AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM – CITY HALL
AUGUST 16, 2007
3:00 PM

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RETURN HEARING (OLD BUSINESS)

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CASE NO: CE06031441 **COMPLIED**
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.

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

FBC 117.2.1.3.2
THE BUIDLING 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: 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 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.

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 MINIMUN 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: 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.

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 AVE
OWNER: BEAVER CLEANING & MAINTENANCE
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.

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: 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 MINIUM 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.

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: 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 JURISTDICTION. THE STORAGE BUILDING LOCATED NORTHWEST OF THE MAIN DINING AREA HAS BEEN EXPANDED IN SIZE AND ALTERED WITHOUT OBTAINING PERMITS.

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.

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.

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HEARING SCHEDULED

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CASE NO: CE07031821
CASE ADDR: 1909 NW 3 CT
OWNER: LEE, MARGREE & DENBY, ALFRED
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1
THE SINGLE STORY HOUSE, BUILT IN 1955, HAS BEEN SUBSTANTIALLY DAMAGED BY RECENT WINDSTORMS AND DETERIORATED BY NEGLECT. THE BUILDING IS UNSAFE AND PRESENTS A WINDSTORM AND FIRE HAZARD. THE BUILDING DOES NOT COMPLY WITH THE MAINTENANCE STANDARDS OF THE FLORIDA BUILDING CODE AND MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.2.1.1.1
THE BUILDING IS VACANT, UNGUARDED AND OPEN AT DOORS AND WINDOWS.

FBC 117.2.1.1.2
THE HOME IS FILLED WITH TRASH, DEBRIS AND OTHER COMBUSTIBLE MATERIAL THAT CREATE AN UNACCEPTABLE FIRE HAZARD.

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 CONDUITS, FIXTURES, DOORS, WINDOWS AND STRUCTURAL ELEMENTS. MANY CEILINGS HAVE COLLAPSED. THE GARAGE RAFTER AND ROOFING SYSTEM HAS BEEN COMPLETELY REMOVED BY HURRICANE WINDS AND DEPOSITED IN THE BACKYARD.

FBC 117.2.1.2.2
THE ROOF DECK AND RAFTERS HAVE FAILED IN THE LIVING, KITCHEN AND FAMILY AREAS. THE REMAINING AREAS ARE SUBSTANTIALLY DAMAGED BY WINDSTORM AND LONG TERM WATER INTRUSION.

FBC 117.2.1.2.3
THE ROOFING SYSTEM HAS BEEN DESTROYED BY RECENT WINDSTORMS AND THE ELEMENTS. WATER INTRUSION HAS COMPROMISED THE STRUCTURAL INTEGRITY OF THE BUILDING.

FBC 117.2.1.2.5
THE ELECTRICAL SYSTEM HAS BEEN EXPOSED TO PROLONGED WATER INTRUSION AND WOULD BE A HAZARD IF ENERGIZED. THE ELECTRICAL SYSTEM HAS BEEN PARTIALLY DESTROYED AND COMPROMISED.

FBC 117.2.1.3.2
NO ATTEMPT HAS BEEN MADE TO MAINTAIN THE BUILDING SINCE THE HURRICANES. THE BUILDING IS PRESUMED UNSAFE AND DOES NOT COMPLY WITH THE FLORIDA BUILDING CODE AND THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

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CASE NO: CE07050031
CASE ADDR: 900 NW 5 CT
OWNER: WRIGHT, DENNIS
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1
THE SINGLE STORY HOUSE, BUILT IN 1945, AND ACCESSORY BUILDING HAS SUBSTANTIALLY DETERIORATED BY NEGLECT AND BEEN DAMAGED BY THE ELEMENTS. THE BUILDING IS UNSAFE AND PRESENTS A WINDSTORM AND FIRE HAZARD. THE BUILDING DOES NOT COMPLY WITH THE MAINTENANCE STANDARDS OF THE FLORIDA BUILDING CODE AND MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.2.1.1.1
THE BUILDING IS VACANT, UNGUARDED AND OPEN AT DOORS AND WINDOWS.

FBC 117.2.1.1.2
THE HOME IS FILLED WITH TRASH, DEBRIS AND OTHER COMBUSTIBLE MATERIAL THAT CREATE AN UNACCEPTABLE FIRE HAZARD.

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 CONDUITS, FIXTURES, DOORS, WINDOWS AND STRUCTURAL ELEMENTS. MANY CEILINGS HAVE COLLAPSED.

FBC 117.2.1.2.2
THE ROOF DECK AND RAFTERS ARE SUBSTANTIALLY DAMAGED BY LONG TERM WATER INTRUSION AND TERMITE DAMAGE.

FBC 117.2.1.2.3
THE ROOFING SYSTEM AND PARTS OF THE WALL SYSTEM HAVE BEEN DESTROYED BY YEARS OF NEGLECT AND THE ELEMENTS. WATER INTRUSION HAS COMPROMISED THE STRUCTURAL INTEGRITY OF THE BUILDING.

FBC 117.2.1.2.5
THE ELECTRICAL SYSTEM HAS BEEN EXPOSED TO WATER INTRUSION FOR YEARS AND WOULD BE A HAZARD IF ENERGIZED. THE ELECTRICAL SYSTEM HAS BEEN PARTIALLY DESTROYED AND COMPROMISED.

FBC 117.2.1.3.2
NO ATTEMPT HAS BEEN MADE TO MAINTAIN THE PROPERTY FOR YEARS. THE BUILDING IS PRESUMED UNSAFE AND DOES NOT COMPLY WITH THE FLORIDA BUILDING CODE AND THE MINIMUM HOUSING CODE OF THE CITY OF FORT

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CASE NO: CE07060495
CASE ADDR: 1601 NW 6 AVE
OWNER: SAMSON, ROBERT H
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 117.1.1
THE PORCH AND STORAGE AREA OF THE SINGLE STORY RESIDENCE BUILT IN 1942 AND ATTACHED BREEZEWAY HAS SUBSTANTIALLY DETERIORATED BY NEGLECT AND BEEN DAMAGED BY THE ELEMENTS. THE BUILDING IS UNSAFE AND PRESENTS A FIRE AND WINDSTORM HAZARD. THE BUILDING DOES NOT COMPLY WITH THE MAINTENANCE STANDARDS OF THE FLORIDA BUILDING CODE AND MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.2.1.1.3
A SIDE DOOR AT THE REAR OF THE BUILDING IS THE ONLY APPARENT MEANS OF EGRESS. THE FRONT DOOR IS GROWN OVER AND WINDOWS HAVE SECURITY SCREENS ON INSIDE. THIS CREATES A HAZARD WITH RESPECT TO MEANS OF EGRESS AND FIRE PROTECTION FOR OCCUPANTS AND FIRE RESCUE PERSONNEL.

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, AND STRUCTURAL ELEMENTS. THE ROOF IN THE STORAGE AREA AND PORCH HAVE COLLAPSED AND THE ROOF SECTIONS IN THE BREEZEWAY COULD COLLAPSE AT ANYTIME WITHOUT WARNING.

FBC 117.2.1.2.2
THE ROOF DECK AND RAFTERS OF THE BREEZEWAY, PORCH AND STORAGE AREA ARE SUBSTANTIALLY DAMAGED BY LONG TERM WATER INTRUSION.

FBC 117.2.1.2.3
THE ROOFING SYSTEM FOR THE BREEZEWAY, PORCH AND STORAGE ROOM HAVE BEEN DESTROYED BY YEARS OF NEGLECT AND THE ELEMENTS. WATER INTRUSION HAS COMPROMISED THE STRUCTURAL INTEGRITY OF THE BUILDING.

FBC 117.2.1.2.5
THE ELECTRICAL SYSTEM HAS BEEN EXPOSED TO WATER INTRUSION AND WOULD BE A HAZARD IF ENERGIZED.

FBC 117.2.1.3.2
BY REASON OF IMPROPER USE AND NEGLECT, THE BUILDING IS PRESUMED UNSAFE AND DOES NOT COMPLY WITH THE FLORIDA BUILDING CODE AND THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.