWELLING UNIT.

FBC 117.2.1.3.1

EXTENSIVE ALTERATION AND EXPANSION OF THE DWELLING ALONG WITH THE ELECTRICAL ALTERATIONS AND MECHANICAL EQUIPMENT INSTALLATIONS HAS BEEN DONE WITHOUT OBTAINING THE REQUIRED PERMITS. ALL THIS WORK IS PRESUMED AND DEEMED BY THE CODE TO BE UNSAFE.

