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RETURN HEARING (OLD BUSINESS)

CASE NO: CE05110170
CASE ADDR: 1170 SW 27 AV
OWNER: HARBER, CATHERINE C FAMILY LP
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.

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.

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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

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.

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.

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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

HEARING COMPUTER SCHEDULED

CASE NO: CE06050460
CASE ADDR: 2317 NW 6 ST
OWNER: BURNELL, GLORIA
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY WINDSTORM AND BY THE ELEMENTS. THE BUILDING IS A FIRE HAZARD AND A WINDSTORM HAZARD AND DOES NOT MEET THE MAINTENANCE STANDARD OF THE FLORIDA BUILDING CODE OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

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FBC 117.1.2

THE BUILDING HAS BEEN ENLARGED BY THE CONSTRUCTION OF LARGE ADDITIONS ATTACHED ON THE NORTH. THE ALTERATIONS AND ENLARGEMENT OF THE FOOTPRINT OF THE BUILDING WERE DONE WITHOUT OBTAINING PERMITS. NO CERTIFICATE OF OCCUPANCY WAS ISSUED. THE WORK DONE WITHOUT PERMITS MAKES UP ABOUT TWO THIRDS OF THE FLOOR AREA OF THE BUILDING AND IS "DEEMED" BY THE CODE TO BE UNSAFE.

FBC 117.2.1.1.1

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

FBC 117.2.1.1.2

THERE IS AN UNWARRANTED ACCUMULATION OF DEBRIS AND COMBUSTIBLE MATERIAL INSIDE THE BUILDING.

FBC 117.2.1.1.3

THE WINDOWS HAVE BEEN COMPROMISED AS A MEANS OF EMERGENCY ESCAPE BY THE INSTALLATION OF BURGLAR BARS.

FBC 117.2.1.2.1

MANY BUILDING PARTS ARE LOOSE, LOOSENING, HANGING LOOSE OR HAVE FAILED INCLUDING BUT NOT LIMITED TO: DOORS AND THEIR FRAMES, FACIA, SOFFITS AND CEILINGS ALONG WITH ROOFING MATERIAL.

FBC 117.2.1.2.2

THE ROOF TRUSSES AND RAFTER EXTENSIONS OVER THE PORCH ARE DETERIORATED DUE TO EXPOSURE TO THE WEATHER. FRONT PORCH COLUMNS ARE RUSTED AND NOT SECURED AT THEIR BASE.

FBC 117.2.1.2.3

THE BUILDING HAS BEEN DAMAGED BY MOST RECENT HURRICANES. ROOFING MATERIAL AND ROOF DECKING WERE BLOWN OFF, AND AREAS OF THE CEILING HAVE FALLEN.

FBC 117.2.1.2.4

THE SUPPORT BEAM FOR THE PORCH ON THE WEST SIDE OF THE BUILDING IS SAGGING DUE TO POOR DESIGN, DETERIORATION AND OVERSTRESSING.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN EXPOSED TO WATER INTRUSION AND THE SUPPORT CABLE FOR THE SERVICE DROP IS PARTIALLY PULLED OFF THE BUILDING.

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FBC 117.2.1.3.1

THE BUILDING HAS BEEN EXPANDED IN SIZE BY THE CONSTRUCTION OF ADDITIONS ON THE NORTH OF THE ORIGINAL HOUSE. NO PERMITS FOR THIS CONSTRUCTION OR THE ELECTRICAL, PLUMBING OR MECHANICAL SYSTEMS ARE ON FILE. NO RECORD OF INSPECTIONS OF THIS WORK IS ON FILE. THE EXPANSION OF THE BUILDING COMPRISES MORE THAN TWO THIRDS OF THE EXISTING FOOTPRINT OF THE BUILDING. NO CERTIFICATE OF OCCUPANCY IS ON FILE AND THE EXPANSION IS "PRESUMED" AND "DEEMED" BY THE CODE TO BE UNSAFE.

CASE NO: CE06062030
CASE ADDR: 637 NE 4 AV
OWNER: LEVIN, JAMES G
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY DWELLING IS A WINDSTORM AND FIRE HAZARD. THE BUILDING IS BEING USED ILLEGALLY AND DOES NOT MEET THE MAINTENANCE REQUIREMENTS OF THE CODE. THE BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND BY FIRE. THE BUILDING DOES NOT COMPLY WITH THE PROVISIONS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.1.2

THE BUILDING HAS BEEN SUBDIVIDED FOR THE USE OF MULTIPLE TENANTS WITHOUT OBTAINING A PERMIT OR A CERTIFICATE OF OCCUPANCY. AREAS OF THE BUILDING WHICH HAVE BEEN APPROVED FOR USE AS A CARPORT AND REAR PORCH HAVE BEEN ENCLOSED AND CONVERTED INTO LIVING AREAS FOR MULTIPLE TENANTS.

FBC 117.2.1.1.2

AN UNWARRANTED ACCUMULATION OF DEBRIS EXISTS IN THE FIRE DAMAGED BEDROOM OF THE SOUTH APARTMENT AND ON THE FRONT PORCH WHICH HAS BEEN ENCLOSED.

FBC 117.2.1.1.3

THE WALLS WHICH PRESENTLY SEPARATE THE MULTIPLE TENANTS DO NOT PROVIDE THE ONE HOUR FIRE PROTECTION AS REQUIRED AND THE REQUIRED HARD WIRED SMOKE DETECTORS HAVE NOT BEEN PROVIDED.

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FBC 117.2.1.2.1

THE FOLLOWING BUILDING PARTS HAVE FAILED OR ARE LOOSE, HANGING LOOSE OR LOOSENING: DOORS AND WINDOWS ALONG WITH THEIR FRAMES, WALLS, CEILINGS, SOFFITS, FASCIA, ROOF DECKING AND ROOFING MATERIAL, BLOCK, PLYWOOD, ELECTRICAL WIRING AND FIXTURES, PLUMBING PIPES, AND AIR CONDITIONING EQUIPMENT.

FBC 117.2.1.2.2

LOOSE BLOCK AND DETERIORATED PLYWOOD EXISTS ON THE WEST EXPOSURE (THE FORMER REAR PORCH) ROOF DECKING IS ROTTEN IN THE NORTH APARTMENT (FORMERLY THE CARPORT).

FBC 117.2.1.2.3

THE BUILDING WAS PARTIALLY DESTROYED BY FIRE IN THE SOUTH BEDROOM. THE SCORCHED RAFTER'S AND ROOF DECK ARE VISIBLE ON THE SOUTH EXPOSURE.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS EXPOSED WIRING. THE ELECTRICAL ALTERATIONS AND ADDITION OF MECHANICAL EQUIPMENT HAS NOT BEEN INSPECTED AND APPROVED. THE ALTERATIONS ARE PRESUMED AND "DEEMED" BY THE CODE TO BE UNSAFE.

FBC 117.2.1.2.8

THE USE OF THE BUILDING FOR MULTIPLE TENANTS PRESENTS HAZARDS REGARDING FIRE RESISTIVITY AND ELECTRICAL EQUIPMENT.

FBC 117.2.1.3.1

THE FOLLOWING ALTERATIONS AND INSTALLATIONS HAVE BEEN DONE WITHOUT OBTAINING A PERMIT: THE CONVERSION OF THE BUILDING TO MULTIPLE OCCUPANCY. THE ENCLOSURE OF THE CARPORT AND REAR PORCH AND THE INSTALLATION OF WINDOWS AND DOORS. THE INSTALLATIONS OF ELECTRICAL EQUIPMENT AND THE ALTERATION OF THE ELECTRICAL SYSTEM. THE INSTALLATION OF THE BATHROOM (WATER CLOSET, LAVATORY AND SHOWER) IN THE FORMER CARPORT. THE INSTALLATION OF AIR CONDITIONING EQUIPMENT. THE CONSTRUCTION OF A SMALL ROOF STRUCTURE ON THE NORTH SIDE OF THE DWELLING. THE CONSTRUCTION/ALTERATIONS AND INSTALLATIONS ARE PRESUMED AND "DEEMED" BY THE CODE TO BE UNSAFE.

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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 AT THE TIME OF CONSTRUCTION, OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

CASE NO: CE06070120
CASE ADDR: 1512 NW 6 AV
OWNER: DENIS, HARRY P & MARIE JULIE
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE ADDITIONS ON THE SOUTH SIDE OF THE PROPERTY CONNECTED TO THE ORIGINAL BUILDING ON THE EAST EXPOSURE AND THE ACCESSORY BUILDING ON THE EAST SIDE OF THE PROPERTY PRESENT A FIRE HAZARD AND A WINDSTORM HAZARD. THE ADDED PORTIONS OF THE BUILDING ARE BEING USED ILLEGALLY AS SEPARATE LIVING QUARTERS CONTRARY TO THE APPROVED USE OF THE BUILDING AS A SINGLE FAMILY DWELLING. THE DWELLING ADDITIONS DO NOT MEET THE STANDARD OF THE FORT LAUDERDALE MINIMUM HOUSING CODE. THE ACCESSORY BUILDING ON THE EAST SIDE OF THE PROPERTY IS A WINDSTORM HAZARD DUE TO INADEQUATE DESIGN, CONSTRUCTION AND IMPROPER MATERIAL UTILIZATION.

FBC 117.1.2

A LARGE ADDITION WAS ATTACHED TO THE EAST EXPOSURE OF THE BUILDING ON THE SOUTH END. THE ADDITION EXTENDS EAST APPROXIMATELY 30 FEET AND WAS CONSTRUCTED IN THE PERIOD OF 1985 THROUGH 1986. PERMIT #0A867765 WAS ISSUED BUT NO INSPECTIONS WERE RECORDED AND NO CERTIFICATE OF OCCUPANCY WAS ISSUED. THE PERMIT HAS EXPIRED. APPROXIMATELY TWO YEARS AGO ANOTHER BUILDING EXTENSION WAS CONSTRUCTED ONTO THE ADDITION OF 1986. THE NEW ADDITION EXTENDS APPROXIMATELY ANOTHER 20 FEET TO THE EAST. NO PERMIT AND THEREFORE NO CERTIFICATE OF OCCUPANCY WAS ISSUED FOR THE LATEST EXTENSION. THE FLORIDA BUILDING CODE "PRESUMES" AND "DEEMS" ALL WORK DONE WITHOUT A PERMIT AND ALL WORK DONE WITHOUT A CERTIFICATE OF OCCUPANCY TO BE UNSAFE. THE BUILDING IS BEING OCCUPIED AT THIS TIME. A LARGE STORAGE SHED HAS ALSO BEEN CONSTRUCTED ON THE EAST SIDE OF THE PROPERTY. NO PERMIT HAS BEEN ISSUED FOR THIS STRUCTURE.

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FBC 117.2.1.1.2

THERE IS AN UNWARRANTED ACCUMULATION OF
COMBUSTIBLE MATERIAL INSIDE THE STORAGE SHED.

FBC 117.2.1.1.3

THE BUILDING IS BEING USED FOR RENTAL OF SEPARATE
LIVING QUARTERS. THE BUILDING HAS NOT BEEN
APPROVED FOR USE IN THIS MANNER AND THEREFORE
PRESENTS A FIRE HAZARD. THE REQUIRED FIRE
SEPARATION HAS NOT BEEN DEMONSTRATED.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM OF THE ADDITIONS ON THE
SOUTH OF THE PROPERTY HAS BEEN INSTALLED WITHOUT A
PERMIT OR WITH A PERMIT THAT HAS EXPIRED WITHOUT
ANY INSPECTIONS. THE ELECTRICAL SYSTEM IS "DEEMED"
BY THE FLORIDA BUILDING CODE TO BE UNSAFE. THE
LATEST ADDITION HAS BEEN BUILT UNDER THE SERVICE
CONDUCTORS SO THAT THE REQUIRED CLEARANCE BETWEEN
THE ROOF AND CONDUCTORS IS NOT PROVIDED.

FBC 117.2.1.2.8

THE BUILDING HAS NOT BEEN APPROVED FOR USE AS A
MULTI-FAMILY DWELLING. THE SYSTEM OF PERMITTING
AND INSPECTIONS TO DEMONSTRATE COMPLIANCE WITH THE
SAFETY ISSUES RAISED BY CONVERSION TO THIS USE HAS
BEEN CIRCUMVENTED. IT IS "PRESUMED" AND "DEEMED"
THAT THE ELECTRICAL SYSTEM, AIR CONDITIONING
SYSTEMS AND FIRE SEPARATION REQUIREMENTS ARE NON
COMPLIANT AND THEREFORE UNSAFE.

FBC 117.2.1.3.1

THE ELECTRICAL, PLUMBING, AIR CONDITIONING SYSTEMS
AND THE CONSTRUCTION ITSELF ARE ALL "DEEMED" BY
THE FLORIDA BUILDING CODE TO BE UNSAFE BY REASON
OF THE COMPLETION OF THE WORK WITHOUT PERMITS OR
THE COMPLETION OF THE WORK WITHOUT PASSING
INSPECTION WHEREBY THE PERMIT EXPIRED, BECAME
"NULL AND VOID" AND THE REQUIRED CERTIFICATE OF
OCCUPANCY WAS NOT ISSUED.

FBC 117.2.1.3.2

THE ADDITIONS ARE BEING USED ILLEGALLY FOR
SEPARATE LIVING QUARTERS AND ARE NOT BEING
MAINTAINED ACCORDING TO THE STANDARD OF THE
MINIMUM HOUSING CODE OF THE CITY OF FORT
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CASE NO: CE06071787
CASE ADDR: 150 NW 68 ST
SITE ADDR: 30 NW 69 ST
LANDOWNER: PAN AMERICAN CORPORATION
MOBILE
HOME OWNER: VINCENT ALLEN SACCO
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE MOBILE HOME HAS BEEN SUBSTANTIALLY DESTROYED BY THE ELEMENTS AND BY A TREE FALLING ON THE ROOF DURING HURRICANE WILMA. THE DWELLING IS A WINDSTORM HAZARD AND A FIRE HAZARD. THE DWELLING DOES NOT MEET THE MAINTENANCE REQUIREMENTS OF THE FLORIDA BUILDING CODE OR THE CODE WITH WHICH IT WAS BUILT. THE DWELLING 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 REPAIRED STRUCTURALLY WITH THE INSTALLATION OF REPLACEMENTS FOR TRUSSES AND OTHER STRUCTURAL MEMBERS. THE ELECTRICAL SYSTEM HAS BEEN EXTENSIVELY ALTERED AND LOADS INCREASED. NO PERMITS WERE ISSUED FOR THE REPAIRS AND ALTERATIONS DONE. THE WORK IS "PRESUMED AND DEEMED" BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.2.1

THERE IS FAILURE, HANGING LOOSE, OR LOOSENING OF MANY COMPONENTS OF THE DWELLING. THE PARTS INCLUDE, BUT MAY NOT BE LIMITED TO, SIDING (SKIN) WINDOWS, INTERIOR PANELING, ROOF COVERING, STRUCTURAL MEMBERS AND TIE DOWN STRAPS.

FBC 117.2.1.2.2

AREAS OF THE WALLS AND FLOORS HAVE DETERIORATED.

FBC 117.2.1.2.4

THE WINDOWS ON THE WEST EXPOSURE ARE LEANING OUT OF PLUMB DUE TO OVERSTRESSING AT THE TIME OF IMPACT WITH THE TREE ON THE ROOF OF THE MOBILE HOME.

FBC 117.2.1.2.5

THE ELECTRICAL, MECHANICAL AND PLUMBING ALTERATIONS DONE TO THE DWELLING ARE "PRESUMED AND DEEMED" BY THE CODE TO BE UNSAFE. THE ELECTRICAL SYSTEM WITH ITS INCREASED LOADS HAS NOT BEEN INSPECTED AND APPROVED.

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FBC 117.2.1.3.1

AN AIR CONDITIONING SYSTEM AND AN ELECTRIC WATER HEATER HAVE BEEN INSTALLED WITHOUT OBTAINING PERMITS. THE ELECTRICAL SYSTEM HAS BEEN EXTENSIVELY ALTERED FROM ORIGINAL WITHOUT OBTAINING PERMITS. EXTENSIVE USE OF ELECTRICAL PVC CONDUIT IS IN EVIDENCE UNDER THE MOBILE HOME. THE ELECTRICAL SYSTEM EXPANSION WAS REQUIRED FOR THE AC SYSTEM AND THE WATER HEATER. ALL THE INSTALLATIONS, EXPANSIONS AND ALTERATIONS OF THESE SYSTEMS ARE "PRESUMED AND DEEMED" TO BE UNSAFE.

FBC 117.2.1.3.2

THE MOBILE HOME DOES NOT COMPLY WITH THE CODE REQUIREMENTS APPLICABLE AT THE TIME OF CONSTRUCTION OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

CASE NO: CE06071955
CASE ADDR: 416 NW 13 AV
OWNER: KNOWLES, SANDRA
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY DWELLING AND THE DETACHED GARAGE BUILDING HAVE BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND TERMITES. THE BUILDINGS DO NOT MEET THE MAINTENANCE REQUIREMENTS OF THE FLORIDA BUILDING CODE OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.1.2

THE CARPORT STRUCTURE HAS BEEN ENCLOSED WITHOUT OBTAINING A PERMIT.

FBC 117.2.1.1.2

THE ENCLOSED CARPORT HAS AN UNWARRANTED ACCUMULATION OF DEBRIS AND COMBUSTIBLES WITHIN.

FBC 117.2.1.2.1

MANY BUILDING PARTS ARE LOOSE OR LOOSENING. THESE PARTS INCLUDE, BUT MAY NOT BE LIMITED TO: DOOR AND WINDOW FRAMES, ROOF PROJECTIONS, ROOF SHEATHING AND ROOF FRAMING COMPONENTS OF THE MAIN BUILDING AND THE CARPORT.

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FBC 117.2.1.2.2

THE ROOF STRUCTURES HAVE BEEN DETERIORATED BY ROT BECAUSE OF THE LACK OF MAINTAINING A WATERTIGHT ROOF CONDITION AND BY TERMITE INFESTATION.

FBC 117.2.1.2.4

THE ATTACHMENT OF THE FLORIDA ROOM ROOF RAFTERS TO THE ORIGINAL BUILDING HAS FAILED ALLOWING THE RAFTERS TO SAG INTO THE FLORIDA ROOM. THE CAUSE OF THIS FAILURE IS DETERIORATION OF STRUCTURAL ROOF COMPONENTS DUE TO ROT AND TERMITE INFESTATION.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEMS OF THE BUILDING ARE COMPROMISED DUE TO LACK OF A WEATHER-TIGHT ROOF.

FBC 117.2.1.3.1

THE ENCLOSURE OF THE CARPORT HAS BEEN DONE WITHOUT A PERMIT AND IS, THEREFORE, PRESUMED AND DEEMED BY THE CODE TO BE UNSAFE.

CASE NO: CE06082327
CASE ADDR: 800 N ANDREWS AVE
OWNER: TRAILS POINTE LLC
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE THREE BUILDINGS ON THE PROPERTY HAVE BECOME UNSAFE. BOTH THE C.B.S. TWO STORY RESIDENTIAL BUILDING AT THE REAR OF THE PROPERTY AND THE SINGLE FAMILY WOOD FRAME BUILDING AT THE FRONT OF THE PROPERTY ARE A FIRE HAZARD AND A WINDSTORM HAZARD. THE METAL STORAGE BUILDING IS ALSO A WINDSTORM AND FIRE HAZARD. BOTH RESIDENTIAL BUILDINGS DO NOT COMPLY WITH THE REQUIREMENTS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.2.1.1.1

ALL THE BUILDINGS ON THE PROPERTY ARE VACANT, UNGUARDED AND OPEN TO CASUAL ENTRY.

FBC 117.2.1.1.2

THE METAL SHED AND THE REAR BUILDING HAVE AN UNWARRANTED ACCUMULATION OF DEBRIS AND COMBUSTIBLES INSIDE.

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FBC 117.2.1.2.1

MANY BUILDING PARTS HAVE FAILED OR ARE LOOSE OR LOOSENING ON ALL THREE BUILDINGS, INCLUDING, BUT NOT LIMITED TO: THE HANDRAIL TO THE SECOND FLOOR OF THE REAR BUILDING, DOORS AND WINDOWS ALONG WITH THEIR FRAMES, ROOFING, CEILING AND SOFFITT MATERIAL, PLUMBING FIXTURES AND PIPING ELECTRICAL SERVICE CONNECTIONS, METER CANS, LIGHT FIXTURES AND WIRING.

FBC 117.2.1.2.2

THE FRONT BUILDING HAS ROOF DECKING FAILED IN AREAS, AND CARPORT SUPPORT POSTS ARE NO LONGER SECURED AT THE BASE.

FBC 117.2.1.2.4

THE SOUTH WALL OF THE METAL STORAGE BUILDING IS LEANING OUT AT THE BOTTOM. A METAL ROOF STRUCTURE ATTACHED TO THE FRONT BUILDING ON THE NORTH SAGS SEVERELY. THE CARPORT POSTS ON THE NORTH OF THE FRONT BUILDING ARE LEANING OR MISSING.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEMS OF BOTH RESIDENTIAL BUILDINGS HAVE NOT BEEN MAINTAINED AND WOULD CREATE A HAZARDOUS CONDITION IF ENERGIZED. THE REAR BUILDING'S SYSTEM HAS BEEN COMPROMISED BY WATER INTRUSION OVER THE YEARS.

FBC 117.2.1.3.2

THE RESIDENTIAL BUILDINGS EXIST IN VIOLATION OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE. ANY OCCUPATION OF THESE BUILDINGS WOULD CONSTITUTE CRIMINAL VIOLATIONS OF THESE MUNICIPAL ORDINANCES.

FBC 117.2.2.1

THE COST TO REPAIR OR REPLACE THE BUILDINGS EXCEED 50% OF THE VALUE OF THESE BUILDING.

FBC 117.2.2.2

THE COST TO REPAIR OR REPLACE THE STRUCTURAL ELEMENTS OF THE BUILDINGS EXCEEDS 33% OF THE STRUCTURAL VALUE OF THE BUILDINGS.

FBC 117.2.2.4

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CASE NO: CE06082328
CASE ADDR: 804 N ANDREWS AVE
OWNER: TRAILS POINTE LLC
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1
THE WOOD FRAME RESIDENTIAL STRUCTURE HAS BECOME UNSAFE. THE BUILDING IS A WINDSTORM AND A FIRE HAZARD. THE BUILDING DOES NOT COMPLY WITH THE REQUIREMENTS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE AND HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS.

FBC 117.2.1.1.1
THE BUILDING IS VACANT, UNGUARDED AND OPEN TO CASUAL ENTRY.

FBC 117.2.1.2.1
THERE IS FAILURE, HANGING LOOSE OR LOOSING OF VARIOUS BUILDING PARTS, INCLUDING, BUT NOT LIMITED TO ROOFING MATERIAL, WINDOWS AND DOORS ALONG WITH THEIR FRAMES, SIDING, AWNINGS AND AIR CONDITIONING EQUIPMENT.

FBC 117.2.1.2.5
THE ELECTRICAL SYSTEM HAS BEEN COMPROMISED BY WATER INTRUSION AND LACK OF MAINTENANCE. THE SYSTEM WOULD PRESENT A HAZARD IF ENERGIZED.

FBC 117.2.1.3.2
THE BUILDING DOES NOT COMPLY WITH THE MINIMUM STANDARD PROVIDED BY THE FORT LAUDERDALE MINIMUM HOUSING CODE.

CASE NO: CE06082406
CASE ADDR: 923 NE 3 AV
OWNER: HOLMAN AUTOMOTIVE INC
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1
THE SINGLE FAMILY WOOD FRAME STRUCTURE HAS BECOME UNSAFE. THE BUILDING IS SUBSTANTIALLY DETERIORATED BY THE ELEMENTS, PRESENTS A WINDSTORM HAZARD AND DOES NOT MEET THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
OCTOBER 19, 2006
3:00 PM

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FBC 117.2.1.2.1

THERE IS FAILURE, HANGING LOOSE OR LOOSENING OF MANY BUILDING PARTS, INCLUDING, BUT NOT LIMITED TO SIDING, ROOFING MATERIAL, DOORS AND WINDOWS ALONG WITH THEIR FRAMES, PLUMBING PIPES AND ELECTRICAL CONDUIT AND FIXTURES.

FBC 117.2.1.2.2

RAFTERS, ROOF DECKING AND CARPORT SUPPORT POSTS AND BEAM ARE DETERIORATED.

FBC 117.2.1.2.4

THE CARPORT ROOF SUPPORT BEAM SAGS AND THE SUPPORT POSTS LEAN. THIS PART OF THE ROOF SAGS. THESE EFFECTS ARE CAUSED BY DETERIORATION.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS NOT BEEN MAINTAINED. THE SYSTEM HAS DETRIORATED TO THE EXTENT THAT IT WOULD BE DANGEROUS IF ENERGIZED.

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

FBC 117.2.2.4