

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
MAY 18, 2006
3:00 PM

Page 1

RETURN HEARING (OLD BUSINESS)

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 UN-
ACCEPTABLE FIRE HAZARD. EXIT SIGNS ARE NOT MAINTAINED
OPERABLE AND IMPROPERLY PLACED. THE REQUIRED TENANT SEP-
ARATION 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 MAIN-
TENANCE.

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 MAIN-
TAINED SAFE. DAMAGE TO THE SYSTEM IS EVIDENT DUE TO ROOF
LEAKS.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
MAY 18, 2006
3:00 PM

Page 2

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: 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.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
MAY 18, 2006
3:00 PM

Page 3

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.

FBC 117.2.2.4

FBC 117.2.1.2.3

THE BUILDING HAS BEEN PARTIALLY DESTROYED BY HURRICANE WILMA.

HEARING COMPUTER SCHEDULED

CASE NO: CE06030045
CASE ADDR: 2101 NW 7 CT
OWNER: SUNRISE RECYCLING LLC
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.2.1.2.2

THE MASONRY WALL HAS DETERIORATED STRUCTURALLY DUE TO SUBSTANDARD CONSTRUCTION METHODS.

FBC 117.2.1.2.3

SECTIONS OF THE MASONRY WALL HAVE COLLAPSED.

FBC 117.2.1.2.4

THE WALL IS LEANING SUBSTANTIALLY TO THE NORTH. THE WALL WAS OVERSTRESSED BY THE WIND PRESSURE. THE DESIGN OF THE WALL WAS INADEQUATE FOR THE LOADS IMPOSED.

FBC 117.1.1

THE TWELVE FOOT HIGH MASONRY WALL ON THE SOUTHWEST PERIMETER OF THE PROPERTY HAS BEEN DAMAGED SUBSTANTIALLY BY WINDSTORM.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
MAY 18, 2006
3:00 PM

Page 4

CASE NO: CE05120354
CASE ADDR: 1611 NW 6 PL
OWNER: GOODWIN,P H & GOODWIN,D 2
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1
THE BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY HURRICANE WILMA. THE BUILDING EXISTS AS A RUIN WITH ONLY THE WALLS LEFT STANDING. THE BUILDING DOES NOT COMPLY WITH THE REQUIREMENTS FOR MINIMUM HOUSING AS PROVIDED BY MUNICIPAL ORDINANCE.

FBC 117.1.2
THE BUILDING HAS BEEN ALTERED BY THE ENCLOSURE OF THE FRONT PORCH, THE CONSTRUCTION OF AN ADDITION ON THE NORTH, THE REPLACEMENT OF WINDOW AND DOOR UNITS, INSTALLATION OF BURGLAR BARS AND THE RE-WIRING OF THE BUILDING. ALL WORK DONE WITHOUT PERMITS IS PRESUMED AND "DEEMED" BY THE CODE TO BE UNSAFE.

FBC 117.2.1.2.1
THE ROOF STRUCTURE ALONG WITH THE CEILING MATERIAL HAVE FAILED DURING THE STORM AND NO LONGER ARE THERE.

FBC 117.2.1.2.2
THE CONNECTIONS OF THE ROOF STRUCTURE TO THE TIE BEAM FAILED DURING THE STORM. THE RAFTERS ARE GONE AND THE TIE BEAM IS SPALLING AND DETERIORATED.

FBC 117.2.1.2.3
THE BUILDING IS PARTIALLY DESTROYED BY THE RECENT HURRICANE.

FBC 117.2.1.2.4
THE SERVICE RISER FOR THE F.P.& L. CONNECTION HAS BEEN TORN OFF THE BUILDING. THE POWER HAS BEEN DISCONNECTED THEREFORE MITIGATING THE ELECTRICAL HAZARD.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
MAY 18, 2006
3:00 PM

Page 5

FBC 117.2.1.3.1

BUILDING ALTERATIONS HAVE BEEN DONE WITHOUT PERMITS. THE ALTERATIONS INCLUDE BUT MAY NOT BE LIMITED TO: CONSTRUCTION OF AN ADDITION ON THE NORTH END OF THE BUILDING, ENCLOSURE OF THE FRONT PORCH, THE CHANGE OUT OF THE WINDOWS AND DOORS, INSTALLATION OF BURGLAR BARS AND THE RE-WIRE OF THE BUILDING. ALL WORK DONE WITHOUT PERMITS IS PRESUMED AND "DEEMED" BY THE CODE TO BE UNSAFE.

FBC 117.2.1.3.2

THE BUILDING DOES NOT COMPLY WITH THE MINIMUM REQUIREMENTS FOR HOUSING AS PROVIDED BY CITY ORDINANCE.

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 TO STRUCTURALLY REPAIR OR REPLACE THE BUILDING EXCEEDS 33% OF THE STRUCTURAL VALUE OF THE BUILDING.

FBC 117.2.2.4

CASE NO: CE06030947
CASE ADDR: 150 NW 68 ST
SITE ADDR: 185 NW 69 ST
OWNER: PAN AMERICAN CORP
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE DOUBLE WIDE MOBILE HOME DWELLING HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS, A RECENT FIRE AND BY REPAIR ATTEMPTS OVER THE YEARS. THE DWELLING IS A WINDSTORM AND FIRE HAZARD AND DOES NOT COMPLY WITH THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.1.2

THE DWELLING HAS BEEN ALTERED REPEATEDLY BY REPAIR ATTEMPTS WITHOUT OBTAINING PERMITS. THE ALTERATIONS INVOLVE THE USE OF MATERIALS NOT APPROVED FOR USE IN MOBILE HOME REPAIR AND ELECTRICAL SYSTEM ALTERATIONS. A PORCH ROOF AND DECK STRUCTURE HAS BEEN ADDED TO THE SOUTH OF THE DWELLING WITHOUT OBTAINING A PERMIT.

FBC 117.2.1.1.1

THE DWELLING DOES NOT HAVE ALL PERIMETER WALLS IN PLACE AND CANNOT BE SECURED.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
MAY 18, 2006
3:00 PM

Page 6

FBC 117.2.1.2.1

EXTENSIVE AREAS OF THE BUILDING EXIST WHERE ALL BUILDING PARTS HAVE FAILED ARE FAILING OR ARE LOOSE OR LOOSENING. THE BUILDING PARTS INCLUDE, BUT MAY NOT BE LIMITED TO: CEILINGS, WALLS, FLOOR SYSTEM, ELECTRICAL SYSTEM, EXTERIOR WALL COVERING, AND ROOF SYSTEM.

FBC 117.2.1.2.2

THE PERIMETER SILL AND FLOOR DECKING ALONG WITH THE LOWER PORTION OF THE EXTERIOR WALLS ARE DETERIORATED BY ROT AND TERMITES. A LARGE AREA OF THE EAST WALL HAS BEEN DAMAGED BY A FIRE. THE ROOF SUPPORT SYSTEM HAS BEEN COMPROMISED BY THE FIRE AND ALL TRUSSES ARE NOT COMPLETE WITH END MISSING.

FBC 117.2.1.2.3

THE DWELLING IS PARTIALLY DESTROYED BY FIRE, REPAIR ATTEMPTS AND DETERIORATION.

FBC 117.2.1.2.4

THE PORCH ROOF ATTACHED TO THE SOUTH OF THE DWELLING IS SAGGING AND LEANING BECAUSE OF DESIGN DEFICIENCIES. AN OVERSTRESSED CONDITION EXISTS.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN COMPROMISED DUE TO ALTERATIONS.

FBC 117.2.1.3.1

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITHOUT OBTAINING PERMITS. ROMEX WIRING IS IN EVIDENCE UNDER THE HOME TO PROVIDE POWER TO ADDED CIRCUITS. THE FLOORING AND DOOR REPLACEMENTS ALONG WITH A.C. INSTALLATIONS ARE ALL PRESUMED AND DEEMED TO BE UNSAFE BECAUSE PERMITS AND INSPECTIONS WERE NOT OBTAINED.

FBC 117.2.1.3.2

THE DWELLING DOES NOT COMPLY WITH THE REQUIREMENTS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE. ALL DWELLING PARTS ARE REQUIRED TO BE MAINTAINED IN A SAFE CONDITION AND IN "REASONABLY GOOD REPAIR" (SEE M.O. 9-280(b)).