

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
MAY 17, 2007
3:00 PM

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RETURN HEARING (OLD BUSINESS)

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.

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: CE06031441
CASE ADDR: 2509 NW 20 ST
OWNER: BURROW, BOBBY L & 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.

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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.

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 CONDITION 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: 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.

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.

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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 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.

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.

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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

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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HEARING COMPUTER SCHEDULED

CASE NO: CE06111478
CASE ADDR: 2830 NW 24 ST
OWNER: DAWKINS, CLIFTON
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY HOME HAS BECOME UNSAFE. THE BUILDING IS A FIRE AND WINDSTORM HAZARD, HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS, WINDSTORM AND NEGLECT AND DOES NOT MEET THE STANDARD OF THE FORT LAUDERDALE MINIMUM HOUSING CODE OR THE MAINTENANCE REQUIREMENTS OF THE FLORIDA BUILDING CODE. THE BUILDING HAS BEEN GUTTED OF THE INTERIOR FINISH (CEILINGS AND WALLS) AND EXISTS AS A SHELL.

FBC 117.1.2

BUILDING ALTERATIONS HAVE BEEN DONE WITHOUT OBTAINING THE REQUIRED PERMITS. THE ALTERATIONS INCLUDE: THE ENCLOSURE OF THE CARPORT, CONSTRUCTION OF A METAL ROOF STRUCTURE OVER THE FRONT DOOR AREA AND THE ALTERATION OF THE SUPPORT SYSTEM FOR THE ROOF PROJECTION AT THE FRONT OF THE CARPORT. THE WORK DONE WITHOUT PERMITS IS "PRESUMED AND DEEMED " BY THE CODE TO BE UNSAFE.

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, ARE LOOSE, LOOSENING OR ARE HANGING LOOSE. THE PARTS INCLUDE; CEILINGS AND WALLS, ROOF DECKING, DOORS, WINDOWS, SOFFIT, FACIA, ELECTRICAL WIRING AND PANELS.

FBC 117.2.1.2.2

THE BUILDING HAS DETERIORATION IN STRUCTURAL ELEMENTS. WATER INTRUSION HAS DESTROYED AREAS OF THE ROOF DECK. TERMITE INFESTATION HAS DESTROYED STRUCTURAL MEMBERS INCLUDING THE BUILT UP SUPPORT BEAM FOR THE ROOF EXTENSION OF THE FLORIDA ROOM ON THE REAR OF THE BUILDING.

FBC 117.2.1.2.3

THE BUILDING IS PARTIALLY DESTROYED BY TERMITE DAMAGE, WINDSTORM, AND WATER INTRUSION.

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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 POWER WAS RESTORED WITHOUT REPAIRS.

FBC 117.2.1.3.1

THE FOLLOWING ALTERATIONS, INSTALLATIONS AND ADDITIONS HAVE BEEN MADE TO THE BUILDING WITHOUT OBTAINING PERMITS: CARPORT ENCLOSED, ROOF PROJECTION CONSTRUCTED, SUPPORT FOR CARPORT ROOF IN FRONT ALTERED, DOORS AND WINDOWS CHANGED OUT, WATER HEATER INSTALLED AND CENTRAL AIR CONDITIONING SYSTEM INSTALLED. ALL WORK DONE WITHOUT PERMITS IS "PRESUMED AND DEEMED" BY THE CODE TO BE UNSAFE.

FBC 117.2.1.3.2

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

CASE NO: CE06121094
CASE ADDR: 2133 NW 6 ST
OWNER: BURNELL, GLORIA J
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE THREE UNIT, SINGLE STORY APARTMENT BUILDING AND THE MASONRY WALL ON THE NORTH PROPERTY LINE HAVE BECOME UNSAFE. THE BUILDING CONSTITUTES A FIRE AND WINDSTORM HAZARD, HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND BY WINDSTORM. THE BUILDING DOES NOT MEET THE REQUIREMENTS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE OR THE MAINTENANCE REQUIREMENTS OF THE FLORIDA BUILDING CODE. THE MASONRY WALL ON THE NORTH PROPERTY LINE HAS BEEN SUBSTANTIALLY DAMAGED FROM THE ELEMENTS AND PRESENTS THE HAZARD OF COLLAPSE.

FBC 117.2.1.1.1

THE BUILDING IS VACANT, UNGUARDED AND IS NOT SECURED PROPERLY.

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, ROOF DECKING AND ROOFING MATERIAL, SOFFITS AND FACIA, DOORS AND WINDOWS ALONG WITH THEIR FRAMES, ELECTRICAL FIXTURES AND EQUIPMENT.

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FBC 117.2.1.2.2

AREAS OF THE ROOF HAVE MISSING RAFTERS AND THE PLYWOOD SHEATHING IS UNSUPPORTED. THE MASONRY WALLS OF THE UTILITY ROOM PROJECTIONS ON THE WEST EXPOSURE ARE NOT PROPERLY CONNECTED TO THE MASONRY WALLS OF THE MAIN PART OF THE STRUCTURE. LARGE CRACKS ARE OPENING UP SHOWING SEPARATION OF THIS PART OF THE BUILDING FROM THE MAIN PART OF THE BUILDING. THE BLOCK WALL AT THE REAR OF THE PROPERTY HAS LARGE CRACKS AND NO STRUCTURAL INTEGRITY. THE REAR MASONRY WALL IS CRACKED, LEANING AND IN THE PROCESS OF FALLING.

FBC 117.2.1.2.3

THE BUILDING AND MASONRY WALL AT THE REAR OF THE PROPERTY ARE PARTIALLY DESTROYED BY THE RECENT WINDSTORMS AND NEGLECT.

FBC 117.2.1.2.4

THE ROOF OVER THE UTILITY ROOM ON THE SOUTH END OF THE BUILDING IS SAGGING AND THE MASONRY WALL AT THE REAR OF THE PROPERTY IS LEANING.

FBC 117.2.1.2.5

THE BUILDING HAS BEEN SUBJECTED TO WATER INTRUSION SINCE THE HURRICANES OF 2005. THE ELECTRICAL SYSTEM HAS BEEN COMPROMISED AND CREATES A HAZARD.

FBC 117.2.1.3.1

STRUCTURAL ROOF REPAIRS HAVE BEEN ATTEMPTED ON THE UTILITY ROOM ROOFS WITHOUT OBTAINING PERMITS. THE DECKING AND ROOFING MATERIAL IS NOT PROPERLY FASTENED TO THE BUILDING. WATER HEATERS HAVE BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED PERMITS AND THE INSTALLATIONS DO NOT MEET THE REQUIREMENTS OF THE PLUMBING CODE. ALL STRUCTURAL REPAIRS ALONG WITH ALL PLUMBING INSTALLATIONS AND ELECTRICAL CONNECTIONS WITHOUT PERMITS ARE "PRESUMED AND DEEMED" BY THE CODE TO BE UNSAFE.

FBC 117.2.1.3.2

THE BUILDING DOES NOT MEET THE REQUIREMENTS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

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CASE NO: CE07011866
CASE ADDR: 1000 E BROWARD BLVD
OWNER: GARDINA, GEORGE J & GARDINA, CAROL J MIKLUSAK
INSPECTOR: WAYNE STRAWN

- VIOLATIONS: FBC 117.1.1
THE SINGLE STORY COMMERCIAL BUILDING BUILT IN 1940 HAS BECOME UNSAFE. THE BUILDING IS A FIRE AND WINDSTORM HAZARD AND HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS. THE BUILDING DOES NOT MEET THE MAINTENANCE REQUIREMENTS OF THE FLORIDA BUILDING CODE OR THE CODE IN EFFECT AT THE TIME OF CONSTRUCTION.
- FBC 117.2.1.1.2
THE BUILDING HAS AN UNWARRANTED ACCUMULATION OF DEBRIS INSIDE. THE DEBRIS INCLUDES BUT MAY NOT BE LIMITED TO THE ROOF MATERIAL WHICH HAS COLLAPSED INTO THE BUILDING.
- FBC 117.2.1.2.1
BUILDING PARTS HAVE FAILED, ARE HANGING LOOSE OR LOOSENING. THE PARTS INCLUDE BUT MAY NOT BE LIMITED TO, THE ROOF STRUCTURE AND TIE BEAMS.
- FBC 117.2.1.2.2
THE ROOF HAS COLLAPSED ON THE EAST END OF THE BUILDING AND THE REST OF THE ROOF STRUCTURE IS SEVERELY DETERIORATED AND IN DANGER OF COLLAPSE.
- FBC 117.2.1.2.3
THE BUILDING IS PARTIALLY DESTROYED BY NEGLECT. WATER INTRUSION OVER THE YEARS HAS DESTROYED THE INTERIOR FINISH THROUGHOUT THE BUILDING. AREAS OF THE ROOF HAVE COLLAPSED.
- FBC 117.2.1.2.4
THE ROOF HAS SAGGED INTO THE COLLAPSED AREA ON THE EAST END AND OTHER AREAS ARE SAGGING AS A PRELUDE TO COLLAPSE.
- FBC 117.2.1.2.5
THE WATER INTRUSION HAS DAMAGED THE ELECTRICAL SYSTEM WHICH PRESENTS A HAZARD IF ENERGIZED.
- FBC 117.2.1.3.2
THE BUILDING IS NOT BEING MAINTAINED ACCORDING TO THE STANDARD OF THE FLORIDA BUILDING CODE OR THE CODE IN EFFECT AT THE TIME OF CONSTRUCTION.