

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
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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 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.

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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, 828-5147

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.

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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.

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, HILLS, VERNON, C., HILLS, DELBERT, and HILLS, JAMES
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 TERMITES, 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

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

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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.

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

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CASE NO: CE06030947
CASE ADDR: 150 NW 68 ST
SITE ADDR: 185 NW 69 ST
OWNER: PAN AMERICAN CORP.(LANDOWNER), SUMMEY, ROBERT DOSS (HOMEOWNER)
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.

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 117.2.1.3.2

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)).

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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.

CASE NO: CE06040145
CASE ADDR: 150 NW 68 ST
SITE ARRD: 24 NW 69 ST
OWNER: PAN AMERICAN CORP. (LANDOWNER) and SACCO, VICTOR (HOMEOWNER)
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE MOBILE HOME IS A FIRE AND WINDSTORM HAZARD.
IT HAS BEEN SUBSTANTIALLY DAMAGED BY A FALLING
TREE AND DOES NOT MEET THE REQUIREMENTS OF THE
MINIMUM HOUSING CODE OF THE CITY OF FORT
LAUDERDALE.

FBC 117.1.2

THE MOBILE HOME HAS BEEN STRUCTURALLY REPAIRED,
MODIFIED ELECTRICALLY AND HAS HAD AN AIR
CONDITIONING SYSTEM INSTALLED WITHOUT OBTAINING
THE REQUIRED PERMITS. ALL ALTERATIONS,
MODIFICATIONS AND INSTALLATIONS PERFORMED WITHOUT
PERMITS ARE "DEEMED" BY THE CODE TO BE UNSAFE.

FBC 117.2.1.2.1

THE REAR PORTION OF THE MOBILE HOME HAS BUILDING
PARTS WHICH ARE LOOSE, LOOSENING, HANGING LOOSE OR
HAVE FAILED. THE DWELLING PARTS INCLUDE, BUT MAY
NOT BE LIMITED TO: WALL FRAMING, SIDING, ROOF
COVERING, FLOORS, ROOF TRUSSES, ELECTRICAL PANEL,
TIE DOWN STRAPS AND AIR CONDITIONING EQUIPMENT.

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FBC 117.2.1.2.2

THE PERIMETER FRAMING MEMBERS FOR THE FLOOR DECK
ARE DETERIORATED.

FBC 117.2.1.2.3

THE DWELLING IS PARTIALLY DESTROYED BY IMPACT FROM
A FALLING TREE.

FBC 117.2.1.2.5

THE ELECTRICAL AND MECHANICAL SYSTEMS PRESENT A
HAZARD DUE TO THE ALTERATIONS AND INSTALLATIONS
DONE WITHOUT OBTAINING PERMITS. THE SYSTEMS ARE
"PRESUMED AND DEEMED" BY THE CODE TO BE UNSAFE.

FBC 117.2.1.2.8

THE AIR CONDITIONING SYSTEM AND THE ELECTRICAL
SYSTEM DO NOT COMPLY WITH THE REQUIREMENTS OF THE
CODE.

FBC 117.2.1.3.1

THE ELECTRICAL AND MECHANICAL SYSTEMS OF THE
DWELLING HAVE BEEN ALTERED OR INSTALLED WITHOUT
OBTAINING THE REQUIRED PERMITS. THE ALTERATIONS
ARE "DEEMED" BY THE CODE TO BE UNSAFE.

FBC 117.2.1.3.2

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

HEARING COMPUTER SCHEDULED

CASE NO: CE05110170
CASE ADDR: 1170 SW 27 AV
OWNER: HARBER, CATHERINE C, FAMILY LIMITED PARTNERSHIP
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE ABANDONED BARBER SHOP HAS BEEN SUBSTANTIALLY
DAMAGED BY THE RECENT HURRICANE. THE BUILDING HAS
NOW BECOME A FIRE AND WINDSTORM HAZARD.

FBC 117.2.1.1.1

THE BUILDING IS UNGUARDED AND OPEN TO CASUAL
ENTRY.

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FBC 117.2.1.2.1

MANY BUILDING PARTS HAVE FAILED OR ARE LOOSE OR LOOSENING. THE PARTS INCLUDE BUT MAY NOT BE LIMITED TO RAFTERS, CEILINGS, STRUCTURAL SUPPORT MEMBERS, WINDOWS, DOORS AND THE ELECTRICAL SERVICE RISER.

FBC 117.2.1.2.3

THE BUILDING IS PARTIALLY DESTROYED BY THE RECENT HURRICANE AND EXISTS ONLY AS A RUIN. MOST OF THE ROOF STRUCTURE WAS DESTROYED BY THE STORM.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN COMPROMISED BY WATER INTRUSION AND WOULD BE A HAZARD IF ENERGIZED. THE SERVICE RISER HAS BEEN RIPPED OFF THE BUILDING.

FBC 117.2.1.3.1

AN AIR-CONDITIONING SYSTEM HAS BEEN INSTALLED ALONG WITH THE ASSOCIATED ELECTRICAL CIRCUIT EXPANSION WITHOUT OBTAINING A PERMIT. THE WORK IS PRESUMED AND DEEMED BY THE CODE TO BE UNSAFE.

FBC 117.2.1.3.2

THE BUILDING DOES NOT COMPLY WITH THE MAINTENANCE REQUIREMENTS OF THE FLORIDA BUILDING CODE OR THE CODE IN EFFECT WHEN THE BUILDING WAS BUILT.

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 MAKE STRUCTURAL REPAIRS OR STRUCTURAL REPLACEMENTS EXCEED 33% OF THE STRUCTURAL VALUE OF THE BUILDING.

FBC 117.2.2.4

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CASE NO: CE06011118
CASE ADDR: 731 NW 15 AV
OWNER: CRUM, CHARLES L
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE DUPLEX DWELLING UNIT BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY FIRE. THE BUILDING IS A FIRE HAZARD AND A WINDSTORM HAZARD. THE BUILDING DOES NOT MEET THE MAINTENANCE STANDARD 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 CASUAL ENTRY.

FBC 117.2.1.2.1

MANY BUILDING PARTS ARE LOOSE, HANGING LOOSE OR HAVE FAILED. THESE CONDITIONS EXIST BECAUSE OF FIRE DAMAGE.

FBC 117.2.1.2.2

THE BLOCK WALLS ARE DAMAGED. CRACKS ARE VISIBLE IN THE MORTAR JOINTS. IN SOME AREAS THE CRACKS HAVE A STAIR STEP PATTERN DEMONSTRATING MOVEMENT OF THE FOUNDATION.

FBC 117.2.1.2.3

THE BUILDING HAS BEEN PARTIALLY DESTROYED BY FIRE. THE MAJOR DAMAGE IS ON THE SOUTH PORTION OF THE BUILDING. THE ROOF TRUSS SYSTEM IS SCORCHED ON BOTH SIDES OF THE BUILDING.

FBC 117.2.1.2.4

THE ROOF HAS COLLAPSED INTO THE BUILDING ON THE SOUTH SIDE OF THE DWELLING.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN COMPROMISED BY WATER INTRUSION AND WOULD BE HAZARDOUS IF ENERGIZED.

FBC 117.2.1.3.2

THE BUILDING DOES NOT COMPLY WITH THE STANDARD FOR MAINTENANCE ESTABLISHED BY THE FLORIDA BUILDING CODE, OR THE CODE IN EFFECT AT THE TIME OF CONSTRUCTION OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

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CASE NO: CE06040877
CASE ADDR: 2632 NW 20 ST
OWNER: COUTAIN, BRENDA and BROWN, EMMERSON and SMITH, JEFFREY
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE STORY RESIDENTIAL STRUCTURE HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND BY FIRE. THE STRUCTURE PRESENTS A WINDSTORM HAZARD AND DOES NOT COMPLY WITH THE MINIMUM HOUSING CODE OF THE

FBC 117.2.1.2.1

MANY BUILDING PARTS HAVE FAILED, ARE LOOSE, LOOSENING, OR HANGING LOOSE. THE BUILDING PARTS AND MATERIALS INCLUDE, BUT MAY NOT BE LIMITED TO: SOFFITS AND FASCIA, INTERIOR WALLS AND CEILINGS, ELECTRICAL AND PLUMBING FIXTURES ALONG WITH DOORS AND WINDOWS.

FBC 117.2.1.2.2

THE ROOF RAFTERS, ROOF DECK AND SUPPORT WALLS ARE DETERIORATED BY WATER INTRUSION AND/OR DAMAGED BY FIRE

FBC 117.2.1.2.3

THE BUILDING IS SUBSTANTIALLY DESTROYED BY FIRE AND BY NEGLECT OVER THE YEARS.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING IS SUBSTANTIALLY DAMAGED BY WATER INTRUSION. THE SYSTEM WOULD CONSTITUTE A FIRE HAZARD IF ENERGIZED. THE POWER HAS BEEN DISCONNECTED AT THE POLE.

FBC 117.2.1.3.2

THE BUILDING DOES NOT COMPLY WITH THE REQUIREMENTS OF THE FORT LAUDERDALE MINIMUM HOUSING CODE, HAS NOT BEEN MAINTAINED ACCORDING TO THE FLORIDA BUILDING CODE OR THE CODE IN EFFECT AT THE TIME OF CONSTRUCTION.

FBC 117.2.2.1

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

FBC 117.2.2.4