

UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
SEPTEMBER 21, 2006
3:00 PM

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: 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.

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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.

CASE NO: CE06060884
CASE ADDR: 150 NW 68 ST
SITE ADDR: 31 NW 67 ST
OWNER: PAN AMERICAN CORP. (LANDOWNER)
WILBER ANTONIO BERMUDEZ (MOBILE HOME OWNER)
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE ADDITION ON THE WEST SIDE OF THE MOBILE HOME
IS A WINDSTORM HAZARD AND DOES NOT COMPLY WITH THE
MINIMUM STANDARD OF THE FORT LAUDERDALE HOUSING
CODE.

FBC 117.1.2

THE ADDITION ON THE WEST SIDE OF THE MOBILE HOME
HAS BEEN BUILT WITHOUT OBTAINING A PERMIT OR A
CERTIFICATE OF OCCUPANCY AND IS PRESUMED AND
DEEMED BY THE CODE TO BE UNSAFE.

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FBC 117.2.1.2.8

THE DESIGN, MATERIALS AND CONSTRUCTION METHODS DO NOT COMPLY WITH THE FLORIDA BUILDING CODE. THE DESIGN OF THE ADDITION DOES NOT PROVIDE RESISTANCE TO UP-LIFT AS REQUIRED BY THE CODE. THE USE OF 2 X 4'S FOR RAFTERS AND WALL FRAMING DOES NOT PROVIDE THE DESIGN STRENGTH REQUIRED BY THE CODE TO RESIST PENETRATION BY WIND BORNE DEBRIS AND THE GRAVITY LOADS IMPOSED.

FBC 117.2.1.3.1

THE ADDITION HAS BEEN COMPLETED WITHOUT OBTAINING A PERMIT.

FBC 117.2.1.3.2

THE ADDITION DOES NOT COMPLY WITH THE REQUIREMENTS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE. THE REQUIRED LIGHT AND VENTILATION HAVE NOT BEEN PROVIDED.

HEARING COMPUTER SCHEDULED

CASE NO: CE06060959
CASE ADDR: 1008 S ANDREWS AV
OWNER: COPELAND, WILLIAM GRADY, JR.
INSPECTOR: ROBERT PIGNATARO

VIOLATIONS: FBC 117.1.1

THE ONE STORY WOOD FRAMED HOUSE AND REAR WOOD BUILDING 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 FRONT HOUSE IS OCCUPIED AND ALSO HAS A LARGE POPULATION OF CATS OCCUPYING IT WITH THE OWNER, THE SCREENS ARE MISSING FROM THE WINDOWS, AND THE FRONT DOOR HAS A HOLE IN THE BOTTOM TO ALLOW THE FREE ENTRANCE AND EXIT OF THE CATS AT WILL.

FBC 117.2.1.1.2

THERE IS A LARGE AMOUNT OF DEBRIS IN THE REAR PORCH AREA OF THE FRONT HOUSE INCLUDING TRASH, DESTROYED FURNISHINGS AND SEVERAL WATER BUCKETS CREATING A FIRE HAZARD, MILDEW AND A BREEDING GROUND FOR MOSQUITOES.

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FBC 117.2.1.2.2

THE ROOF ON THE MAIN HOUSE AND THE ROOF ON THE REAR BUILDING HAVE LARGE GAPPING HOLES, THE ROOF STRUCTURAL MEMBERS HAVE DETERIORATED AND ARE ROTTED, THE INTERIOR WALLS AND CEILINGS AND THE COVERINGS ARE DESTROYED BY THE EXPOSURE TO THE ELEMENTS, AND THERE ARE SEVERAL HOLES IN THE WOOD FLOOR IN THE REAR PORCH OF THE FRONT HOUSE, WITH BUCKETS TO CATCH RAIN WATER, THE FASCIA, THE DOORS, DOOR FRAMES, THE WOOD SIDING ARE ALL ROTTED DUE TO THE EXPOSURE TO THE ELEMENTS. ALSO, SCREENS ARE MISSING FROM ALL THE WINDOWS, SEVERAL OF THE JALOUSIE WINDOWS ARE MISSING GLASS, THE PAINT ON BOTH BUILDINGS ARE PEELING AND NOT BEING MAINTAINED PER THE CITY OF FORT LAUDERDALE MINIMUM HOUSING CODE.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN EXPOSED TO THE ELEMENTS AND CAN POSSIBLY START A FIRE, IF ENERGIZED, THE MAIN SERVICE WAS DISCONNECTED BY F.P.L. AFTER HURRICANE WILMA RIPPED IT OFF THE SIDE OF THE BUILDING, THERE ARE THREE WINDOW/WALL A.C. UNITS WITHOUT PERMITS AND NOT PER CODE, SO THERE IS NO POWER TO THIS OR THE REAR BUILDING SINCE THE HURRICANE.

FBC 117.2.1.2.6

THE INTERIOR OF THE HOUSE SMELLS OF CAT URINE, FECES AND MOLD, THE TOILET AND SINKS ARE NOT IN WORKING CONDITION.

FBC 117.2.2.1

THE COST TO ALTER OR REPAIR THE BUILDINGS EXCEEDS 50% OF THE VALUE OF THE BUILDINGS.

FBC 117.2.2.2

THE COST OF THE STRUCTURAL REPAIRS EXCEEDS 33% OF THE VALUE OF THE BUILDINGS.

FBC 117.2.2.4

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CASE NO: CE06070034
CASE ADDR: 3301 N OCEAN BLVD
OWNER: ELBAZ, RICHARD E
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1
THE ROOF PROJECTIONS EXTENDING OVER THE SIDEWALK ON THIS COMMERCIAL BUILDING HAVE BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND BY WINDSTORM. THE ROOF PROJECTIONS PRESENT A WINDSTORM HAZARD AND A HAZARD TO ANYONE WALKING UNDER THEM.

FBC 117.2.1.2.1
THE FOLLOWING BUILDING PARTS HAVE FAILED, ARE HANGING LOOSE OR LOOSENING: THE STUCCO SOFFITT, THE CORRUGATED ROOF MATERIAL, LIGHT FIXTURES, CONDUIT, WOODEN SOFFITT NAILERS OTHER FASCIA AND SOFFITT PARTS.

FBC 117.2.1.2.2
THE BAR JOISTS OF THE ROOF PROJECTIONS ARE RUSTED SEVERELY.

FBC 117.2.1.2.3
THE ROOF PROJECTION IS PARTIALLY DESTROYED BY WINDSTORM.

FBC 117.2.1.2.4
BAR JOISTS CLOSE TO THE SOUTHWEST CORNER ARE SAGGING.

FBC 117.2.1.2.5
THE FIXTURES AND CONDUIT ARE LOOSE AND ARE NO LONGER PROPERLY ATTACHED TO THE BUILDING.