

CITY OF FORT LAUDERDALE  
AGENDA  
UNSAFE STRUCTURES BOARD  
CITY COMMISSION MEETING ROOM - CITY HALL  
NOVEMBER 16, 2006  
3:00 PM

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HEARING COMPUTER SCHEDULED  
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CASE NO: CE06081280  
CASE ADDR: 611 E EVANSTON CIR  
OWNER: EVERSLEY, SYLVAN  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY HOUSE HAS BECOME UNSAFE. THE BUILDING IS A FIRE, WINDSTORM AND SANITARY HAZARD. THE BUILDING IS BEING USED ILLEGALLY AS A ROOMING HOUSE AND HAS NOT BEEN APPROVED FOR SUCH USE. THE BUILDING DOES NOT HAVE THE PROPER SANITARY FACILITES FOR SAFE SEWAGE DISPOSAL. THE BUILDING DOES NOT MEET THE REQUIREMENTS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE. THE SWIMMING POOL ALSO POSES A SANITARY HAZARD.

FBC 117.1.2

THE BUILDING FOOTPRINT HAS BEEN EXPANDED ON THE WEST TO ACCOMMODATE ADDITIONAL LIVING QUARTERS. THE CARPORT AND SCREEN PORCH HAVE BEEN ENCLOSED TO ACCOMMODATE ADDITIONAL LIVING QUARTERS. THE FLOORPLAN OF THE BUILDING HAS BEEN ALTERED ELIMINATING THE EXTERIOR DOOR ON THE WEST WHERE THE KITCHEN IS NOW AND CREATING A HALLWAY ON THE NORTH TO FACILITATE THE USE OF THE BUILDING AS A ROOMING HOUSE. WOOD DECKS HAVE ALSO BEEN CONSTRUCTED. THE AFOREMENTIONED ALTERATIONS/EXPANSIONS HAVE BEEN DONE WITHOUT OBTAINING A PERMIT. THE BUILDING HAS BEEN CONVERTED INTO A MULTIPLE LIVING UNIT BUILDING WITHOUT OBTAINING A PERMIT OR A CERTIFICATE OF OCCUPANCY.

FBC 117.2.1.1.3

THE BUILDING DOES NOT HAVE THE PROPER FIRE PROTECTION AS REQUIRED FOR A ROOMING HOUSE, THE REQUIRED FIRE SEPARATION IS NOT PROVIDED.

FBC 117.2.1.2.1

MANY BUILDING PARTS HAVE FAILED OR ARE LOOSE, LOOSENING, OR HANGING LOOSE. THESE PARTS INCLUDE, BUT MAY NOT BE LIMITED TO, ELECTRICAL WIRES AND FIXTURES, PLUMBING PIPES AND FIXTURES, AIR CONDITIONING UNITS, ROOF COMPONENTS, SOFFITT AND FASCIA, KITCHEN CABINETS AND DECKING MATERIAL.

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FBC 117.2.1.2.4

THE ROOF PROJECTION OVER THE FRONT DOOR IS SAGGING BECAUSE THE SUPPORT POST HAS BEEN REMOVED. CORRUGATED ROOFING OVER THE WASHER AND DRYER IN THE REAR IS SAGGING DUE TO POOR DESIGN WHICH DOES NOT PROVIDE THE PROPER SUPPORT.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN EXPANDED TO POWER SEVEN AIR CONDITIONING UNITS AND CIRCUITRY HAS BEEN PROVIDED FOR A WASHER AND DRYER RE-LOCATED TO THE REAR OF THE BUILDING. THE UNITS ARE WINDOW AND THROUGH THE WALL TYPE. A DISTRIBUTION PANEL HAS BEEN CONCEALED WITHIN A KITCHEN CABINET IN THE ALTERATION PROCESS. THE ROOMS ARE EQUIPPED WITH HOT PLATES AND OTHER MICROWAVE OVENS. THE ELECTRICAL SERVICE IS THE ORIGINAL 1955 INSTALLATION AND HAS NOT BEEN UPGRADED TO HANDLE INCREASED LOADS.

FBC 117.2.1.2.6

A LARGE HOLE HAS BEEN DUG ADJACENT TO THE BUILDING ON THE NORTH. THIS HOLE PROVIDES A RECEPACLE FOR THE COMMON TOILET AND SHOWER FACILITIES SERVING THE ROOMS ON THE NORTH SIDE OF THE BUILDING. THE WASTE PIPE DUMPS DIRECTLY INTO IT AND IS COVERED BY A SHEET OF PLYWOOD. THE CONDITION CREATED IS UNSANITARY.

FBC 117.2.1.2.7

THE SWIMMING POOL CONTAINS STAGNANT WATER AND PRESENTS A HEALTH HAZARD.

FBC 117.2.1.2.8

THE BUILDING DOES NOT COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE FOR USE AS A ROOMING HOUSE. IT IS IN VIOLATION OF THE REQUIREMENTS FOR FIRE-RESISTIVITY, PLUMBING, ELECTRICAL EQUIPMENT, AIR CONDITIONING AND OTHER REQUIREMENTS OF THE CODE.

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FBC 117.2.1.3.1

THE BUILDING IS PRESUMED AND DEEMED TO BE UNSAFE FOR THE FOLLOWING REASONS: THE CONVERSION TO MULTIPLE TENANTS WITHOUT A PERMIT OR CERTIFICATE OF OCCUPANCY, THE ALTERATION OF THE BUILDING FLOORPLAN WITHOUT PERMITS, THE EXTENSIVE EXPANSION AND ALTERATION OF THE ELECTRICAL SYSTEM WITHOUT PERMITS, THE EXTENSIVE EXPANSION AND ALTERATION OF THE PLUMBING SYSTEM WITHOUT PERMITS INCLUDING THE INSTALLATION OF TOILET, SHOWER AND WATER HEATER, AND THE INSTALLATION OF AIR CONDITIONING EQUIPMENT WITHOUT PERMITS.

FBC 117.2.1.3.2

THE ILLEGAL CONVERSION OF THE BUILDING AND THE LACK OF PROPER MAINTENANCE HAS CREATED LIVING CONDITIONS IN VIOLATION OF THE REQUIREMENTS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE. THE FLOORS, WALLS, DOORS AND WINDOWS ARE NOT IN "GOOD REPAIR" (M.O. 9-280(b)) AS REQUIRED. THE BATHROOM FACILITY SHARED BY THE OCCUPANTS OF THE NORTH ROOMS DOES NOT "AFFORD PRIVACY" (M.O. 9-279(d)(1)) THE LIGHT AND VENTILATION REQUIREMENTS (9-278(b)) ARE NOT PROVIDED. THE REQUIRED PROPER SANITARY FACILITIES ARE NOT PROVIDED. (9-279(e)(f)(g)).

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CASE NO: CE06081391  
CASE ADDR: 638 NW 15 AVE  
OWNER: BEAVER CLEANING & MAINTENANCE CORP.  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE EIGHT UNIT APARTMENT BUILDING IS SUBSTANTIALLY DAMAGED BY THE ELEMENTS, IS A FIRE, WINDSTORM AND HEALTH HAZARD AND DOES NOT MEET THE REQUIREMENTS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.1.2

STRUCTURAL REPAIRS HAVE BEEN DONE WITHOUT OBTAINING THE REQUIRED PERMIT.

FBC 117.2.1.1.1

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

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FBC 117.2.1.2.1

MANY BUILDING PARTS HAVE FAILED OR ARE LOOSE OR LOOSENING. THESE INCLUDE BUT MAY NOT BE LIMITED TO, CEILINGS (HAVE FALLEN THROUGHOUT THE BUILDING), DOORS, WINDOWS AND THEIR FRAMES, FASCIA AND SOFFITT MATERIAL, ELECTRICAL WIRING AND FIXTURES, PLUMBING PIPES AND FIXTURES, KITCHEN CABINETS AND COUNTERS ALONG WITH INTERIOR WALLS.

FBC 117.2.1.2.2

RAFTERS AND ROOF DECKING ARE DETERIORATED BY THE ELEMENTS. THE ROOFING MATERIAL USED TO PROVIDE WATER SEAL IS MISSING ON THE SOUTH HALF OF THE BUILDING. THIS CONDITION HAS DEVELOPED AND HAS EXISTED FOR A SUFFICIENT TIME TO RESULT IN EXTENSIVE DAMAGE.

FBC 117.2.1.2.3

THE BUILDING IS PARTIALLY DESTROYED BY WATER INTRUSION.

FBC 117.2.1.2.5

THE BUILDING ELECTRICAL SYSTEM HAS BEEN COMPROMISED EXTENSIVELY BY WATER INTRUSION. THE ELECTRICAL SYSTEM WOULD BE A HAZARD IF ENERGIZED.

FBC 117.2.1.2.6

THE SEPTIC TANK AT THE REAR OF THE BUILDING HAS A BROKEN COVER EXPOSING THE CONTENTS.

FBC 117.2.1.3.1

ROOF RAFTERS HAVE BEEN REPAIRED EXTENSIVELY ON THE SOUTH HALF OF THE BUILDING WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC 117.2.1.3.2

THE BUILDING HAS NOT BEEN MAINTAINED ACCORDING TO THE STANDARD OF THE FLORIDA BUILDING CODE. THE BUILDING DOES NOT MEET THE REQUIREMENTS OF THE FORT LAUDERDALE MINIMUM HOUSING CODE.

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CASE NO: CE06081398  
CASE ADDR: 642 NW 15 AV  
OWNER: MCCLENDON, DENISE  
INSPECTOR: WAYNE STRAWN

- VIOLATIONS: FBC 117.1.1  
THE EIGHT UNIT APARTMENT BUILDING IS SUBSTANTIALLY DAMAGED BY THE ELEMENTS, IS A FIRE, WINDSTORM AND HEALTH HAZARD AND DOES NOT MEET THE REQUIREMENTS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.
- FBC 117.1.2  
STRUCTURAL REPAIRS HAVE BEEN DONE WITHOUT OBTAINING THE REQUIRED PERMIT.
- FBC 117.2.1.1.1  
THE BUILDING IS VACANT, UNGUARDED AND OPEN TO CASUAL ENTRY.
- FBC 117.2.1.2.1  
MANY BUILDING PARTS HAVE FAILED OR ARE LOOSE OR LOOSENING. THESE INCLUDE BUT MAY NOT BE LIMITED TO, CEILINGS (HAVE FALLEN THROUGHOUT THE BUILDING), DOORS, WINDOWS AND THEIR FRAMES, FASCIA AND SOFFITT MATERIAL, ELECTRICAL WIRING AND FIXTURES, PLUMBING PIPES AND FIXTURES, KITCHEN CABINETS AND COUNTERS ALONG WITH INTERIOR WALLS.
- FBC 117.2.1.2.2  
RAFTERS AND ROOF DECKING ARE DETERIORATED BY THE ELEMENTS. THE ROOFING MATERIAL USED TO PROVIDE WATER SEAL IS MISSING ON THE SOUTH HALF OF THE BUILDING. THIS CONDITION HAS DEVELOPED AND HAS EXISTED FOR A SUFFICIENT TIME TO RESULT IN EXTENSIVE DAMAGE.
- FBC 117.2.1.2.3  
THE BUILDING IS PARTIALLY DESTROYED BY WATER INTRUSION.
- FBC 117.2.1.2.5  
THE BUILDING ELECTRICAL SYSTEM HAS BEEN COMPROMISED EXTENSIVELY BY WATER INTRUSION. THE ELECTRICAL SYSTEM WOULD BE A HAZARD IF ENERGIZED.
- FBC 117.2.1.2.6  
THE SEPTIC TANK AT THE REAR OF THE BUILDING HAS A BROKEN COVER EXPOSING THE CONTENTS.

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FBC 117.2.1.3.1

ROOF RAFTERS HAVE BEEN REPAIRED EXTENSIVELY ON THE SOUTH HALF OF THE BUILDING WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC 117.2.1.3.2

THE BUILDING HAS NOT BEEN MAINTAINED ACCORDING TO THE STANDARD OF THE FLORIDA BUILDING CODE. THE BUILDING DOES NOT MEET THE REQUIREMENTS OF THE FORT LAUDERDALE MINIMUM HOUSING CODE.

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CASE NO: CE06081725  
CASE ADDR: 3801 SW 12 CT  
OWNER: CHRISTIANA BANK & TRUST CO. AS TRUSTEE OF THE SEQUOIA FUNDING TRUST  
INSPECTOR: WAYNE STRAWN

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 117.1.2

PERMIT NUMBER 96121071 HAS EXPIRED WITHOUT ANY INSPECTIONS. ANY REPAIRS ATTEMPTED UNDER THE AUSPICES OF THIS PERMIT ARE "PRESUMED AND DEEMED" BY THE CODE TO BE UNSAFE. THIS PERMIT WAS ISSUED TO REPAIR THE BUILDING AND ADDRESS ALL VIOLATIONS PRESENTED TO THE UNSAFE STRUCTURES BOARD (CASE #CE96080781). THE CASE WAS CONSIDERED BY THE UNSAFE STRUCTURES BOARD AT THE HEARINGS OF SEPTEMBER, OCTOBER AND NOVEMBER OF 1996.

FBC 117.2.1.1.1

THE WEST BUILDING AND THE DETACHED GARAGE BUILDING ARE OPEN AND UNGUARDED.

FBC 117.2.1.1.2

THE DETACHED GARAGE BUILDING IS FULL OF COMBUSTIBLE MATERIAL AND IS UNSAFE.

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FBC 117.2.1.2.2

THE MAIN HOUSE FRONT WALL AND SILL PLATE ARE ROTTED AND 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 117.2.1.2.3

THE MAIN HOUSE ROOF DECK IS PARTIALLY COLLAPSED. THE DETACHED GARAGE BUILDING FRONT WALL AND ROOF FRAMING HAVE PARTIALLY COLLAPSED.

FBC 117.2.1.2.4

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.

FBC 117.2.1.3.1

PERMITS ISSUED IN THE YEAR 2000 TO REPAIR AND RE-ROOF THE GARAGE (NUMBERS 00091466 & 00091469) HAVE EXPIRED WITHOUT HAVING ANY INSPECTIONS. ANY REPAIRS ATTEMPTED UNDER THE AUSPICES OF THESE PERMITS ARE "PRESUMED AND DEEMED" BY THE CODE TO BE UNSAFE.

FBC 117.2.1.3.2

THE BUILDINGS ON THE PROPERTY DO NOT MEET THE MAINTENANCE STANDARD OF THE FLORIDA BUILDING CODE OR THE CODE IN EFFECT AT THE TIME OF CONSTRUCTION. THE BUILDINGS ON THE PROPERTY DO NOT MEET THE STANDARDS OF THE FORT LAUDERDALE MINIMUM HOUSING CODE. THESE BUILDINGS FALL SHORT OF THE REQUIRED STANDARDS BY A WIDE MARGIN.

FBC 117.2.2.1

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

FBC 117.2.2.2

THE COST TO ALTER OR REPAIR THE BUILDING EXCEEDS 33% OF THE VALUE OF THE BUILDING.

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CASE NO: CE06082026  
CASE ADDR: 2501 NW 20 ST  
OWNER: TAYLOR, HAZEL  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY RESIDENTIAL BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS. THE BUILDING HAS BECOME A WINDSTORM HAZARD AND FIRE HAZARD AND DOES NOT COMPLY WITH THE PROVISIONS OF THE FORT LAUDERDALE MINIMUM HOUSING CODE.

FBC 117.2.1.2.1

MANY BUILDING PARTS HAVE FAILED, ARE HANGING LOOSE OR LOOSENING. THE PARTS INCLUDE, BUT MAY NOT BE LIMITED TO ROOFING MATERIAL, CEILINGS, SOFFITT AND FASCIA, DOORS, WINDOWS AND THEIR FRAMES, ALONG WITH WIRING AND ELECTRICAL FIXTURES.

FBC 117.2.1.2.2

THE RAFTERS AND ROOF DECK ARE SEVERELY DETERIORATED BY THE ELEMENTS. THE RAFTERS AND ROOF DECK HAVE FAILED IN SEVERAL AREAS.

FBC 117.2.1.2.4

THE ROOF HAS COLLAPSED INTO THE BUILDING IN SEVERAL AREAS. THE ROOF SAGS INTO THE AREAS OF FAILURE. LACK OF MAINTENANCE OVER THE YEARS HAS RESULTED IN SEVERE DETERIORATION.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN COMPROMISED BY WATER INTRUSION OVER MANY YEARS. THE SYSTEM PRESENTS A HAZARD IN VIOLATION OF THE STANDARD OF THE FLORIDA BUILDING CODE.

FBC 117.2.1.3.2

THE BUILDING NO LONGER COMPLIES WITH THE FLORIDA BUILDING CODE OR 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.



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FBC 117.2.2.3

THE COST TO REPAIR OR REPLACE THE STRUCTURAL ELEMENTS OF THE BUILDING EXCEED 33% OF THE STRUCTURAL VALUE OF THE BUILDING.

FBC 117.2.2.4

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CASE NO: CE06082056  
CASE ADDR: 150 NW 68 ST  
SITE ADDR: 175 NW 68 ST  
LANDOWNER: PAN AMERICAN CORP.  
MOBILE  
HOME OWNER: ROBERTO MENDOZA  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY MOBILE HOME IS A FIRE AND WINDSTORM HAZARD AND DOES NOT MEET THE STANDARD OF THE FORT LAUDERDALE MINIMUM HOUSING CODE. THE ELECTRICAL SYSTEM HAS BEEN COMPROMISED BY ALTERATIONS AND IS "PRESUMED AND DEEMED TO BE UNSAFE".

FBC 117.1.2

A LARGE ADDITION HAS BEEN CONSTRUCTED ON THE WEST SIDE OF THE MOBILE HOME. THE ADDITION EXPANDS THE FLOOR AREA OF THE HOME BY APPROXIMATELY 100%. NO PERMIT HAS BEEN ISSUED FOR THE ADDITION. THE ALTERATIONS/ADDITION ARE "PRESUMED AND DEEMED" BY THE CODE TO BE UNSAFE. THE DESIGN, METHODS OF CONSTRUCTION AND MATERIALS USED DO NOT COMPLY WITH THE CODE REQUIREMENTS REGARDING UPLIFT AND GRAVITY LOADS.

FBC 117.2.1.3.1

AIR CONDITIONING EQUIPMENT AND LAUNDRY FACILITIES HAVE BEEN INSTALLED IN THE ADDITION ON THE WEST ALONG WITH ELECTRICAL CIRCUITS TO POWER SUCH WITHOUT OBTAINING PERMITS. THE CIRCUITRY HAS NOT, THEREFORE, BEEN INSPECTED AND IS "DEEMED" BY THE CODE TO BE UNSAFE.

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FBC 117.2.1.3.2

THE ADDITION ON THE WEST OF THE MOBILE HOME IS BEING OCCUPIED ILLEGALLY. NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED. THE MOBILE HOME AND THE ADDITION ON THE WEST SIDE DO NOT COMPLY WITH THE REQUIREMENTS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE. THE VIOLATIONS INCLUDE, BUT ARE NOT LIMITED TO, DEFICIENCIES IN THE REQUIRED LIGHT, PROPER PLUMBING CONNECTIONS AND GREY WATER DISPOSAL, ALONG WITH ELECTRICAL REQUIREMENTS.

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RETURN HEARING (OLD BUSINESS)  
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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.

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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.