

CITY OF FORT LAUDERDALE
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UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
FEBRUARY 21, 2008
3:00 PM

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: CE06011118
CASE ADDR: 731 NW 15 AV
OWNER: CRUM, CHARLES L EST. C/O IRENE CRUM
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.

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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.

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.

CASE NO: CE06102667
CASE ADDR: 3729 SW 12 CT
OWNER: CANZONE, CORY & MISLOW, JOHN
INSPECTOR: WAYNE STRAWN, 828-5147

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.

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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.

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.

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CASE NO: CE07090207
CASE ADDR: 405 NW 7 ST
OWNER: FREEMAN, ROGER L & VIENNA
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE LARGE CARPORT ATTACHED TO THE SINGLE FAMILY HOME ON THE WEST SIDE HAS BECOME UNSAFE. THE CARPORT IS SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND BY WINDSTORM. THE STRUCTURE HAS NOT BEEN MAINTAINED ACCORDING TO THE STANDARD OF THE FLORIDA BUILDING CODE.

FBC 117.1.2

THE CARPORT HAS BEEN ALTERED BY THE INSTALLATION OF SHORT MASONRY WALLS, A CHAIN LINK ENCLOSURE USED FOR SECURITY AND BY RAFTER REPAIRS WITHOUT OBTAINING PERMITS. ALL ALTERATIONS WITHOUT PERMITS ARE "PRESUMED AND DEEMED" TO BE UNSAFE BY THE FLORIDA BUILDING CODE.

FBC 117.2.1.2.1

THE CHAIN LINK FENCING USED FOR SECURITY, THE SHORT MASONRY WALLS ENCLOSING THE CARPORT, THE ELECTRICAL CONDUIT AND BOXES, AND STRUCTURAL ELEMENTS OF THE ROOF STRUCTURE ARE LOOSE, LOOSENING OR HANGING LOOSE.

FBC 117.2.1.2.2

ROOF RAFTERS ARE DAMAGED BY WATER INTRUSION AND BY TERMITES.

FBC 117.2.1.2.3

THE ROOF DECKING HAS BEEN BLOWN OFF BY WINDSTORM.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM WHICH EXTENDS INTO THE CARPORT HAS BEEN COMPROMISED BY WATER INTRUSION AND HAS NOT BEEN MAINTAINED SAFE.

FBC 117.2.1.3.1

RAFTER REPAIR ATTEMPTS AND ALTERATIONS TO THE CARPORT HAVE BEEN DONE WITHOUT PERMITS AND ARE "PRESUMED AND DEEMED" BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.3.2

THE STRUCTURE HAS NOT BEEN MAINTAINED WATERTIGHT AND IN REASONABLE GOOD REPAIR AS REQUIRED BY THE FORT LAUDERDALE MINIMUM HOUSING CODE.

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HEARING SCHEDULED

CASE NO: CE07051061
CASE ADDR: 539 NW 22 AVE
OWNER: LAOS, ISABEL
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY DWELLING HAS BECOME UNSAFE. THE BUILDING IS A FIRE HAZARD AND IS BEING USED ILLEGALLY AS A MULTIFAMILY DWELLING. ADEQUATE MEANS OF EGRESS ARE NOT PROVIDED FOR ALL THE OCCUPANTS. THE BUILDING DOES NOT COMPLY WITH THE PROVISIONS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.1.2

THE FOLLOWING CONVERSIONS AND INSTALLATIONS HAVE BEEN DONE WITHOUT PERMITS. THE BUILDING HAS BEEN CONVERTED INTO THREE UNITS. ELECTRICAL, MECHANICAL AND PLUMBING ALTERATIONS HAVE BEEN DONE IN THE CONVERSION PROCESS. THE CIRCULAR STAIRWAY TO THE SECOND FLOOR BALCONY HAS BEEN INSTALLED. NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED FOR USE AS A MULTI-FAMILY DWELLING. THE BUILDING CONVERSION, STAIRWAY CONSTRUCTION AND ALTERATIONS WITHOUT PERMITS ARE "PRESUMED AND DEEMED" TO BE UNSAFE BY THE FLORIDA BUILDING CODE.

FBC 117.2.1.1.1

THE APARTMENTS ON THE FIRST FLOOR ARE VACANT, UNGUARDED AND OPEN TO CASUAL ENTRY.

FBC 117.2.1.1.3

THERE IS AN UNWARRANTED ACCUMULATION OF COMBUSTIBLE MATERIAL IN THE CARPORT/GARAGE.

FBC 117.2.1.2.1

VARIOUS BUILDING PARTS HAVE BECOME LOOSE, HAVE FAILED OR ARE HANGING LOOSE, INCLUDING BUT NOT LIMITED TO, FACIA AND SOFFITT, DOORS AND WINDOWS, AIR CONDITIONING UNITS, CONDUIT AND ELECTRICAL FIXTURES, SMOKE DETECTORS AND KITCHEN CABINETS.

FBC 117.2.1.2.5

THE ELECTRICAL AND MECHANICAL SYSTEMS HAVE BEEN COMPROMISED BY A LACK OF MAINTENANCE AND ALTERATIONS AND EXPANSIONS OF THESE SYSTEMS WITHOUT PERMITS.

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FBC 117.2.1.2.8

THE USE OF THE BUILDING FOR MULTIPLE LIVING UNITS DOES NOT PROVIDE COMPLIANCE WITH THE FIRE-RESISTIVITY, MEANS OF EGRESS, OR THE ELECTRICAL SAFETY REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, ACCESS OF ALL TENANTS TO DISTRIBUTION PANELS. THE INTERIOR STAIRWAY SERVING THE SECOND FLOOR DOES NOT DIRECTLY EXIT TO THE OUTSIDE. THE CIRCULAR STAIRWAY SERVING THE SECOND FLOOR BALCONY DOES NOT PROVIDE THE REQUIRED EGRESS. THE BUILDING DOES NOT HAVE THE FIRE SEPARATION BETWEEN UNITS AS REQUIRED FOR A MULTIPLE FAMILY RESIDENCE.

FBC 117.2.1.3.1

THE BUILDING HAS BEEN CONVERTED TO A MULTIPLE FAMILY DWELLING WITHOUT OBTAINING A PERMIT TO DO SO. A CERTIFICATE OF OCCUPANCY FOR USE AS A MULTIPLE FAMILY DWELLING HAS NOT BEEN ISSUED. PERMITS HAVE NOT BEEN OBTAINED FOR EXTENSIVE ELECTRICAL CIRCUITS THAT HAVE BEEN ADDED, INCLUDING BUT NOT LIMITED TO, THE CIRCUITS POWERING THE TWO ADDED KITCHEN STOVES AND WATER HEATING EQUIPMENT. A GARAGE DOOR HAS BEEN INSTALLED WITHOUT A PERMIT. THIS DOOR NOW ENCLOSES THE CARPORT. THE INTERIOR STAIRWAY THAT SERVES THE UPPER FLOOR NOW EXITS INTO THE ENCLOSED GARAGE. WINDOWS AND DOORS HAVE BEEN REPLACED THROUGHOUT THE BUILDING. A STEEL CIRCULAR STAIRWAY CONNECTED TO THE EXTERIOR CONCRETE BALCONY HAS BEEN INSTALLED. NO PERMITS WERE ISSUED FOR THE STAIRWAY OR THE WINDOWS AND DOORS. AIR CONDITIONING EQUIPMENT AND WATER HEATERS HAVE ALSO BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED MECHANICAL AND PLUMBING PERMITS. ALL ALTERATIONS/INSTALLATIONS WITHOUT PERMITS ARE "PRESUMED AND DEEMED" BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

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FBC 117.2.1.3.2

THE PRESENT USE OF THE BUILDING IS ILLEGAL. THE BUILDING HAS NOT BEEN APPROVED FOR USE AS A MULTI-FAMILY DWELLING, NOR HAVE A CERTIFICATE OF OCCUPANCY FOR MULTI-FAMILY USE BEEN ISSUED. THE ONLY APPROVED USE OF THE BUILDING IS A SINGLE FAMILY DWELLING. THE BUILDING DOES NOT COMPLY WITH THE FLORIDA BUILDING CODE OR THE CODE IN EFFECT AT THE TIME OF CONSTRUCTION. THE BUILDING CONDITION IS ONE OF GENERAL DISREPAIR CONTRARY TO 9-280 (b) OF THE FORT LAUDERDALE MINIMUM HOUSING CODE. THIS MUNICIPAL ORDINANCE REQUIRES THAT "ALL BUILDING PARTS" BE IN "REASONABLY GOOD REPAIR". OCCUPATION OR TO "LET TO ANOTHER FOR OCCUPANCY" A DWELLING IN VIOLATION OF THE PROVISIONS OF THESE ORDINANCES IS A CRIMINAL OFFENSE AND IF CONVICTED IS PUNISHABLE ACCORDING TO SECTION 1-6 OF THE FORT LAUDERDALE CODE OF ORDINANCES.

CASE NO: CE07080955
CASE ADDR: 502 SW 20 AVE
OWNER: ENCLAVE AT THE OAKS TOWNHOMES, LLC
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 117.1.1

THE ONE STORY SINGLE FAMILY HOME BUILT IN 1953 HAS BECOME UNSAFE. THE STRUCTURE HAS BEEN GUTTED AND CONSTITUTES A FIRE AND WINDSTORM HAZARD. IT HAS BEEN SUBSTANTIALLY DAMAGED BY NEGLECT AND VANDALISM.

FBC 117.2.1.1.1

THE BUILDING IS VACANT, UNGUARDED AND OPEN TO CASUAL ENTRY.

FBC 117.2.1.1.2

THE BUILDING HAS AN UNWARRANTED ACCUMULATION OF TRASH AND IS FILLED WITH DEBRIS AND OTHER COMBUSTIBLE MATERIAL.

FBC 117.2.1.2.3

THE BUILDING IS PARTIALLY DESTROYED. WINDOWS AND DOORS HAVE BEEN REMOVED. THE REMOVAL OF BOTH COPPER WIRING AND PLUMBING COMPONENTS HAVE DESTROYED THE PLUMBING, MECHANICAL AND ELECTRICAL SYSTEM.

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FBC 117.2.1.2.5

CRITICAL COMPONENTS OF THE ELECTRICAL SYSTEM,
INCLUDING BUT NOT LIMITED TO COPPER WIRING,
SWITCHES, OUTLETS AND BREAKERS HAVE BEEN REMOVED
AND WOULD POSE A SERIOUS HAZARD, IF ENERGIZED.

FBC 117.2.1.2.6

THE REMOVAL OF CRITICAL PLUMBING SYSTEM COMPONENTS
CREATED AN INADEQUATE AND MALFUNCTIONING SANITARY
FACILITY AND WASTE DISPOSAL SYSTEM.

CASE NO: CE07080958
CASE ADDR: 460 SW 20 AVE
OWNER: ENCLAVE AT THE OAKS TOWNHOMES, LLC
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 117.1.1

THE ONE STORY SINGLE FAMILY HOME BUILT IN 1940,
AND THE FREESTANDING SINGLE STORY ACCESSORY
STRUCTURE HAVE BECOME UNSAFE. THE STRUCTURES HAVE
BEEN GUTTED AND CONSTITUTE A FIRE AND WINDSTORM
HAZARD. THEY HAVE BEEN SUBSTANTIALLY DAMAGED BY
NEGLECT AND VANDALISM.

FBC 117.2.1.1.1

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

FBC 117.2.1.1.2

BOTH BUILDINGS HAVE AN UNWARRANTED ACCUMULATION OF
TRASH AND ARE FILLED WITH DEBRIS AND OTHER
COMBUSTIBLE MATERIAL.

FBC 117.2.1.2.3

THE BUILDINGS ARE PARTIALLY DESTROYED. WINDOWS AND
DOORS HAVE BEEN REMOVED. THE REMOVAL OF COPPER
WIRING AND PLUMBING COMPONENTS HAVE DESTROYED THE
PLUMBING, MECHANICAL AND ELECTRICAL SYSTEM.

FBC 117.2.1.2.5

CRITICAL COMPONENTS OF THE ELECTRICAL SYSTEM,
INCLUDING BUT NOT LIMITED TO COPPER WIRING,
SWITCHES, OUTLETS AND BREAKERS HAVE BEEN REMOVED
AND WOULD POSE A SERIOUS HAZARD, IF ENERGIZED.

FBC 117.2.1.2.6

THE REMOVAL OF CRITICAL PLUMBING SYSTEM COMPONENTS
CREATED AN INADEQUATE AND MALFUNCTIONING SANITARY
FACILITY AND WASTE DISPOSAL SYSTEM.

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CASE NO: CE07100691
CASE ADDR: 805 S RIO VISTA BLVD
OWNER: ROBINSON, JOY D
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY CBS STRUCTURE HAS BECOME UNSAFE. THE BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS. THE BUILDING HAS NOT BEEN PROPERLY MAINTAINED AND DOES NOT MEET THE MINIMUM REQUIREMENTS FOR HOUSING AS SPECIFIED IN THE FORT LAUDERDALE MINIMUM HOUSING CODE.

FBC 117.2.1.2.1

MANY BUILDING PARTS ARE LOOSE, LOOSENING, OR HAVE FAILED. THE BUILDING COMPONENTS IN THIS CONDITION INCLUDE, BUT MAY NOT BE LIMITED TO: ROOF FRAMING, DECKING AND BARREL TILE, DOORS AND WINDOWS INCLUDING FRAMES, FLOOR FRAMING AND DECKING, FACIA BOARDS ALONG WITH INTERIOR WALL AND CEILING PLASTER.

FBC 117.2.1.2.2

THE ROOF AND FLOOR SUPPORT SYSTEMS HAVE DETERIORATED BY WATER INTRUSION AND TERMITE DAMAGE. THE PITCHED PORTION OF THE ROOF COVERED WITH BARREL TILES (LOCATED ON THE SOUTH END OF THE BUILDING) HAS COLLAPSED INTO THE BUILDING BECAUSE OF DETERIORATION.

FBC 117.2.1.2.4

THE PARTIALLY COLLAPSED PORTION OF THE ROOF SAGS INTO THE BUILDING. THE RAFTERS IN THIS AREA ARE WEDGED WITHIN THE MASONRY WALLS PREVENTING FULL COLLAPSE INTO THE INTERIOR OF THE BUILDING. INTERIOR DOOR JAMBS HAVE RACKED BECAUSE OF DETERIORATION TO THE FLOOR SUPPORT SYSTEM.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN COMPROMISED BY WATER INTRUSION.

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 FORT LAUDERDALE MINIMUM HOUSING CODE.

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CASE NO: CE07101530
CASE ADDR: 1621 NW 18 AV
OWNER: TERRY, RUFUS & CAROLYN
INSPECTOR: OLIVA GEORGE

VIOLATIONS: FBC 117.1.2
THE CARPORT ATTACHED TO THE NORTH SIDE OF THE
BUILDING HAS BEEN CONSTRUCTED WITHOUT OBTAINING A
PERMIT. THE CARPORT IS PRESEMED AND "DEEMED" TO BE
UNSAFE.

FBC 117.2.1.3.1
THE CARPORT ATTACHED TO THE NORTH SIDE OF THE
BUILDING HAS BEEN CONSTRUCTED WITHOUT OBTAINING A
PERMIT. THE DESIGN IS NOT IN ACCORDANCE WITH
ACCEPTED CONSTRUCTION STANDARDS. THE CARPORT IS
PRESUMED AND "DEEMED" BY THE CODE TO BE UNSAFE.

CASE NO: CE07111134
CASE ADDR: 1750 SW 29 AVE
OWNER: HERMAN, RUDOLPH CHARLES & TAMMY M
INSPECTOR: HRUSCHKA, JORG

VIOLATIONS: FBC 117.1.1
THE ONE STORY, WOOD FRAMED, SINGLE-FAMILY HOME WAS
BUILT IN 1957. THE STRUCTURE HAS BEEN
SUBSTANTIALLY DAMAGED BY FIRE. THE BUILDING IS A
FIRE AND WINDSTORM HAZARD AND IS UNSAFE.

FBC 117.2.1.1.1
THE BUILDING IS VACANT, UNGUARDED AND OPEN TO
CASUAL ENTRY.

FBC 117.2.1.1.2
THERE ARE LARGE AMOUNTS OF FIRE DEBRIS AND COMMON
HOUSEHOLD TRASH LITTERED THROUGHOUT THE BURNED OUT
BUILDING.

FBC 117.2.1.2.1
MANY PARTS OF THE BUILDING, INCLUDING BUT NOT
LIMITED TO, THE EXTERIOR WALL AND ROOF SYSTEMS,
INTERIOR CEILINGS AND WALLS, AND EXTERIOR AWNINGS,
ARE HANGING LOOSE.

FBC 117.2.1.2.2
THE EXTERIOR AND INTERIOR BEARING WALLS AND THE
ROOF STRUCTURE HAVE BEEN COMPROMISED DUE TO FIRE.

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FBC 117.2.1.2.3

THE BUILDING HAS BEEN SUBSTANTIALLY DESTROYED AND THE STRUCTURAL INTEGRITY HAS BEEN COMPROMISED. THE ELECTRICAL, PLUMBING, MECHANICAL AND STRUCTURAL SYSTEMS HAVE BEEN DESTROYED.

FBC 117.2.1.2.4

THE ROOF AND/OR COMPONENTS ARE SEVERELY FIRE DAMAGED AND COULD COLLAPSE WITHOUT PRIOR WARNING.

FBC 117.2.1.2.5

THE ELECTRICAL AND MECHANICAL SYSTEMS HAVE BEEN SEVERELY COMPROMISED AND SUBSTANTIALLY DESTROYED AND WOULD POSE A SERIOUS HAZARD IF ENERGIZED.