



CITY OF  
FORT LAUDERDALE

*Venice of America*

# UNSAFE STRUCTURES BOARD AGENDA

NOVEMBER 15, 2007

**COMMISSION MEETING ROOM  
CITY HALL  
100 N. ANDREWS AVENUE**

If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing he/she will need a record of the proceedings and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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CITY COMMISSION MEETING ROOM - CITY HALL  
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3:00 PM

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RETURN HEARING (OLD BUSINESS)  
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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.

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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 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

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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: 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: 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.

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.

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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.