

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

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.

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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.

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: CE06051258
CASE ADDR: 1100 NW 6 ST
OWNER: KNOTT, ERNIE
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE ABANDONED GAS STATION OFFICE BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS. THE BUILDING IS A FIRE HAZARD AND HAS NOT BEEN MAINTAINED ACCORDING TO THE STANDARD OF THE FLORIDA BUILDING CODE.

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FBC 117.2.1.1.2
THE BUILDING HAS AN UNWARRANTED ACCUMULATION OF
DEBRIS INSIDE.

FBC 117.2.1.2.1
MANY BUILDING PARTS ARE LOOSE, HANGING LOOSE OR
HAVE FAILED. THE PARTS INCLUDE BUT MAY NOT BE
LIMITED TO, THE ENTIRE ROOF STRUCTURE ALONG WITH
WINDOWS AND DOORS.

FBC 117.2.1.2.2
THE ROOF STRUCTURE HAS DETERIORATED TO THE EXTENT
THAT IT HAS COLLAPSED INTO THE BUILDING.

FBC 117.2.1.2.5
THE ELECTRICAL SYSTEM HAS BEEN DAMAGED BY WATER
INTRUSION AND IS A HAZARD IF ENERGIZED.

FBC 117.2.2.1
THE COST TO REPAIR THE BUILDING EXCEEDS 50% OF THE
VALUE OF THE BUILDING.

FBC 117.2.2.2
THE COST TO MAKE STRUCTURAL REPAIRS TO THE
BUILDING EXCEEDS 33% OF THE VALUE OF THE BUILDING.

FBC 117.2.2.3

CASE NO: CE06090278
CASE ADDR: 2240 NE 15 CT
OWNER: MORGAN, WALTER L & MORGAN, KATHLEEN A
INSPECTOR: MOHAMMED MALIK

VIOLATIONS: FBC 117.1.1
THE 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 117.1.2
A. PERMIT # 05100681 OBTAINED ON 10/07/2005 FOR
INTERIOR DEMO HAS GONE NULL AND VOID (NO
INSPECTION CALLED)
B. INSTALLED TWO (2) TIKI-HUTS WITHOUT PERMITS.

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FBC 117.2.1.2.2

THE ROOF/TRUSS HAS DETERIORATED DUE TO EXPOSURE TO THE ELEMENTS. THERE ARE HOLES IN THE ROOF AT VARIOUS PLACES. THE ENTRANCE SOFFIT CEILING IS WET. THE INTERIOR WALLS AND THE COVERING ARE DESTROYED BY THE EXPOSURE TO THE ELEMENTS AND WOOD FLOORS, TRUSSES ARE ALL WET. WATER IS STANDING ON FLOOR.

FBC 117.2.1.1.1

THE HOUSE IS VACANT, UNGUARDED AND OPEN AT DOORS AND WINDOWS. THE FRONT DOOR IS OPEN AND THE BAY WINDOW GLASS IS BROKEN.

FBC 117.2.1.2.5

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

FBC 117.2.1.2.6

THE TOILET AND BATHROOM ARE PARTIALLY REMOVED. THE INTERIOR OF THE HOUSE HAS FECES AND MOLD, AND WATER STANDING ON FLOOR CREATING A BREEDING GROUND FOR MOSQUITOES.

FBC 117.2.1.2.3

THE BUILDING IS PARTIALLY DESTROYED DUE TO THE WATER COMING FROM THE ROOF. THERE IS A HOLE BETWEEN EXTERIOR WALL AND THE ROOF INTERSECTION ON THE EAST SIDE OF THE HOUSE.

FBC 117.2.1.2.7

SWIMMING POOL HAS STAGNANT, BLACK WATER THAT IS UNSANITARY AND DANGEROUS TO HUMAN LIFE.

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CASE NO: CE06091255
CASE ADDR: 150 NW 68 ST
SITE ADDR: 6881 NW 2 AV
LANDOWNER: PAN AMERICAN CORP
MOBILE
HOME OWNER HENRY VACHON
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE DWELLING IS A MOBILE HOME WHICH HAS A LARGE SEPARATE LIVING AREA ATTACHED ON THE SOUTH SIDE. THE DWELLING COMPRISES A FIRE AND WINDSTORM HAZARD AND THE MEANS OF EGRESS HAVE BEEN COMPROMISED BY THE ADDITIONS ON THE SOUTH. THIS MULTIPLE DWELLING DOES NOT COMPLY WITH THE MIMIMUM STANDARD OF THE FORT LAUDERDALE HOUSING CODE AND THE NATURE OF THE OCCUPANCY HAS BEEN CHANGED BY THE ADDITION OF ANOTHER KITCHEN IN THE ADDITION.

FBC 117.1.2

THE ADDITIONS ADDED ON THE SOUTH AND EXTENDING TO THE WEST OF THE MOBILE HOME HAVE BEEN CONSTRUCTED WITHOUT OBTAINING A PERMIT. PART OF THE ENCLOSURE UTILIZES AN EXISTING METAL PORCH ROOF WITH FREE STANDING C.B.S. WALLS AND THE OTHER PART HAS A ROOF STRUCTURE CONSTRUCTED INDEPENDANTLY. A LARGE ROOF STRUCTURE HAS BEEN CONSTRUCTED ON THE EAST SIDE OF THE DWELLING ALSO WITHOUT OBTAINING A PERMIT. THE WORK CITED IS "PRESUMED AND DEEMED" BY THE CODE TO BE UNSAFE.

FBC 117.2.1.1.3

THE MOBILE HOME EXTERIOR WALL DOES NOT PROVIDE FIRE SEPARATION BETWEEN THE TWO DWELLING UNITS. THE OCCUPANTS OF THE MOBILE HOME MUST EXIT THROUGH THE ADDITIONAL UNIT OR UNITS ON THE SOUTH AND WEST. THE WEST EXIT FROM THE MOBLE HOME HAS BEEN COMPROMISED.

FBC 117.2.1.2.1

A SHADE AWNING ROOF STRUCTURE ATTACHED TO THE EAST OF THE DWELLING HAS LOOSE AND LOOSENING BUILDING MATERIAL

FBC 117.2.1.2.4

THE SHADE AWNING ROOF STRUCTURE CONSTRUCTED ON THE EAST OF THE DWELLING IS SAGGING DUE TO A POOR DESIGN RESULTING IN OVERSTRESSING.

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FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED BY THE ADDITION OF SIX AIR CONDITIONING UNITS AROUND THE DWELLING ALONG WITH ADDED CIRCUITS TO POWER ANOTHER REFRIGERATOR, STOVE AND ADDITIONAL LIGHTING. THE SERVICE IS INADEQUATE TO HANDLE THE LOADS SAFELY. ALL ADDITIONAL CIRCUITS HAVE NOT BEEN INSPECTED FOR COMPLIANCE WITH THE NATIONAL ELECTRIC CODE.

FBC 117.2.1.2.8

THE LIVING UNIT HAS NOT BEEN APPROVED FOR USE AS A MULTIPLE DWELLING. THE ALTERATION OF THE DWELLING FOR MULTI-FAMILY USE ENCOMPASSES VIOLATIONS OF THE ELECTRICAL SYSTEM, MECHANICAL SYSTEM, PLUMBING FACILITIES, MEANS OF EGRESS AND FIRE-RESISTIVITY OF THE DWELLING UNITS.

FBC 117.2.1.3.1

THE ALTERATIONS/ADDITIONS WHICH HAVE EXPANDED THE FOOTPRINT OF THE DWELLING, THE CONVERSION TO A MULTI-FAMILY DWELLING, THE EXPANSION OF THE ELECTRICAL SYSTEM, THE INSTALLATION OF PLUMBING FIXTURES AND AIR CONDITIONING EQUIPMENT ALONG WITH THE CONSTRUCTION OF A ROOF STRUCTURE ON THE FRONT OF THE DWELLING HAVE ALL BEEN DONE WITHOUT OBTAINING ANY PERMITS. THE WORK CITED IS "PRESUMED AND DEEMED" BY THE CODE TO BE UNSAFE.

FBC 117.2.1.3.2

THE ILLEGAL USE AS A MULTI-UNIT DWELLING AND THE EXTENSIVE VIOLATIONS OF THE FORT LAUDERDALE HOUSING CODE REGARDING MINIMUM REQUIRED LIGHT, VENTILATION, AND PROPER INSTALLATION AND MAINTENANCE OF PLUMBING AND ELECTRICAL EQUIPMENT PROVIDE CRITERIA FOR THE DWELLING TO BE PRESUMED UNSAFE BY THE FLORIDA BUILDING CODE.

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CASE NO: CE06091892
CASE ADDR: 824 NW 1 AVE
OWNER: REO ASSET MANAGEMENT INC
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE STORY FIVE UNIT APARTMENT BUILDING HAS BECOME UNSAFE. THE BUILDING IS A FIRE AND WINDSTORM HAZARD, HAS BEEN SUBSTANTIALLY DAMAGED BY FIRE AND DOES NOT COMPLY WITH THE PROVISIONS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.2.1.1.1

THE APARTMENTS ON THE EAST END OF THE BUILDING ARE VACANT, UNGUARDED AND OPEN TO CASUAL ENTRY.

FBC 117.2.1.1.2

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

FBC 117.2.1.2.1

THERE IS FAILURE, HANGING LOOSE OR LOOSENING OF MANY BUILDING PARTS, INCLUDING BUT NOT LIMITED TO, FACIA, CEILINGS, INTERIOR WALLS, ROOF TRUSSES AND DECKING, SOFFITT, DOORS, AND PLUMBING AND ELECTRICAL FIXTURES.

FBC 117.2.1.2.3

THE BUILDING IS PARTIALLY DESTROYED BY A FIRE WHICH DESTROYED ONE OF THE APARTMENTS ON THE EAST END OF THE BUILDING.

FBC 117.2.1.2.4

THE ROOF IS SAGGING ON THE NORTH SIDE OVER THE APARTMENT DESTROYED BY FIRE. THE FIRE DAMAGED TRUSSES AND DECKING ARE OVERSTRESSED.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN DAMAGED BY THE FIRE. THE PREMISE WIRING IS DAMAGED IN THE APARTMENT DESTROYED BY FIRE.

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FBC 117.2.1.3.1

WINDOWS HAVE BEEN INSTALLED UNDER THE AUSPICES OF PERMIT NUMBER 03072200. THE PERMIT HAS BECOME NULL AND VOID BECAUSE THE WORK HAS NOT PASSED FIELD INSPECTION.

THE PERMIT TO INSTALL SHUTTERS HAS BEEN VOIDED. A CENTRAL AIR CONDITIONING SYSTEM HAS BEEN INSTALLED FOR USE OF ONE OF THE WEST APARTMENTS WITHOUT OBTAINING A PERMIT. THE WORK CITED IS PRESUMED AND DEEMED BY THE CODE TO BE UNSAFE.

FBC 117.2.1.3.2

THE BUILDING HAS NOT BEEN MAINTAINED TO COMPLY WITH THE PROVISIONS OF THE FORT LAUDERDALE MINIMUM HOUSING CODE.

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 MAIN-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.

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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.

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.

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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: CE06070120
CASE ADDR: 1512 NW 6 AV
OWNER: DENIS, HARRY P & DENIS, MARIE JULIE
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE ADDITION ON THE SOUTH SIDE OF THE PROPERTY CONNECTED TO THE 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 DUPLEX DWELLING. THE DWELLING ADDITION DOES 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 SIDE. APPROXIMATELY TWO YEARS AGO A BUILDING EXTENSION WAS CONSTRUCTED ONTO AN EXISTING ADDITION. THE EXTENSION 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.

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.

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FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM OF THE ADDITION ON THE SOUTH OF THE PROPERTY HAS BEEN INSTALLED WITHOUT A PERMIT. 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.

FBC 117.2.1.3.2

THE ADDITION IS BEING USED ILLEGALLY FOR SEPARATE LIVING QUARTERS AND IS NOT BEING MAINTAINED ACCORDING TO THE STANDARD OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

CASE NO: CE06081391
CASE ADDR: 638 NW 15 AVE
OWNER: GMAC MORTGAGE 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.

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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.

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.

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.

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.

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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

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.

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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 BIUILDING 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.

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.

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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