

AGENDA

UNSAFE STRUCTURES BOARD

CITY COMMISSION MEETING ROOM - CITY HALL

JUNE 21, 2007

3:00 PM

RETURN HEARING (OLD BUSINESS)

CASE NO: CE06031441
CASE ADDR: 2509 NW 20 ST
OWNER: BURROWS, 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: 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 FACILITIES 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 OBTAINING A PERMIT. THE BUILDING HAS BEEN CONVERTED INTO A MULTIPLE LIVING UNIT BUILDING WITHOUT OBTAINING A PERMIT OR A CERTIFICATE OF OCCUPANCY.

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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.

FBC 117.2.1.2.7

THE SWIMMING POOL CONTAINS STAGNANT WATER AND PRESENTS A HEALTH HAZARD.

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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)).

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.

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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.

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.

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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.

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.

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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.

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.

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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.

HEARING SCHEDULED

CASE NO: CE05110196
CASE ADDR: 705 NW 2 ST
OWNER: SYNERGY PROPERTY SERVICES
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE TWO STORY, SIX UNIT APARTMENT BUILDING HAS BECOME UNSAFE. THE BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND IS A FIRE AND WINDSTORM HAZARD. THE BUILDING DOES NOT MEET THE STANDARD OF THE FORT LAUDERDALE MINIMUM HOUSING CODE.

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 HANGING LOOSE OR LOOSENING. THE PARTS INCLUDE, BUT MAY NOT BE LIMITED TO, SOFFITT, FACIA, ROOFING MATERIAL, CEILINGS, DOORS AND WINDOWS, BACONY AND STAIR SAFEGUARDS, BATHROOM AND ELECTRICAL FIXTURES, KITCHEN CABINETS AND INTERIOR WALLS.

FBC 117.2.1.2.2

THE RAFTERS AND ROOF DECK ALONG WITH THE FIRST FLOOR DECK HAVE DETERIORATED DUE TO CONTINUED WATER INTRUSION.

FBC 117.2.1.2.3

THE BUILDING IS DESTROYED TO A GREAT EXTENT BY NEGLECT.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN DAMAGED TO A GREAT EXTENT BY WATER INTRUSION. THE SYSTEM REPRESENTS A HAZARD.

FBC 117.2.1.3.1

REPAIR ATTEMPTS HAVE BEEN MADE TO THE BUILDING WITHOUT OBTAINING PERMITS. THE REPAIRS INCLUDE THE INSTALLATION OF DOORS AND WINDOWS.

FBC 117.2.1.3.2

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

CASE NO: CE06100738
CASE ADDR: 1365 SW 31 ST
OWNER: LEVINSON, RYAN M
INSPECTOR: JORG HRUSCHKA

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.

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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.

FBC 117.2.2.4

AN EXCEPTION TO THE ABOVE PERCENTAGES MAY BE RECOGNIZED.

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CASE NO: CE06102667
CASE ADDR: 3729 SW 12 CT
OWNER: CANZONE, CORY & MISLOW, JOHN
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY BUILDING HAS BECOME UNSAFE. THE BUILDING IS A FIRE AND WINDSTORM HAZARD. THE NATURE OF THE OCCUPANCY OF THE BUILDING HAS BEEN CHANGED BY THE CONVERSION OF THE BUILDING TO USE AS A DUPLEX ILLEGALLY. THE BUILDING DOES NOT MEET THE STANDARD OF MAINTENANCE REQUIRED BY THE FLORIDA BUILDING CODE AND THE REQUIREMENTS OF THE HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.1.2

THE BUILDING HAS BEEN CONVERTED FROM A SINGLE FAMILY DWELLING TO A DUPLEX WITHOUT OBTAINING A PERMIT OR A CERTIFICATE OF OCCUPANCY. THE FLORIDA BUILDING CODE PRESUMES AND DEEMS THE BUILDING TO BE UNSAFE.

FBC 117.2.1.1.3

THE REQUIRED FIRE SEPARATION BETWEEN TENANTS HAS NOT BEEN PROVIDED.

FBC 117.2.1.2.4

THE MAIN ROOF IS SAGGING AND THE OVERHANG OVER THE FRONT DOOR LEANS.

FBC 117.2.1.2.5

THE BUILDING IS BEING SERVED BY THE ORIGINAL ELECTRICAL SERVICE. THE INCREASED OCCUPANT LOAD AND ADDED AIR CONDITIONING SYSTEMS ARE MOST LIKELY DEMANDING AMPERAGE IN EXCESS OF THE DESIGN LIMITS OF THE ORIGINAL SYSTEM.

FBC 117.2.1.2.8

THE ELECTRICAL SYSTEM, PLUMBING SYSTEM, FIRE-RESISTIVITY AND AIR CONDITIONING SYSTEMS HAVE NOT BEEN APPROVED FOR THE USE AS A DUPLEX. COMPLIANCE WITH ALL THE FEATURES REGULATED BY THIS CODE HAVE NOT BEEN DEMONSTRATED.

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FBC 117.2.1.3.1

THE BUILDING HAS BEEN EXTENSIVELY ALTERED WITHOUT PERMITS. THE ELECTRICAL AND PLUMBING SYSTEMS HAVE BEEN EXPANDED WITHOUT OBTAINING PERMITS. THE REAR PORCH HAS BEEN ENCLOSED WITHOUT OBTAINING A PERMIT. NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED FOR THE CHANGE IN THE NATURE OF THE OCCUPANCY.

FBC 117.2.1.3.2

THE BUILDING DOES NOT MEET THE MINIMUM STANDARD OF THE HOUSING CODE OF THE CITY OF FORT LAUDERDALE. THE CEILING HEIGHTS DO NOT HAVE THE REQUIRED SEVEN FOOT MINIMUM.

CASE NO: CE07021325
CASE ADDR: 2470 SW 21 ST
OWNER: JUNGLE QUEEN INC
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

A LARGE INTERCONNECTED ROOF STRUCTURE HAS BECOME UNSAFE. THE STRUCTURE PRESENTS AN UNACCEPTABLE HAZARD FROM WINDSTORM AND COLLAPSE, HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND TERMITES AND HAS NOT BEEN MAINTAINED ACCORDING TO THE STANDARD OF THE FLORIDA BUILDING CODE. THE ROOF STRUCTURE COVERS THE FOLLOWING FACILITIES THAT MAY ALSO BE ENCLOSED: THE MAIN DINING AREA, THE PERFORMANCE STAGE, KITCHEN, FOOD PREPARATION AREAS, REFRIGERATED FOOD STORAGE AREAS, COVERED WALKWAYS, AND THE ELECTRICAL EQUIPMENT ROOM. THE SUPPORTS FOR THE ROOF STRUCTURE AND WALLS OF THE ENCLOSED AREAS INCLUDING THEIR FOUNDATIONS ARE DEFICIENT IN STRUCTURAL INTEGRITY. THE STORAGE BUILDING TO THE NORTHWEST OF THE DINING AREA IS SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND NOT PROPERLY SUPPORTED.

FBC 117.1.2

THE CONSTRUCTION AND SUBSEQUENT ALTERATIONS OF THE FACILITIES CITED HAVE BEEN DONE WITHOUT PERMITS. THE CONSTRUCTION, ALTERATIONS AND REPAIRS OVER MANY YEARS DO NOT CONFORM TO THE MINIMUM STANDARD OF ANY BUILDING CODE AND WOULD NOT HAVE BEEN APPROVED BY ANY AUTHORITY HAVING JURISDICTION. THE STORAGE BUILDING LOCATED NORTHWEST OF THE MAIN DINING AREA HAS BEEN EXPANDED IN SIZE AND ALTERED WITHOUT OBTAINING PERMITS.

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FBC 117.2.1.1.3

THE MAIN DINING AREA HAS A MAXIMUM CAPACITY EXCEEDING 700 PERSONS AND DOES NOT HAVE A FIRE ALARM SYSTEM AS REQUIRED BY NFPA 101 13.3.4.1. THE INTERIOR FINISH OF WALLS AND CEILINGS DOES NOT COMPLY WITH THE MINIMUM CLASSIFICATION OF FLAMESPREAD AS REQUIRED FOR THIS OCCUPANCY. A SPRINKLER SYSTEM WOULD BE ACCEPTED BY THE FIRE MARSHAL AS AN ALTERNATIVE BUT HAS NOT BEEN INSTALLED. GREASE LADEN VAPORS ARE BEING PRODUCED BY THE COOKING OPERATIONS IN THE KITCHEN WITHOUT THE REQUIRED FIRE SUPPRESSION SYSTEM.

FBC 117.2.1.2.1

THE FOLLOWING BUILDING PARTS LOCATED IN THE STRUCTURES CITED HAVE FAILED, ARE HANGING LOOSE OR LOOSENING: RAFTERS, SUPPORT BEAMS AND WALLS, CBS WALLS, CONCRETE FLOOR SLABS AND FOUNDATIONS, THATCH MANSARDS ATTACHED TO THE STRUCTURE, ROOF DECKING, AND OTHER BUILDING PARTS.

FBC 117.2.1.2.2

SEVERE DETERIORATION OF MANY STRUCTURAL PARTS IS IN EVIDENCE. TERMITE ACTIVITY AND DETERIORATION CAUSED BY WATER INTRUSION HAVE RESULTED IN SUBSTANTIAL DAMAGE TO THE STRUCTURES SPECIFIED.

FBC 117.2.1.2.4

THERE IS UNUSUAL SAGGING AND LEANING OF MANY OF THE STRUCTURAL PARTS OF THE AREAS NOTED. THE SAGGING AND LEANING IS CAUSED BY DETERIORATION AND OVERSTRESSING. THE ROOF STRUCTURE OVER THE KITCHEN AND FOOD PREPARATION ROOM IS OVERSTRESSED AND DEFLECTS WHEN WALKED UPON. THE FOUNDATION ON THE EAST PORTION OF THE MAIN DINING AREA IS SINKING AND HAS BROKEN AWAY FROM THE SLAB.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEMS OF THE BUILDING ARE ATTACHED TO OR PROTECTED FROM THE ELEMENTS BY STRUCTURES THAT ARE NOT SAFE AND SOUND. THE DETACHMENT OF FIXTURES, PANELS, SERVICE RISERS AND OTHER ELECTRICAL EQUIPMENT IN THE EVENT OF THE FAILURE OF THE STRUCTURES THEY SERVE CONSTITUTES A HAZARD.

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FBC 117.2.1.3.1

EXTENSIVE CONSTRUCTION, ALTERATIONS, AND REPAIRS HAVE BEEN DONE OVER MANY YEARS WITHOUT OBTAINING THE REQUIRED PERMITS OR ADHERENCE TO ANY ACCEPTED STANDARD OF CONSTRUCTION PRACTICES. THE WORK INCLUDES MANY STRUCTURAL ELEMENTS. THE DESIGN AND CONSTRUCTION WAS NOT APPROVED AND INSPECTED. MANY STRUCTURAL SUPPORT MEMBERS WERE OVERSTRESSED WHEN FIRST INCORPORATED INTO THE STRUCTURE AND WITH DETERIORATION THIS CONDITION HAS BECOME EXACERBATED.

FBC 117.2.1.3.2

THE STRUCTURES CITED HAVE NOT BEEN MAINTAINED ACCORDING TO THE FLORIDA BUILDING CODE OR ANY OTHER CODE.

CASE NO: CE07021662
CASE ADDR: 1006 NE 14 PL
OWNER: DECKER, STEVEN RAY
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE TWO WOOD FRAME SINGLE FAMILY BUILDINGS ON THE PROPERTY HAVE BECOME UNSAFE. THE BUILDINGS HAVE BECOME SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND BY AN ABORTED REPAIR ATTEMPT. THE BUILDINGS CONSTITUTE A FIRE AND WINDSTORM HAZARD, DO NOT COMPLY WITH THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE OR THE MAINTENANCE STANDARD OF THE FLORIDA BUILDING CODE.

FBC 117.1.2

PERMIT # 96041522 WAS ISSUED TO REPAIR THE BUILDING. THE PERMIT HAS EXPIRED WITHOUT EXECUTION. A PERMIT WAS ISSUED(# 96071001) TO RESTORE THE BUILDINGS PREMISE WIRING TO CODE BUT HAS EXPIRED WITHOUT THE WORK PASSING FINAL APPROVAL. THE REPAIRS AND ALTERATIONS DONE UNDER THE AUSPICES OF THE EXPIRED PERMITS IS "PRESUMED AND DEEMED" BY THE CODE TO BE UNSAFE.

FBC 117.2.1.1.1

THE BUILDINGS ARE VACANT, UNGUARDED AND OPEN TO CASUAL ENTRY.

AGENDA

UNSAFE STRUCTURES BOARD

CITY COMMISSION MEETING ROOM - CITY HALL

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FBC 117.2.1.1.2

THERE IS AN UNWARRENTED ACCUMULATION OF COMBUSTIBLE DEBRIS LEFT OVER FROM THE ABORTED CONSTRUCTION PROJECT LEFT INSIDE THE BUILDINGS.

FBC 117.2.1.2.1

THE BUILDINGS HAVE MANY PARTS THAT HAVE FAILED, ARE HANGING LOOSE OR ARE LOOSENING. THE PARTS INCLUDE BUT MAY NOT BE LIMITED TO, SOFFIT, FACIA, CEILINGS, WALLS, DOORS AND WINDOWS ALONG WITH THEIR FRAMES, KITCHEN CABINETS, FLOORS AND ROOFING MATERIAL.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM ALTERATIONS HAVE NOT BEEN APPROVED, AND ARE "PRESUMED AND DEEMED" BY THE CODE TO BE UNSAFE. THERE IS EVIDENCE OF WATER INTRUSION AND THE ELECTRICAL SYSTEM WOULD BE A HAZARD IF ENERGIZED.

FBC 117.2.1.3.1

AN ATTEMPT TO REPAIR THE ELECTRICAL SYSTEM HAS FAILED. PERMIT # 96071001 HAS EXPIRED AND THE REPAIR WORK DONE WHILE THIS PERMIT WAS VALID NOW EXISTS AS WORK WITHOUT A VALID PERMIT. AN ATTEMPT TO REPAIR THE BUILDING HAS FAILED. PERMIT # 96041522 HAS EXPIRED AND THE REPAIR WORK DONE NOW EXISTS AS WORK DONE WITHOUT A VALID PERMIT. NO CERTIFICATE OF OCCUPANCY WAS ISSUED.

FBC 117.2.1.3.2

THE BUILDINGS DO NOT COMPLY WITH THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

CASE NO: CE07030477
CASE ADDR: 2201 SE 18 ST
OWNER: WALTERS, RICHARD L & ROBERTA L
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.2.1.2.1

THE SEAWALL AND DOCK HAVE FAILED, ARE LOOSE OR LOOSENING. THE DECKING AND IT'S SUPPORT STRUCTURE ARE LOOSE AND ARE HANGING LOOSE. THE ATTACHMENT OF THE DECK STRUCTURE TO THE PILINGS HAS FAILED AND ONE OF THE PILINGS IS MISSING.

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3:00 PM

FBC 117.2.1.2.2

ALL ELEMENTS OF THE SEAWALL AND DOCK ARE DETERIORATED. THE SEAWALL HAS LARGE STRESS CRACKS HORIZONTALLY AT MID HEIGHT. THESE CRACKS ARE THE FULL LENGTH OF THE SEAWALL. THE SEAWALL IS FAILING TO RESIST THE SIDE LOAD OF THE EARTH IT RETAINS. THE DOCK IS BEING PUSHED TOWARD THE CANAL CAUSING THE PILES TO LEAN. THE DOCK DECKING AND STRUCTURAL CONNECTIONS TO THE PILES ARE DETERIORATED AND FAILING.

FBC 117.2.1.2.4

THE SEAWALL IS LEANING OUT OF PLUMB WITH THE LOWER PORTION BEING PUSHED TOWARD THE CANAL AND THE PILING ARE LEANING OUT OF PLUMB AWAY FROM THE PROPERTY. THE DOCK DECK IS SAGGING AND IS OUT OF LEVEL THE ENTIRE LENGTH. THE EFFECTS DESCRIBED ARE CAUSED BY DETERIORATION AND OVER-STRESSING.

FBC 117.2.1.2.5

ELECTRICAL OUTLETS HAVE BEEN INSTALLED ON THE DOCK WITHOUT THE REQUIRED GROUND FAULT PROTECTION.

FBC 117.2.1.2.7

THE SWIMMING POOL HAS NOT BEEN MAINTAINED IN OPERATIONAL CONDITION. THE WATER HAS BECOME STAGNANT AND CONTAMINATED. THE POOL IS "DEEMED" BY THE CODE TO BE UNSAFE.

FBC 117.2.1.3.1

ELECTRICAL CIRCUITS HAVE BEEN ADDED TO THE DOCK WITHOUT OBTAINING THE REQUIRED PERMITS. THE FLORIDA BUILDING CODE "PRESUMES AND DEEMS" THIS WORK TO BE UNSAFE.

FBC 117.2.1.3.2

THE DOCK, SEAWALL AND SWIMMING POOL ARE NOT BEING MAINTAINED ACCORDING TO THE STANDARD OF THE FLORIDA BUILDING CODE OR THE CODE IN EFFECT AT THE TIME OF CONSTRUCTION.

FBC 117.1.1

THE SEAWALL AND DOCK STRUCTURES ALONG WITH THE SWIMMING POOL HAVE BECOME UNSAFE. THE SEAWALL AND DOCK ARE APPROXIMATELY 375 FEET LONG AND HAVE BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS. THE STRUCTURES DO NOT MEET THE MAINTENANCE STANDARD OF THE FLORIDA BUILDING CODE. THE POOL CONTAINS STAGNANT WATER AND IS PRESUMED AND DEEMED TO BE UNSAFE.