

AMENDED

CITY OF FORT LAUDERDALE
AGENDA

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UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
JANUARY 18, 2007
3:00 PM

HEARING COMPUTER SCHEDULED

CASE NO: CE06100738
CASE ADDR: 1365 SW 31 ST
OWNER: YOCCA, FRANCES
INSPECTOR: ROBERT PIGNATARO

VIOLATIONS: FBC 117.1.1

THE ONE STORY, HALF WOOD FRAMED AND HALF C.B.S.HOUSE AND REAR WOOD SHED 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 MAIN HOUSE HAS SEVERAL BROKEN WINDOWS AND THE REAR DOOR IS OPEN TO CASUAL ENTRY.

FBC 117.2.1.1.2

ALL THE ROOMS ARE FILLED WITH ROTTING FURNISHINGS AND DEBRIS.

FBC 117.2.1.2.2

THE T1-11 WOOD SIDING, FASCIA IS ROTTED IN PLACES. THE ROOF IS ROTTED AWAY ALLOWING SUNLIGHT TO SHINE THROUGH ROOF BOARDS AND BEAM FRAMING. THE CEILINGS HAVE COLLAPSED DUE TO THE EXPOSURE TO THE ELEMENTS AND THE SOFFIT AND WINDOW SCREENS ARE MISSING AND ARE DETERIORATED.

FBC 117.2.1.2.3

THE INTERIOR WALLS OF WOOD PANELING ARE DESTROYED DUE TO THE MISSING ROOF AND EXPOSURE TO THE ELEMENTS. THE REAR WOODEN SHED HAS A PARTIALLY DESTROYED DOOR AND FRAME. THE WINDOWS AND SHIP-LAPP SIDING ARE ALSO DESTROYED DUE TO EXPOSURE TO THE ELEMENTS.

FBC 117.2.1.3.1

THERE IS A WALL AIR CONDITIONING UNIT ON THE WEST WALL, ONE ON THE NORTH IN A WINDOW, ALL WITHOUT A PERMIT.

FBC 117.2.2.1

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

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FBC 117.2.2.4
AN EXCEPTION TO THE ABOVE PERCENTAGES MAY BE
RECOGNIZED.

CASE NO: CE06102504
CASE ADDR: 209 SW 11 CT
OWNER: R D M DEVELOPMENT, LLC
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1
THE SINGLE FAMILY RESIDENTIAL STRUCTURE HAS BEEN
SUBSTANTIALLY DAMAGED BY FIRE. THE BUILDING IS NOW
A WINDSTORM AND FIRE HAZARD AND DOES NOT COMPLY
WITH THE MINIMUM HOUSING REQUIREMENTS OF THE
FLORIDA BUILDING CODE.

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 AND STRUCTURAL MEMBERS HAVE
FAILED OR ARE HANGING LOOSE OR LOOSENING DUE TO
THE DESTRUCTION CAUSED BY THE FIRE.

FBC 117.2.1.2.3
THE BUILDING HAS BEEN GUTTED BY FIRE AND EXISTS AS
A RUIN.

FBC 117.2.1.3.1
THE CARPORT HAS BEEN ENCLOSED AND A GAS WATER
HEATER INSTALLED WITHOUT OBTAINING THE REQUIRED
PERMITS.

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 OF STRUCTURAL REPAIR OR REPLACEMENT
EXCEEDS 33% OF THE STRUCTURAL VALUE OF THE
BUILDING.

FBC 117.2.2.4

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RETURN HEARING (OLD BUSINESS)

CASE NO: CE06062030 **VACATE ORDER OF OCTOBER 19, 2006**
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.

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).

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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.

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.

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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.

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:	CE05110170	Permit #06101833 for master
CASE ADDR:	1170 SW 27 AV	alteration issued 1/3/2007
OWNER:	HARBER, CATHERINE C FAM LP	COMPLIED
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.

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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

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: 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.

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: 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.

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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.

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.

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.

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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.

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.

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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.