



CITY OF
FORT LAUDERDALE

Venice of America

UNSAFE STRUCTURES BOARD AGENDA

JUNE 19, 2008

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

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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3:00 P.M.

RETURN HEARING (OLD BUSINESS)

CASE NO: CE06011118
CASE ADDR: 731 NW 15 AV
OWNER: CRUM, CHARLES L ESTATE
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: 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.

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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.

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 DEWLLING. 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 OCCUPANY" A DWELLING IN VIOLATION OF THE PRIVISIONS 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: CE08020243
CASE ADDR: 628 NW 22 RD
OWNER: AVANT,TANSY EST
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC 117.1.1

THE SINGLE STORY COMMERCIAL BUILDING HAS BECOME UNSAFE. THE BUILDING IS A FIRE AND WINDSTORM HAZARD.THE BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND VANDALISM AND IS NOT BEING MAINTAINED ACCORDING TO THE STANDARDS OF THE FLORIDA BUILDING CODE.

FBC 117.2.1.1.1

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

FBC 117.2.1.1.2

THE BUILDING CONTAINS AN UNWARRANTED ACCUMULATION OF DEBRIS AND COMBUSTIBLE MATERIAL.

FBC 117.2.1.2.1

THE FOLLOWING BUILEING PARTS ARE LOOSE, LOOSENING OR HANGING LOOSE: DRYWALL ON CEILINGS AND WALLS, FACIA BOARDS, INSULATION, STUCCO, ROOF DECKING AND THE CANOPY FRAME.

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FBC 117.2.1.2.2

ROOF SHEATHING AND ROOF RAFTERS HAVE DETERIORATED DUE TO WATER INTRUSION. THE RAFTER TAILS HAVE IN SOME AREAS HAVE DISINTEGRATED.

FBC 117.2.1.2.3

THE BUILDING IS PARTIALLY DESTROYED BY NEGLIGENCE. DAYLIGHT CAN BE SEEN THROUGH THE ROOF FROM THE INSIDE IN VARIOUS PLACES AND CEILINGS HAVE FALLEN DOWN IN MANY AREAS.

FBC 117.2.1.3.1

THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING PERMITS OR WITH PERMITS THAT HAVE EXPIRED WITHOUT THE APPROVAL OF THE WORK BY FIELD INSPECTION. THE FOLLOWING IS A LIST OF THESE ALTERATIONS: 1. THE INSTALLATION OF PVC PIPING AND FIXTURES, ELECTRICAL CONDUIT, WINDOWS, DOORS, FRONT CANOPY, EXTERIOR STUCCO, SECURITY BARS AND ELECTRICAL SERVICE REPAIR.

CASE NO: CE08030370
CASE ADDR: 651 N ANDREWS AV
OWNER: OLIVER, ARCH JAMES III & K
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC 117.2.1.2.2

STRUCTURAL ELEMENTS OF THE BUILDING HAVE BEEN COMPROMISED BY BEING SUBJECTED TO INTENSE HEAT. THE DAMAGE IS GREATEST ON THE EAST EXPOSURE OF THE BUILDING WHERE THE STOREFRONT WAS DESTROYED.

FBC 117.2.1.2.3

THE BUILDING HAS BEEN PARTIALLY DESTROYED BY FIRE.

FBC 117.2.1.2.5

THE PREMISE WIRING OF THE BUILDING HAS BEEN DAMAGED BY THE FIRE AND WOULD PRESENT A HAZARD IF ENERGIZED.

FBC 117.1.1

THE COMMERCIAL BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY A FIRE. THE BUILDING IS NOW A FIRE AND WINDSTORM HAZARD.

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FBC 117.2.1.1.1

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

FBC 117.2.1.2.1

THE FOLLOWING BUILDING MATERIALS HAVE FAILED, ARE LOOSE, LOOSENING OR HANGING LOOSE: CEILING MATERIAL, DOORS AND WINDOWS ALONG WITH THEIR FRAMES, INSULATION, A/C DUCTS, ELECTRICAL FIXTURES, STUCCO, METAL FRAMING AND WALL BOARD.

HEARING SCHEDULED

CASE NO: CE05121325
CASE ADDR: 301 SEABREEZE BLVD
OWNER: CRAZY GREGG'S MARINA LLC
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE PREMANUFACTURED TICKET BOOTH STRUCTURE IS A WINDSTORM AND A HEALTH HAZARD.

FBC 117.1.2

THE BUILDING HAS BEEN REBUILT AFTER HURRICANE WILMA. NO PERMITS WERE OBTAINED FOR THE PROJECT. NO CERTIFICATE OF OCCUPANCY WAS OBTAINED. THE REBUILDING PROJECT IS "PRESUMED AND DEEMED" BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.2.6

AN UNSANITARY CONDITION EXISTS BECAUSE THE REQUIRED SANITARY FACILITIES ARE NOT PROVIDED.

FBC 117.2.1.3.1

THE ROOF STRUCTURE WAS REPLACED WITHOUT OBTAINING THE REQUIRED PERMITS. AIR CONDITIONING WAS INSTALLED WITHOUT OBTAINING THE REQUIRED PERMIT. THE CONSTRUCTION OF THE ROOF AND THE INSTALLATION OF THE EQUIPMENT IS "PRESUMED AND DEEMED" TO BE UNSAFE BY THE FLORIDA BUILDING CODE.

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CASE NO: CE07120984
CASE ADDR: 1032 NE 3 AV
OWNER: WHITE, LORNA
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 117.1.1
THE BUILDING IS A ONE STORY, CONCRETE
BLOCK SINGLE FAMILY HOME BUILT IN 1952.
THE REAR PORTION OF THE STRUCTURE HAS
BEEN SUBSTANTIALLY DAMAGED BY FIRE. 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 EXTERIOR WALL AND ROOF SYSTEMS,
INTERIOR CEILINGS AND WALLS ARE HANGING LOOSE.

FBC 117.2.1.2.2
PARTS OF THE EXTERIOR AND INTERIOR BEARING WALLS
AND THE ROOF STRUCTURE IN THE REAR OF THE PROPERTY
HAVE BEEN COMPROMISED DUE TO FIRE.

FBC 117.2.1.2.3
THE REAR OF THE BUILDING HAS BEEN SUBSTANTIALLY
DESTROYED AND THE STRUCTURAL INTEGRITY HAS BEEN
COMPROMISED. THE ELECTRICAL, PLUMBING,
MECHANICAL, AND STRUCTURAL SYSTEMS HAVE BEEN
DAMAGED.

FBC 117.2.1.2.4
THE ROOF AND/OR COMPONENTS ARE SEVERELY FIRE
DAMAGED .

FBC 117.2.1.2.5
THE ELECTRICAL AND MECHANICAL SYSTEMS HAVE BEEN
SEVERELY COMPROMISED AND WOULD POSE A SERIOUS
HAZARD IF ENERGIZED.

CASE NO: CE08030624
CASE ADDR: 436 NE 16 AV
OWNER: MARTINO, DAVID M
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 117.1.1
THE BUILDING IS A ONE STORY, WOOD FRAME SINGLE
FAMILY HOME BUILT IN 1940. THE STRUCTURE HAS BEEN
SUBSTANTIALLY DAMAGED BY FIRE. THE BUILDING IS A
FIRE AND WINDSTORM HAZARD, AND IS UNSAFE.

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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.

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 117.2.1.2.5

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