

CITY OF FORT LAUDERDALE  
AGENDA  
UNSAFE STRUCTURES BOARD  
CITY COMMISSION MEETING ROOM—CITY HALL  
MARCH 15, 2007

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HEARING COMPUTER SCHEDULED  
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CASE NO: CE05110458  
CASE ADDR: 1613 NW 11 CT  
OWNER: CAMPION, DEBORAH & CUPO, LOUIS S  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY HOME HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS, AND HAS NOT BEEN MAINTAINED ACCORDING TO THE STANDARD OF THE FLORIDA BUILDING CODE. THE BUILDING IS A FIRE AND WINDSTORM HAZARD AND DOES NOT COMPLY WITH THE REQUIREMENTS OF THE FORT LAUDERDALE MINIMUM HOUSING CODE.

FBC 117.1.2

THE BUILDING HAS BEEN ALTERED OVER THE YEARS WITHOUT OBTAINING PERMITS. THE ALTERATIONS INCLUDE, BUT MAY NOT BE LIMITED TO, THE ENCLOSURE OF THE FLORIDA ROOM, STRUCTURAL REPAIRS AND THE INSTALLATION OF DOORS, WINDOWS AND ELECTRICAL DISTRIBUTION PANEL. ALL WORK DONE WITHOUT A PERMIT IS PRESUMED AND DEEEMED TO BE UNSAFE.

FBC 117.2.1.1.1

THE BUILDING IS UNGUARDED AND OPEN AT WINDOWS.

FBC 117.2.1.1.2

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

FBC 117.2.1.2.1

THERE IS LOOSENING, HANGING LOOSE AND FAILURE OF BUILDING PARTS INCLUDING BUT NOT LIMITED TO, SIDING, ROOFING MATERIAL AND STRUCTURAL MEMBERS OF THE BUILDING.

FBC 117.2.1.2.2

STRUCTURAL DETERIORATION IS IN EVIDENCE. RAFTER ENDS AND VERTICAL SUPPORT MEMBERS ARE ROTTEN AND DETERIORATED AND ROOF DECKING IS ROTTEN IN PLACES.

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FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM SYSTEM HAS BEEN ALTERED EXTENSIVELY FROM THE ORIGINAL SYSTEM WITHOUT INSPECTION BY THE ELECTRICAL DIVISION. THE ALTERATIONS INCLUDE THE INSTALLATION OF A NEW PANEL, WATER HEATER, EXTERIOR LIGHTING AND AIR CONDITIONING UNITS. ADDITIONAL LOADING OF THE ORIGINAL 60 AMP SYSTEM BY THE NEW CIRCUITS AND ADDED EQUIPMENT HAS NOT BEEN APPROVED. THE ALTERATIONS ARE PRESUMED TO BE UNSAFE.

FBC 117.2.1.3.1

THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING PERMITS. THE ALTERATIONS ARE PRESUMED AND DEEMED TO BE UNSAFE AND INCLUDE THE ENCLOSURE OF THE FLORIDA ROOM, THE INSTALLATION OF NEW WINDOWS AND DOORS, STRUCTURAL REPAIRS AND REPLACEMENTS OF THE FLORIDA ROOM RAFTERS, THE REMOVAL OF THE KITCHEN CABINETS AND COUNTER, A NEW ELECTRICAL DISTRIBUTION PANEL, WATER HEATER, AIR CONDITIONING UNITS AND A COLUMN TO SHORE UP A CAR-PORT RAFTER.

FBC 117.2.1.3.2

THE BUILDING DOES NOT COMPLY WITH THE STANDARD OF THE BUILDING CODE AT THE TIME OF CONSTRUCTION OR THE REQUIREMENTS OF THE FLORIDA BUILDING CODE. THE BUILDING DOES NOT COMPLY WITH THE STANDARD OF 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

FBC 117.2.2.4

THIS CODE SECTION PROVIDES INFORMATION REGARDING THE EXCEPTIONS TO THE PERCENTAGE CRITERIA PREVIOUSLY CITED

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CASE NO: CE06031441  
CASE ADDR: 2509 NW 20 ST  
OWNER: BURROW, BOBBY L & BURROWS, LINDA C  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY HOME HAS BEEN SUBSTANTIALLY DAMAGED BY IMPROPER MAINTENANCE, WINDSTORM, AND BY AN ABORTED REPAIR ATTEMPT. THE BUILDING EXISTS AS A SHELL ONLY. THE BUILDING REMAINS ARE A FIRE AND WINDSTORM HAZARD AND DO NOT COMPLY WITH THE MINIMUM HOUSING STANDARD OF THE CITY OF FORT LAUDERDALE.

FBC 117.2.1.2.1

BUILDING PARTS ARE LOOSE, HAVE FAILED OR ARE LOOSENING. THE PARTS INCLUDE ROOF DECKING, ELECTRICAL CONDUIT, AND INTERIOR PARTITION WALLS

FBC 117.2.1.2.2

THE ROOF DECKING AND RAFTER ENDS ARE DETERIORATED BY ROT.

FBC 117.2.1.2.3

THE BUILDING IS PARTIALLY DESTROYED BY WATER INTRUSION AND BY AN ABORTED REPAIR ATTEMPT. THE INTERIOR FINISH HAS BEEN GUTTED AND NO DRYWALL OR PLASTER EXISTS ON THE WALLS OR CEILINGS.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN SUBJECTED TO WATER INTRUSION FOR MANY MONTHS. THE SYSTEM IS NOT APPROVED FOR OPERATION IN WET CONDITIONS AND IS UNSAFE.

FBC 117.2.1.3.1

THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING PERMITS. THE WORK INCLUDES, BUT MAY NOT BE LIMITED TO, NEW WINDOW INSTALLATIONS AND ELECTRICAL SYSTEM ALTERATIONS. NEW CIRCUITS AND CONDUIT ARE IN EVIDENCE. STRUCTURAL REPAIRS HAVE BEEN ATTEMPTED BY SCABBED ON ADDITIONS TO RAFTER ENDS.

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 117.2.2.4

EXCEPTIONS TO THE PERCENTAGE CRITERIA THAT MAY BE RECOGNIZED ARE PROVIDED BY THIS SECTION.

FBC 117.2.1.3.2

THE BUILDING HAS NOT BEEN MAINTAINED ACCORDING TO THE STANDARD OF THE CODE IN EFFECT AT TIME OF CONSTRUCTION OR THE FLORIDA BUILDING CODE. THE BUILDING DOES NOT COMPLY WITH THE STANDARD OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

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CASE NO: CE06080943  
CASE ADDR: 1601 NW 6 AVE  
OWNER: SAMSON, ROBERT H  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE STORM DAMAGED BUILDING IS A WINDSTORM AND FIRE HAZARD. THE BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY A LARGE TREE WHICH WAS TOPPLED OVER ONTO THE ROOF DURING THE HURRICANE LAST YEAR.

FBC 117.2.1.2.1

THE ROOF TRUSSES HAVE FAILED. COMPONENTS OF THE ROOF STRUCTURE HAVE BEEN UNIVERSALLY LOOSENED, ARE LOOSE OR ARE HANGING LOOSE.

FBC 117.2.1.2.3

THE ROOF OF THE GARAGE HAS BEEN CRUSHED BY A LARGE WINDSTORM TOPPLED TREE.

FBC 117.2.1.2.4

MANY OF THE TRUSSES AND OTHER ROOF COMPONENTS ARE SAGGING INTO THE GARAGE DUE TO THE OVERSTRESSED CONDITON CAUSED BY THE WEIGHT OF THE TREE AND THE PRESSURE OF THE WIND.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM IS COMPROMISED DUE TO WATER INTRUSION SINCE THE DESTRUCTION OF THE ROOF SYSTEM.

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CASE NO: CE06091833  
CASE ADDR: 3018 NE 20 CT  
OWNER: DONNELLY, CHARLES E  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1  
THE SEAWALL HAS BECOME UNSAFE. THE SEAWALL IS  
SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND IT'S  
STRUCTURAL INTEGRITY HAS BEEN COMPROMISED. THE  
SEAWALL PRESENTS THE HAZARD OF COLLAPSE.

FBC 117.2.1.2.2  
THE SEAWALL, INCLUDING THE SEAWALL CAP, BATTER  
PILES, AND SHEET STEEL ARE DETERIORATED TO A GREAT  
EXTENT.

FBC 117.2.1.2.4  
THE SEAWALL IS LEANING TOWARD THE WATERWAY AND THE  
SEAWALL CAP IS TILTING.

FBC 117.2.1.2.7  
THE SWIMMING POOL WATER IS BLACK AND PRESENTS A  
HEALTH HAZARD

FBC 117.2.2.2  
THE COST TO REPAIR OR REPLACE THE SEAWALL  
STRUCTURE EXCEEDS 33% OF THE VALUE OF THE  
STRUCTURE.

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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.

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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: 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 MOSQUITOS.

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  
OWNER: PAN AMERICAN CORP  
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.

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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.

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 ADDITONAL 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.



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FBC 117.2.1.3.1

THE ALTERATIONS/ADDITIONS WHICH HAVE EXPANDED THE FOOTPRINT OF THE DWELLIING, 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 OBTIANING 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.