

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
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RETURN HEARING (OLD BUSINESS)

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.

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, BALCONY 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.

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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 CODE IN EFFECT AT THE TIME OF CONSTRUCTION OR 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.

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.

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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, SOFFIT 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.

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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: CE06102225
CASE ADDR: 1748 NW 29 WY
OWNER: POOLE, JAMES
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.2

AN ATTEMPT HAS BEEN MADE TO CONSTRUCT A LARGE ADDITION ON THE SOUTH SIDE OF THE RESIDENTIAL STRUCTURE. THE CONSTRUCTION EFFORT HAS BEEN ABANDONED. ONLY THE SLAB AND BLOCK WALLS EXIST. NO VALID PERMIT EXISTS FOR THE CONSTRUCTION. INCOMPLETE STRUCTURES COMMENCED WITHOUT A PERMIT OR THE PERMIT FOR WHICH HAS EXPIRED ARE PRESUMED AND DEEMED BY THE CODE TO BE UNSAFE.

FBC 117.2.1.3.1

NO VALID PERMIT EXISTS FOR THE INCOMPLETE ADDITION ATTACHED TO THE SOUTH SIDE OF THE DWELLING. THE INCOMPLETE CONSTRUCTION IS PRESUMED AND DEEMED BY THE CODE TO BE UNSAFE.

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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.

HEARING SCHEDULED

CASE NO: CE07051568
CASE ADDR: 2765 NW 19 ST
OWNER: TIRSCHMAN, WALTER R
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY CBS BUILDING HAS BECOME UNSAFE. IT IS SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND HAS BECOME A FIRE HAZARD AND A WINDSTORM HAZARD. THE BUILDING DOES NOT COMPLY WITH THE REQUIREMENTS OF THE FORT LAUDERDALE MINIMUM HOUSING CODE.

FBC 117.2.1.1.1

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

FBC 117.2.1.1.2

MANY BUILDING PARTS HAVE FAILED, ARE LOOSE OR ARE LOOSENING INCLUDING BUT NOT LIMITED TO CEILINGS, DOORS, WINDOWS, AND THEIR FRAMES, FACIA, SOFFITTS, ELECTRICAL AND PLUMBING FIXTURES AND ROOFING MATERIAL.

FBC 117.2.1.2.1

THERE IS AN UNWARRANTED ACCUMULATION OF TRASH, DEBRIS AND COMBUSTIBLE MATERIAL INSIDE THE BUILDING.

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FBC 117.2.1.2.2

THE EXTERIOR BLOCK WALLS ARE COMPROMISED. STRESS CRACKS ARE NOTED ON THE WEST AND SOUTH EXPOSURES. THE ROOF FRAMING HAS BEEN COMPROMISED BY WATER INTRUSION OVER THE YEARS.

FBC 117.2.1.2.4

THE SERVICE RISER FOR THE ELECTRICAL SERVICE DROP IS LEANING. IT HAS BEEN BENT OVER DUE TO OVERSTRESSING CAUSED BY WINDSTORMS.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN COMPROMISED BY WATER INTRUSION AND CREATES AN UNACCEPTABLE HAZARD.

FBC 117.2.1.3.2

THE BUILDING HAS NOT BEEN MAINTAINED ACCORDING TO THE FLORIDA BUILDING CODE AND DOES NOT MEET THE MINIMUM STANDARD OF THE FORT LAUDERDALE MINIMUM HOUSING CODE.

CASE NO: CE07070247
CASE ADDR: 1413 NE 3 AV
OWNER: SPRAGUE, EDWARD M
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 117.1.1

THE SINGLE STORY DUPLEX, BUILT IN 1947, HAS SUBSTANTIALLY DETERIORATED BY NEGLECT AND 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 117.2.1.2.1

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.

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FBC 117.2.1.2.2

THE ROOF DECK AND RAFTERS ARE SUBSTANTIALLY
DAMAGED BY LONG TERM WATER INTRUSION.

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 SEVERAL YEARS AND IT WOULD BE A
HAZARD IF ENERGIZED. THE ELECTRICAL SYSTEM HAS
BEEN PARTIALLY DESTROYED AND COMPROMISED.

FBC 117.2.1.3.2

BY REASON OF IMPROPER USE AND LONG TERM 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.

CASE NO: CE07080299
CASE ADDR: 3804 SW 12 CT
OWNER: OLSEN, NILS
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 117.1.1

THE ONE STORY APARTMENT BUILDING WAS ORIGINALLY
BUILT AS A SINGLE FAMILY RESIDENCE IN 1952. A
LEGAL DUPLEX WAS ADDED TO THE SOUTH SIDE IN 1973.
THE BUILDING HAS BECOME UNSAFE FOR THE FOLLOWING
REASONS:

- 1) THE ORIGINAL RESIDENCE ON THE NORTH SIDE IS
UNSAFE AND SUBSTANTIALLY DAMAGED BY NEGLECT. THIS
PART OF THE BUILDING PRESENTS A FIRE AND WINDSTORM
HAZARD.
- 2) THE BUILDINGS' USE WAS ILLEGALLY CONVERTED FROM
A TRIPLEX TO A FOURPLEX.
- 3) THE SEPTIC TANK HAS COLLAPSED AND CREATED AN
UNSANITARY CONDITION AND A SAFETY HAZARD.
- 4) THE BUILDING DOES NOT CONFORM WITH THE FLORIDA
BUILDING CODE AND THE MINIMUM REQUIREMENTS OF THE
HOUSING CODE OF FORT LAUDERDALE.

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FBC 117.1.2

PERMITS FOR A/C WORK AND WINDOW, DOOR AND SHUTTER INSTALLATION HAVE EXPIRED PRIOR TO COMPLETION. THE FOLLOWING WORK HAS COMMENCED WITHOUT A PERMIT AND HAS NOT BEEN COMPLETED, INCLUDED BUT NOT LIMITED TO:

- 1) DEMOLITION OF STRUCTURAL WALLS, KITCHEN AND BATHS.
- 2) ENCLOSURE OF COVERED CONCRETE AREA BETWEEN ORIGINAL BUILDING AND ADDITION.
- 3) GENERAL INTERIOR ALTERATIONS.
- 3) FRAMING AND DRYWALL.
- 4) ELECTRICAL.

FBC 117.2.1.1.1

A WINDOW AT EAST SIDE OF THE ORIGINAL RESIDENCE HAS BEEN REMOVED AND THE BUILDING IS OPEN TO CASUAL ENTRY.

FBC 117.2.1.2.1

MANY BUILDING PARTS IN THE ORIGINAL HOUSE ARE LOOSE, HANGING LOOSE OR LOOSENING. THE PARTS INCLUDE BUT MAY NOT BE LIMITED TO, CEILING MATERIAL, ELECTRICAL CONDUITS AND STRUCTURAL WALLS, SUPPORTS AND OTHER ELEMENTS.

FBC 117.2.1.2.2

A CENTRAL, LOAD BEARING WALL HAS BEEN PARTIALLY DEMOLISHED AND REMOVED. AN ADDITIONAL LOAD BEARING BEAM AND COLUMN HAVE SEVERELY DETERIORATED AND POSE A HAZARD.

FBC 117.2.1.2.3

A CENTRAL LOAD BEARING WALL HAS BEEN DESTROYED AND PARTIALLY REMOVED.

FBC 117.2.1.2.4

A STRUCTURAL BEAM IS DETERIORATED AND SAGGING CAUSED BY OVER-STRESSING. A LOAD BEARING WALL AND COLUMN ARE LEANING OUT OF PLUMB.

FBC 117.2.1.2.5

THERE ARE LOOSE AND EXPOSED WIRES THROUGHOUT THE ORIGINAL HOME THAT CREATE A HAZARDOUS CONDITION, IF ENERGIZED.

FBC 117.2.1.2.6

THE SEPTIC TANK HAS COLLAPSED AND THE SURROUNDING GROUND HAS WASHED OUT. THIS HAS CREATED BOTH AN UNSANITARY CONDITION AS WELL AS A SAFETY HAZARD.

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FBC 117.2.1.2.8

THE BUILDING HAS BEEN CHANGED FROM A LEGAL TRIPLEX TO A FOURPLEX WITHOUT OBTAINING ULDR APPROVALS AND BUILDING PERMITS. FIRE SEPARATION BETWEEN THE UNITS HAS NOT BEEN MAINTAINED.

FBC 117.2.1.3.1

BOTH THE ORIGINAL HOME AND THE ADDED DUPLEX HAVE BEEN ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO:

- 1) DEMOLITION OF STRUCTURAL WALLS, KITCHEN AND BATH
- 2) FRAMING AND DRYWALL WORK
- 3) ELECTRICAL WORK
- 4) PERMIT 05071771 FOR THE REPLACEMENT OF DOORS AND WINDOWS AND SHUTTERS HAS EXPIRED AND IS NULL AND VOID.
- 5) PERMIT 06100792 FOR AN A/C REPLACEMENT HAS EXPIRED AND IS NULL AND VOID.

FBC 117.2.1.3.2

THE PROPERTY HAS BEEN ILLEGALLY CONVERTED TO A FOURPLEX AND NOT MAINTAINED FOR YEARS. THE SEPTIC SYSTEM IS NOT FUNCTIONING AND THE PROPERTY DOES NOT COMPLY WITH THE MINIMUM STANDARDS ESTABLISHED IN THE FLORIDA BUILDING CODE AND THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

CASE NO: CE07080816
CASE ADDR: 1870 NW 24 TER
OWNER: CHESTNUT, RENEE & CHESTNUT, RAINEY W.
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY HOME HAS BECOME UNSAFE. THE BUILDING CONSTITUTES A FIRE AND WINDSTORM HAZARD AND HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS. THE LACK OF PROPER MAINTENANCE HAS CAUSED THE BUILDING TO FALL FAR BELOW THE MINIMUM STANDARDS REQUIRED BY 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

THERE IS FAILURE, HANGING LOOSE OR LOOSENING OF MANY BUILDING PARTS, INCLUDING, BUT NOT LIMITED TO: ROOFING MATERIAL AND DECKING, SOFFITT AND FACIA, DOORS AND WINDOWS, ELECTRICAL AND PLUMBING FIXURES ALONG WITH CEILINGS AND KITCHEN CABINETS.

FBC 117.2.1.2.2

THE ROOF FRAMING SYSTEM IS DETERIORATED BY WATER INTRUSION OVER MANY YEARS. THE ROOF DECKING IS ROTTEN OR AT VARIOUS STAGES OF DETERIORATION. THE DECORATIVE COLUMNS SUPPORTING THE FRONT PORCH HAVE RUSTED OFF AT THE BASE.

FBC 117.2.1.2.4

THE CEILINGS ARE SAGGING OR HAVE FALLEN DUE TO DETERIORATION CAUSED BY WATER INTRUSION.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN SEVERELY COMPROMISED BY WATER INTRUSION AND WOULD POSE A SERIOUS HAZARD IF ENERGIZED.

FBC 117.2.1.3.2

BY REASON OF IMPROPER MAINTENANCE THE BUILDING DOES NOT COMPLY WITH 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: CE07081768
CASE ADDR: 150 NW 68 ST
SITE ADDR: 118 NW 67 ST
OWNER: PAN AMERICAN CORP and FRANCISCO ANTONIO VARGAS
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE ADDITIONS TO THE MOBILE HOME ON THE EAST SIDE AND SOUTH END ARE UNSAFE. THE ADDITIONS CONSTITUTE A FIRE AND WINDSTORM HAZARD. THE LIVING SPACE PROVIDED BY THE EXPANSION OF THE MOBILE HOME DOES NOT COMPLY WITH THE FORT LAUDERDALE MINIMUM HOUSING CODE.

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FBC 117.1.3

THE EXPANSION OF THE MOBILE HOME BY THE CONSTRUCTION OF A FULL LENGTH ADDITION ON THE EAST SIDE AND A ROOF STRUCTURE ON THE SOUTH END HAS BEEN COMPLETED WITHOUT OBTAINING A PERMIT OR A CERTIFICATE OF OCCUPANCY. THE WORK DONE IS PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.2.5

THE ELECTRICAL AND MECHANICAL SYSTEMS INVOLVED WITH THE ADDITION ON THE EAST OF THE MOBILE HOME HAVE NOT BEEN INSPECTED AND ARE THEREFORE PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.2.8

THE CONSTRUCTION METHODS AND MATERIALS USED, ALONG WITH THE ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATIONS DO NOT COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE FOR USE AS LIVING SPACE. CONVENTIONAL CONSTRUCTION METHODS HAVE NOT BEEN EMPLOYED AND THE STRENGTH REQUIREMENTS OF THE CODE HAVE NOT BEEN MET. NOTE FBC 1604.1.

FBC 117.2.1.3.1

THE CONSTRUCTION OF THE EXPANDED FLOOR AREA ON THE EAST OF THE MOBILE HOME AND THE PLUMBING, ELECTRICAL AND MECHANICAL SYSTEMS INCORPORATED INTO THIS ADDITION HAS ALL BEEN COMPLETED WITHOUT OBTAINING PERMITS AND HAVING THE REQUIRED INSPECTIONS. NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED. THE FLORIDA BUILDING CODE PRESUMES AND DEEMS THAT THIS PART OF THE DWELLING IS UNSAFE.

CASE NO: CE07021135
CASE ADDR: 448 NW 21 AV
OWNER: MILLER, GREGORY P
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY DWELLING BUILT IN 1950 HAS BECOME UNSAFE. THE BUILDING CONSTITUTES A FIRE AND WINDSTORM HAZARD. THE BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY ALTERATIONS WITHOUT PERMITS AND BY THE ELEMENTS. THE BUILDING HAS NOT BEEN MAINTAINED TO THE STANDARD OF THE FORT LAUDERDALE MINIMUM HOUSING CODE.

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FBC 117.1.2

A BEDROOM ADDITION HAS BEEN ADDED TO THE REAR OF THE BUILDING. THE ADDITION EXPANDS THE LIVING AREA TO A LARGE EXTENT. NO PERMIT WAS OBTAINED FOR THE EXPANSION AND NO CERTIFICATE OF OCCUPANCY WAS ISSUED. THE EXPANSION OF THE BUILDING IS "PRESUMED AND DEEMED" BY THE CODE TO BE UNSAFE.

FBC 117.2.1.1.1

THE BUILDING IS UNGUARDED AND OPEN AT DOORS AND WINDOWS.

FBC 117.2.1.2.1

THERE IS FAILURE, HANGING LOOSE, OR LOOSENING OF WINDOWS AND DOORS ALONG WITH THEIR FRAMES, WALLS, ELECTRICAL CONDUIT AND FIXTURES, ROOF DECKING AND BATHROOM FIXTURES.

FBC 117.2.1.2.2

RAFTERS ARE DETERIORATED BY ROT AND THE WALLS OF THE ADDITION ON THE EAST ARE NO LONGER TIGHT TO THE ORIGINAL WALLS BECAUSE OF IMPROPER CONSTRUCTION. STARTER COLUMNS WERE NOT UTILIZED IN THE CONSTRUCTION.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED AND EXPANDED WITHOUT INSPECTION. A HAZARD IS PRESENTED BY ELECTRICAL WORK THAT HAS NOT BEEN APPROVED.

FBC 117.2.1.2.6

THE PLUMBING FIXTURES ARE INOPERABLE BECAUSE THE WATER CONNECTION HAS BEEN DISCONNECTED. THE INOPERABLE PLUMBING HAS BEEN UTILIZED BY STREET PEOPLE WHO MAKE ILLEGAL ENTRY. A HEALTH HAZARD IS THEREFORE PRESENTED.

FBC 117.2.1.3.1

THE BUILDING HAS BEEN SUBSTANTIALLY ALTERED WITHOUT OBTAINING PERMITS OR A CERTIFICATE OF OCCUPANCY WHERE REQUIRED. THE ALTERATIONS ENCOMPASS BUILDING, PLUMBING, ELECTRICAL AND MECHANICAL WORK. THE ALTERATIONS INCLUDE, A BEDROOM ADDITION CONSTRUCTED ON THE EAST, ELECTRICAL CIRCUITS AND DISTRIBUTION PANEL ADDED, LAUNDRY FACILITIES AND PLUMBING AND ELECTRICAL FOR SUCH INSTALLED, NEW PLUMBING FIXTURES INSTALLED, NEW WINDOWS AND DOORS INSTALLED, RAFTER REPAIRS ATTEMPTED AND AN AIR CONDITIONING SYSTEM INSTALLED. ALL WORK DONE WITHOUT A PERMIT IS "PRESUMED AND DEEMED" TO BE UNSAFE.

FBC 117.2.1.3.2

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

