



CITY OF
FORT LAUDERDALE

Venice of America

UNSAFE STRUCTURES BOARD AGENDA

AUGUST 21, 2008

3:00 P.M.

**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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RETURN HEARING (OLD BUSINESS)

CASE NO: CE07121155
CASE ADDR: 1524 NE 15 AV
OWNER: MONTEIRO, RICARDO
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 105.4.1.2
A NEW PERMIT WAS NOT OBTAINED WITHIN 180 DAYS FROM
THE DATE THE INITIAL PERMIT BECAME NULL AND VOID.

FBC 117.1.2
PERMIT 04070697 FOR A FAMILY ROOM, BATHROOM AND
DEN ADDITION WAS ISSUED ON 8/24/04 AND WORK
PROGRESSED UNTIL 8/28/06, WHEN THE LAST INSPECTION
FOR THE BUILDING COLUMN 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 PERMIT 04070697 WAS
APPROVED ON 8/28/06. THE 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
OCCUPANCY WAS ISSUED.

CASE NO: CE08020243
CASE ADDR: 628 NW 22 RD
OWNER: AVANT, TANSY ESTATE
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.

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FBC 117.2.1.2.1

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

FBC 117.2.1.2.2

ROOF SHEATHING AND ROOF RAFTERS HAVE DETERIORATED DUE TO WATER INTRUSION. THE RAFTER TAILS HAVE IN SOME AREAS 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 & KAY C
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC 117.1.1

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

FBC 117.2.1.1.1

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

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.

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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 117.2.1.2.1

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: 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.

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.

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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 ATTACHED TO THE ORIGINAL WALLS BECAUSE OF IMPROPER CONSTRUCTION. STARTER COLUMNS WERE NOT UTILIZED IN THE CONSTRUCTION AS REQUIRED.

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.

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CASE NO: CE07121276
CASE ADDR: 1623 NW 6 PL
OWNER: LASALLE BANK NATIONAL ASSOCIATION,
TRUSTEE FOR MERRILL LYNCH FIRST
FRANKLIN MTG. LOAN TRUST
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1
THE DUPLEX BUILT IN 1946 HAS BECOME UNSAFE. THE
BUILDING IS A FIRE AND WINDSTORM HAZARD THAT HAS
NOT BEEN ADEQUATELY MAINTAINED.

FBC 117.1.2
MECHANICAL, ELECTRICAL, ROOFING, WINDOWS, AND OTHER
BUILDING ALTERATIONS HAVE BEEN PERFORMED WITHOUT
PERMITS. ALL BUILDING ALTERATIONS PERFORMED
WITHOUT A PERMIT ARE "PRESUMED AND DEEMED" TO BE
UNSAFE BY THE FLORIDA BUILDING CODE.

FBC 117.2.1.1.1
THE BUILDING IS VACANT, UNGUARDED AND OPEN AT
DOORS AND WINDOWS.

FBC 117.2.1.1.2
THERE IS AN UNWARRANTED AMOUNT OF GARBAGE AND
DEBRIS AND COMBUSTIBLE MATERIAL INSIDE THE
BUILDING.

FBC 117.2.1.2.1
THE FOLLOWING BUILDING PARTS HAVE FAILED OR ARE
HANGING LOOSE OR LOOSENING:
DOORS, WINDOWS AND THEIR FRAMES
KITCHEN CABINETS AND VANITIES
ELECTRICAL FIXTURES AND CONDUIT
PLUMBING FIXTURES AND PIPING

FBC 117.2.1.2.3
THE BUILDING ENVELOPE IS PARTIALLY DESTROYED. THE
FOLLOWING BUILDING PARTS HAVE BEEN DESTROYED BY
VANDALS:
WINDOWS, DOORS AND THEIR FRAMES
KITCHEN CABINETS AND VANITIES
PLUMBING FIXTURES AND PIPING
ELECTRICAL FIXTURES
DRYWALL SURFACES

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FBC 117.2.1.3.1

A CENTRAL A/C SYSTEM WAS INSTALLED WITHOUT A PERMIT. ELECTRICAL WORK HAS BEEN COMPLETED WITHOUT AN INSPECTION AND THEREFORE THE PERMIT HAS EXPIRED. SEE PERMIT 06010026. WINDOWS AND DOORS HAVE BEEN INSTALLED WITHOUT A PERMIT. A REROOF HAS BEEN DONE WITHOUT A PERMIT. ALL WORK PERFORMED WITHOUT A PERMIT IS "PRESUMED AND DEEMED" BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.3.2

THE PROPERTY HAS NOT BEEN ADEQUATELY MAINTAINED AND DOES NOT COMPLY WITH THE CITY OF FORT LAUDERDALE MINIMUM HOUSING CODE.

CASE NO: CE08061438
CASE ADDR: 1637 NE 18 AV
OWNER: GLENN WRIGHT CONSTRUCTION &
DEVELOPMENT INC.
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 117.1.2

A PERMIT FOR A NEW 2 STORY, 4 BEDROOM, 4 BATH RESIDENCE WAS ISSUED ON 7/12/06 AND WORK PROGRESSED UNTIL 7/2/07, WHEN THE LAST INSPECTION FOR 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 WAS APPROVED ON 7/2/07. THE 90 DAY TIME LIMIT AS SPECIFIED IN FBC 106.10.3.1 HAS BEEN EXCEEDED. THE JOB SITE WAS ABANDONED. THE PERMIT EXPIRED PRIOR TO COMPLETION AND BEFORE A CERTIFICATE OF OCCUPANCY WAS ISSUED AND IS NULL AND VOID.

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CASE NO: CE08061885
CASE ADDR: 436 NE 16 AV
OWNER: COUNTRYWIDE HOME LOANS INC
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.

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.

CASE NO: CE08072072
CASE ADDR: 1112 NW 23 TER
OWNER: WILLIAMS, CARL JR
INSPECTOR: WAYNE STRAWN

WITHDRAWN

VIOLATIONS: FBC 117.1.1
THE SINGLE FAMILY DWELLING HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND BY WINDSTORM. THE BUILDING DOES NOT COMPLY WITH THE MINIMUM STANDARD OF THE FORT LAUDERDALE HOUSING CODE. THE BUILDING IS A WINDSTORM HAZARD AND FIRE HAZARD.

FBC 117.1.2
ALTERATIONS AND ADDITIONS TO THE BUILDING HAVE BEEN DONE WITHOUT PERMITS. ALL ALTERATIONS WITHOUT PERMITS ARE PRESUMED AND DEEMED TO BE UNSAFE BY THE FLORIDA BUILDING CODE.

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FBC 117.2.1.1.3

SECURITY GRILLES PREVENT THE USE OF THE WINDOWS AS AN EMERGENCY MEANS OF ESCAPE.

FBC 117.2.1.2.1

THE FOLLOWING BUILDING PARTS ARE LOOSE, HANGING LOOSE OR LOOSENING; DOORS AND WINDOWS ALONG WITH THEIR FRAMES, CEILINGS, ROOF DECKING, FACIA, ROOFING MATERIAL AND COLUMNS, BLOCK WALLS, AND RAFTERS.

FBC 117.2.1.2.2

ROOF DECKING AND BLOCK WALLS ARE DETERIORATED. LARGE CRACKS IN THE BLOCK WALLS EXIST AND ON THE WEST AND SOUTH EXPOSURES STAIR STEP CRACKING PATTERNS INDICATE FOOTING FAILURES.

FBC 117.2.1.2.3

THE BUILDING IS PARTIALLY DESTROYED. THE CARPORT ROOF IS IN THE PROCESS OF COLLAPSE. THE SOUTH COLUMN HAS FALLEN AND THE OTHER SUPPORT COLUMNS ARE LEANING.

FBC 117.2.1.2.4

THE CARPORT ROOF IS SAGGING, VERGING ON COLLAPSE. THE CARPORT SUPPORT COLUMNS ARE LEANING OUT OF PLUMB AND ONE HAS COLLAPSED. THE ROOF DECKING IS SAGGING IN PLACES BECAUSE OF DETERIORATION CAUSED BY WATER INTRUSION. THE LOWER HALF OF THE BUILDINGS' REAR MASONRY WALL LEANS OUT CAUSING A CRACK AT THE MASONRY COURSE LINE. THE RESULTING OFFSET HAS BEEN PATCHED. THIS IS THE RESULT OF A FOOTING FAILURE CAUSED BY FAULTY DESIGN OR CONSTRUCTION.

FBC 117.2.1.3.1

THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING PERMITS. THE ALTERATIONS INCLUDE THE INSTALLATION OF SECURITY GRILLES OVER THE WINDOWS, THE CHANGE OUT OF ORIGINAL WINDOWS AND THE CONSTRUCTION OF AN ENCLOSURE ATTACHED TO THE REAR OF THE BUILDING. ALL ALTERATIONS DONE WITHOUT PERMITS ARE PRESUMED AND DEEMED BY THE CODE TO BE UNSAFE.

FBC 117.2.1.3.2

THIS BUILDING HAS NOT BEEN PROPERLY MAINTAINED ACCORDING TO THE STANDARDS OF THE FLORIDA BUILDING CODE, THE CITY OF FORT LAUDERDALE MINIMUM HOUSING CODE OR THE CODE WITH WHICH IT WAS BUILT. MOST BUILDING PARTS ARE IN DISREPAIR.