

CITY OF FORT LAUDERDALE
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UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM- CITY HALL
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HEARING COMPUTER SCHEDULED (NEW BUSINESS)

CASE NO: CE06080655
CASE ADDR: 409 NW 13 AV
OWNER: FINLEY, MARILYN
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY BUILDING HAS BECOME UNSAFE. THE BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS. IT ALSO HAS BEEN DAMAGED BY FIRE. THE BUILDING DOES NOT MEET THE STANDARD OF THE FORT LAUDERDALE MINIMUM HOUSING CODE OR THE MAINTENANCE STANDARD OF THE FLORIDA BUILDING CODE.

FBC 117.2.1.1.1

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

FBC 117.2.1.2.1

MANY BUILDING PARTS HAVE FAILED, ARE HANGING LOOSE OR ARE LOOSENING. THE PARTS INCLUDE BUT MAY NOT BE LIMITED TO, SIDING, FLOORING, WALLS (INTERIOR AND EXTERIOR) ROOFING MATERIAL, CEILINGS, WINDOW FRAMES AND DOOR FRAMES.

FBC 117.2.1.2.2

THE SUPPORT SILLS AND EXTERIOR WALL FRAMING ARE BADLY DAMAGED BY TERMITES AND THE RAFTERS HAVE ROTTED OFF AT THE ENDS IN AREAS.

FBC 117.2.1.2.3

THE BUILDING IS DAMAGED ON THE NORTH EXPOSURE BY FIRE. THE EXTERIOR WALL AND ROOF FRAMING IN THIS AREA WERE STRUCTURALLY COMPROMISED.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITHOUT OBTAINING PERMITS. THE ALTERATIONS OF THE SYSTEM ARE "DEEMED" BY THE CODE TO BE UNSAFE.

FBC 117.2.1.3.1

THE ELECTRICAL AND PLUMBING SYSTEMS OF THE BUILDING HAVE BEEN ALTERED WITHOUT OBTAINING PERMITS. THE ALTERATIONS INCLUDE BUT MAY NOT BE LIMITED TO, THE INSTALLATION OF A NEW ELECTRICAL DISTRIBUTION PANEL AND BATHROOM AND KITCHEN

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FIXTURES AND PIPING. STRUCTURAL REPAIRS HAVE BEEN ATTEMPTED WITHOUT OBTAINING PERMITS. THE WORK INCLUDES BUT MAY NOT BE LIMITED TO, THE SPLICING OF RAFTER TAILS, REPLACEMENT OF FLOORING AND REBUILD OF AN INTERIOR WALL.

FBC 117.2.1.3.2

THE BUILDING DOES NOT COMPLY WITH THE STANDARD FOR MAINTENANCE OF THE FORT LAUDERDALE MIMIMUM HOUSING CODE. ALL BUILDING PARTS ARE REQUIRED TO BE "IN REASONABLY GOOD REPAIR". THE DEFICIENCIES IN THIS AREA EXIST THROUGHOUT THE BUILDING.

CASE NO: CE06090312
CASE ADDR: 425 NE 4 AV
OWNER: PUTNAM REALTY, LTD
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE DUPLEX RESIDENTIAL STRUCTURE BUILT IN 1939 AND THE CARPORT CONSTRUCTED LATER HAVE BECOME UNSAFE. THE BUILDINGS HAVE BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS. THE BUILDINGS ARE A WINDSTORM HAZARD AND A FIRE HAZARD AND THE DUPLEX DOES NOT MEET THE REQUIREMENTS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.1.2

THE CARPORT STRUCTURE IN THE REAR YARD HAS BEEN BUILT AND LATER EXTENSIVELY REPAIRED WITHOUT OBTAINING A PERMIT. REPAIRS OF THE DUPLEX HAVE ALSO BEEN DONE WITHOUT PERMITS, INCLUDING BUT NOT LIMITED TO, THE REPLACEMENT OF DOORS, REBUILD OF A STAIRWAY AND RAILING, REPAIR OF THE WINDOWS AND ROOF. THE WORK WITHOUT PERMITS IS "DEEMED" BY THE CODE TO BE UNSAFE.

FBC 117.2.1.2.1

MANY BUILDING PARTS HAVE FAILED, ARE LOOSE OR ARE LOOSENING. THE PARTS INCLUDE BUT MAY NOT BE LIMITED TO:
SOFFIT AND FACIA, WINDOWS, DOORS, ENTRANCE STAIRWAYS AND THEIR RAILINGS, SIDING MATERIAL AND ROOFING MATERIAL, AWNINGS, ELECTRICAL EQUIPMENT AND SERVICE RISER.

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FBC 117.2.1.2.2

ROOF DECKING IS ROTTEN IN PLACES AND CARPORT
RAFTERS ARE DETERIORATED.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS DETERIORATED. THE
SERVICE RISER IS NO LONGER PROPERLY ATTACHED TO
THE BUILDING OR THE REST OF THE SYSTEM. THE
SERVICE CONDUCTORS ARE EXPOSED.

FBC 117.2.1.3.1

THE CARPORT HAS BEEN CONSTRUCTED AND SUBSEQUENTLY
RE-BUILT WITHOUT OBTAINING THE REQUIRED PERMITS.
AIR CONDITIONING EQUIPMENT HAS BEEN INSTALLED IN
THE DUPLEX AND AN ELECTRICAL SYSTEM CONTRIVED FOR
THE CARPORT WITHOUT OBTAINING A PERMIT.

FBC 117.2.1.3.2

THE DUPLEX BUILDING DOES NOT COMPLY WITH THE
MINIMUM HOUSING REQUIREMENTS OF THE CITY OF FORT
LAUDERDALE OR THE CODE IN EFFECT AT THE TIME OF
CONSTRUCTION OR THE FLORIDA BUILDING CODE.

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

INFORMATION REGARDING THE EXCEPTIONS THAT APPLY TO
THE PERCENTAGE CRITERIA ARE HEARBY PROVIDED TO THE
RESPONDANT.

CASE NO: CE06121623
CASE ADDR: 1557 NW 6 ST
OWNER: BUTLER, LAURIE A
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE STORY COMMERCIAL BUILDING BUILT IN 1938
IS UNSAFE AND SUBSTANTIALLY DAMAGED BY THE
ELEMENTS.THE BUILDING PRESENTS A WINDSTORM HAZARD.
THE BUILDING DOES NOT COMPLY WITH THE MAINTENANCE
STANDARD OF THE FLORIDA BUILDING CODE AND EXISTS
AS A RUIN ONLY.

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FBC 117.1.2

THE PERMIT TO REPAIR AND RESTORE THE BUILDING (04080879) HAS EXPIRED WITHOUT PERFORMANCE. THE PERMIT IS NULL AND VOID.

FBC 117.2.1.2.1

MANY BUILDING PARTS ARE LOOSE, HANGING LOOSE OR LOOSENING. THE PARTS INCLUDE BUT MAY NOT BE LIMITED TO, ROOF DECK MATERIAL, ROOFING MATERIAL, ELECTRICAL CONDUIT AND FIXTURES, DOORS, WINDOWS AND STRUCTURAL ELEMENTS.

FBC 117.2.1.2.2

THE ROOF DECK HAS COLLAPSED ON THE SOUTHWEST END DUE TO DETERIORATION. THE DECK AND RAFTERS THROUGHOUT THE BUILDING CAN NO LONGER SAFELY SUPPORT THE NORMAL LOADS DUE TO SEVERE DETERIORATION. LARGE VERTICAL CRACKS ARE NOTED IN THE TIE BEAM.

FBC 117.2.1.2.3

THE ROOF STRUCTURE ON THE SOUTHEAST OF THE BUILDING HAS COLLAPSED. THE BUILDING HAS BEEN GUTTED.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN EXPOSED TO WATER INTRUSION FOR SEVERAL YEARS AND WOULD BE A HAZARD IF ENERGIZED. THE ELECTRICAL SYSTEM HAS BEEN PARTIALLY DESTROYED WHEN THE BUILDING WAS GUTTED.

FBC 117.2.1.3.2

THE BUILDING DOES NOT COMPLY WITH THE FLORIDA BUILDING CODE OR THE CODE IN EFFECT AT THE TIME OF CONSTRUCTION. MUCH OF THE BUILDING EXISTS AS A RUIN ONLY WITH FREE STANDING WALLS.

CASE NO: CE06091955
CASE ADDR: 826 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 COE OF THE CITY OF FORT LAUDERDALE.

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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 COMBUSTIBLES 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, ALONG WITH 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.

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 DID NOT PASS FIELD INSPECTION.

THE PERMIT TO INSTALL SHUTTERS HAS BECOME VOID. A CENTRAL AIR CONDITONING SYSTEM HAS BEEN INSTALLED FOR USE ON 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.

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RETURN HEARING (OLD BUSINESS)

CASE NO: CE05110458 **DISMISSED**
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.

FBC 117.2.1.2.5
THE ELECTRICAL SYSTEM HAS BEEN ALTERED
EXTENSIVELY FROM THE ORIGINAL SYSTEM WITHOUT
INSPECTION BY THE ELECTRICAL DIVISION. THE

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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 CARPORT 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

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.

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FBC 117.2.1.2.1

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

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

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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.

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 RECEPTACLE 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.

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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.

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: GMAC MORTGAGE CORP/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.

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: 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.

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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.

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 117.2.1.2.4

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

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

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.