



CITY OF  
FORT LAUDERDALE

*Venice of America*

# UNSAFE STRUCTURES BOARD AGENDA

APRIL 17, 2008

## COMMISSION MEETING ROOM CITY HALL

100 N. ANDREWS AVENUE

3:00 PM

### UNSAFE STRUCTURES BOARD

Ordinance: C-75-26

PURPOSE: To establish uniform minimum standards for the occupancy of dwelling, hotel and rooming structures and for the uniform minimum standards for the maintenance of the premises occupied or adjacent to such structures, including vacant lots and the premises of business establishments located in proximity thereto.

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.

TWO OR MORE FORT LAUDERDALE CITY COMMISSIONERS OR MEMBERS OF A CITY OF FORT LAUDERDALE ADVISORY BOARD MAY BE IN ATTENDANCE AT THIS MEETING.

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RETURN HEARING (OLD BUSINESS)  
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CASE NO:            CE06011118  
CASE ADDR:        731 NW 15 AV  
OWNER:            CRUM, CHARLES L EST  
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 TO 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.

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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.

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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:            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.

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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.

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.

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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.

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.

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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 NEGLIGENCE 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.

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:            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:            CE07090739                      MOTION FOR RECONSIDERATION  
CASE ADDR:        3127 NE 40 CT  
OWNER:            MORABITO, JEROME V & STACEY L.  
INSPECTOR:        JORG HRUSCHKA, 828-6514

VIOLATIONS:    FBC 117.1.2  
                  A PERMIT FOR A NEW 4 BEDROOM, 4 BATHROOM RESIDENCE  
                  WAS ISSUED ON 4/5/2005 AND WORK PROGRESSED UNTIL  
                  6/22/2005 WHEN THE LAST INSPECTION FOR THE  
                  BUILDING SLAB WAS PASSED. THE CONSTRUCTION SITE  
                  WAS THEN ABANDONED AND THE PERMIT EXPIRED. THE  
                  STRUCTURE IS PRESUMED AND DEEMED UNSAFE.

FBC 117.2.1.3.1  
THE LAST INSPECTION FOR GENERAL PERMIT 04031745  
WAS APPROVED ON 6/22/2005. THE 90 DAY TIME  
LIMITATION AS SPECIFIED IN FBC 106.10.3 HAS BEEN  
EXCEEDED. THE JOB SITE WAS ABANDONED AND THE  
PERMIT EXPIRED PRIOR TO COMPLETION AND BEFORE A  
CERTIFICATE OF OCCUPANY WAS ISSUED.

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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.

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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.

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.

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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: CE08020330  
CASE ADDR: 200 NE 3 ST  
OWNER: BEASLEY, GEORGE B  
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 117.1.1

THE BUILDING IS A ONE STORY, CONCRETE BLOCK APARTMENT BUILDING BUILT IN 1950. THE STRUCTURE HAS BEEN SUBSTANTIALLY DAMAGED BY WINDSTORM AND SUBSEQUENT WATER INFILTRATION AND NEGLECT. THE BUILDING IS A FIRE AND WINDSTORM HAZARD, AND IS UNSAFE.

FBC 117.2.1.2.1

MANY PARTS OF THE BUILDING, INCLUDING BUT NOT LIMITED TO, THE ROOF SYSTEMS AND INTERIOR CEILINGS ARE HANGING LOOSE.

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FBC 117.2.1.2.2

THE INTERIOR BEARING WALLS AND THE ROOF STRUCTURE HAVE BEEN STRUCTURALLY COMPROMISED DUE TO CONTINUED, LONG-TERM EXPOSURE TO THE ELEMENTS.

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 COMPROMISED.

FBC 117.2.1.2.4

THE ROOF AND/OR COMPONENTS ARE SEVERELY WATER 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.