



CITY OF
FORT LAUDERDALE

Venice of America

UNSAFE STRUCTURES BOARD AGENDA

SEPTEMBER 18, 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: CE05121325
CASE ADDR: 301 SEABREEZE BLVD
OWNER: CRAZY GREGG'S MARINA LLC
INSPECTOR: GERRY SMILEN

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.

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.

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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 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: 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 117.2.1.2.2

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.

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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 117.2.1.2.1

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: CE07101527
CASE ADDR: 1604 NW 11 CT
OWNER: SMITH, CHARLIE J
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY DWELLING AND THE SWIMMING POOL HAVE BECOME UNSAFE. THE BUILDING IS A WINDSTORM HAZARD, HAS BEEN SUBSTANTIALLY DAMAGED BY ILLEGAL ALTERATIONS, AND DOES NOT COMPLY WITH THE MINIMUM HOUSING REQUIREMENT OF FORT LAUDERDALE MUNICIPAL ORDINANCE. A LARGE PORTION OF THE BUILDING IS BEING UTILIZED ILLEGALLY. THE SWIMMING POOL IS UNSANITARY AND A HEALTH HAZARD.

FBC 117.1.2

THE BUILDING HAS BEEN ALTERED AND EXPANDED IN THE LIVING AREA AND IN THE FOOTPRINT AREA. THE BUILDING ALTERATIONS AND EXPANSIONS HAVE BEEN COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS.

THE ALTERATIONS AND ADDITIONS ARE AS FOLLOWS:

1. A LARGE BEDROOM ADDITION ATTACHED TO THE SOUTHWEST OF THE BUILDING.
2. AN ADDITION ATTACHED TO THE NORTHEAST CORNER OF THE BUILDING.
3. THE ENCLOSURE OF THE CARPORT FOR USE AS A LIVING AREA.
4. THE ALTERATIONS OF THE FLOORPLAN AND MEANS OF EGRESS
5. THE INSTALLATION OF A BATHROOM.

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6. THE CONSTRUCTION OF A FRONT PORCH ROOF.
7. THE INSTALLATION OF DOORS AND WINDOWS THROUGHOUT.

ALL ALTERATIONS/ADDITIONS CONSTRUCTED WITHOUT A PERMIT ARE PRESUMED AND DEEMED BY THE CODE TO BE UNSAFE.

FBC 117.2.1.1.3

THE MEANS OF EGRESS AND FIRE PROTECTION CONNECTED TO THE FLOOR PLAN ALTERATIONS HAVE NOT BEEN APPROVED THROUGH THE PERMITTING PROCESS.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM ALTERATIONS AND ADDITIONS HAVE NOT BEEN INSTALLED SAFELY. THE ACCEPTABLE STANDARD FOR SAFETY IS COMPLIANCE WITH THE NATIONAL ELECTRIC CODE. THE ALTERED ELECTRICAL SYSTEM HAS NOT BEEN INSPECTED FOR COMPLIANCE AS REQUIRED THROUGH THE PERMITTING SYSTEM. LOOSE WIRES AND FIXTURES ARE NOTED ON THE EXTERIOR OF THE BUILDING.

FBC 117.2.1.2.7

THE SWIMMING POOL IS UNSAFE. IT CONTAINS BLACK, STAGNANT WATER AND IS DEEMED BY THE CODE TO BE UNSANITARY AND DANGEROUS TO HUMAN LIFE AND PUBLIC WELFARE.

FBC 117.2.1.3.1

EXTENSIVE BUILDING ALTERATIONS, ADDITIONS AND EXPANSIONS HAVE BEEN COMPLETED WITHOUT OBTAINING ANY PERMITS OR INSPECTIONS. SEE THE LIST PROVIDED FOR F.B.C. SECTION 117.1.2 FOR SPECIFICS. IN ADDITION ELECTRICAL, PLUMBING AND MECHANICAL ALTERATIONS HAVE BEEN DONE WITHOUT PERMITS. THE WORK INCLUDES, BUT MAY NOT BE LIMITED TO, THE FOLLOWING:

1. A BATHROOM HAS BEEN ADDED.
2. WATER HEATING EQUIPMENT HAS BEEN INSTALLED.
3. SUPPLY AND WASTE PIPING ON THE EXTERIOR WALLS IS NOTED ON THE WEST AND SOUTH EXPOSURES OF THE BUILDING.
4. WIRING AND FIXTURES HAVE ALSO BEEN ADDED TO THE EXTERIOR OF THE BUILDING.
5. CIRCUITS HAVE BEEN ADDED TO THE ADDED ROOMS FOR FIXTURES AND OUTLETS.
6. AN AIR CONDITIONING UNIT HAS BEEN INSTALLED THROUGH THE WEST EXPOSURE OF THE REAR BEDROOM WALL.

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FBC 117.2.1.3.2

A LARGE PORTION OF THE BUILDING IS BEING OCCUPIED ILLEGALLY. THE NEW LIVING AREAS HAVE NOT BEEN APPROVED FOR USE AND HAVE NOT DEMONSTRATED COMPLIANCE WITH THE FLORIDA BUILDING CODE OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE THROUGH THE PERMITTING PROCESS.

CASE NO: CE08020172
CASE ADDR: 3221 SW 20 CT
OWNER: HSBC BANK USA TRUSTEE
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 117.1.1

THE CONCRETE, ONE STORY SINGLE FAMILY RESIDENCE BUILT IN 1959 HAS BEEN SUBSTANTIALLY DAMAGED BY FIRE ON SEPTEMBER 15, 2004. THE INTERIOR WALLS AND THE ROOF TRUSS SYSTEM WERE STRUCTURALLY COMPROMISED AND ARE DEEMED UNSAFE.

FBC 117.1.2

AFTER THE FIRE, THE INTERIOR OF THE STRUCTURE WAS COMPLETELY REBUILT WITHOUT HAVING OBTAINED THE REQUIRED PERMITS AND NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED. THE STRUCTURE IS PRESUMED AND DEEMED UNSAFE.

FBC 117.1.3

THE REPAIRS AND ALTERATIONS TO THE PROPERTY DID NOT MAKE IT SAFE, SECURE AND SANITARY IN A MANNER AS REQUIRED BY THE FLORIDA BUILDING CODE.

FBC 117.2.1.2.1

THE FIRE DAMAGED THE ROOF SYSTEM AND WALL SYSTEMS. THE STRUCTURAL INTEGRITY OF THESE COMPONENTS IS COMPROMISED AND FAILING. THE SUBSEQUENT REPAIRS ARE INADEQUATE.

FBC 117.2.1.2.5

THE ELECTRICAL AND MECHANICAL WIRING AND SYSTEMS WERE DAMAGED BY FIRE AND WOULD CREATE A HAZARDOUS CONDITION, IF ENERGIZED

FBC 117.2.1.3.1

CONSTRUCTION, INSTALLATION OF ELECTRICAL, PLUMBING AND MECHANICAL SYSTEMS OR OTHER EQUIPMENT THEREIN WAS COMPLETED WITHOUT A PERMIT. THE STRUCTURE IS PRESUMED AND DEEMED UNSAFE.

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CASE NO: CE08060930
CASE ADDR: 411 NW 12 AV
OWNER: KHEMRAJSINGH, BARRY
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC 117.1.1
THE DETACHED GARAGE BUILDING HAS BEEN
SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND
CONSTITUTES A WINDSTORM HAZARD. THE BUILDING DOES
NOT MEET THE REQUIREMENTS OF THE MINIMUM HOUSING
CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.2.1.2.1
THE GARAGE BUILDING IS VACANT, UNGUARDED AND IS NOT
SECURED PROPERLY. ALL OF THE DOORS ARE MISSING.

FBC 117.2.1.2.2
THE ROOF RAFTERS AND DECKING HAVE BEEN
STRUCTURALLY COMPROMISED DUE TO CONSTANT WATER
INTRUSION AND REMAIN ROTTED. THE ROOF SHEATHING IS
MISSING IN CERTAIN AREAS OF THE ROOF.

FBC 117.2.1.2.3
THERE ARE OPEN AREAS IN THE ROOF WHERE DAYLIGHT
SHOWS THROUGH. THE ROOF IS PARTIALLY DESTROYED.

FBC 117.2.1.2.4
THE COMPLETE FRONT OVERHANG AND ROOF IS HANGING
AND READY TO FALL DOWN DUE TO THE DETERIORATION OF
THE STRUCTURAL MEMBERS OF THE ROOF SYSTEM.

CASE NO: CE08070088
CASE ADDR: 1700 NW 13 CT
OWNER: BLANCHE-HILL, ANREA, INDIVIDUALLY
AND AS PERSONAL REPRESENTATIVE OF THE
ESTATE OF LONNIE B. HILL, JR
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1
THE SINGLE FAMILY DWELLING AND THE METAL SHED AT
THE REAR OF THE PROPERTY HAVE BECOME UNSAFE. THE
BUILDING AND SHED HAVE BEEN SUBSTANTIALLY DAMAGED
BY THE ELEMENTS AND HAVE BECOME A WINDSTORM
HAZARD. THE BUILDING DOES NOT MEET THE MAINTENANCE
REQUIREMENTS OF THE FLORIDA BUILDING CODE OR THE
MINIMUM HOUSING CODE OF THE CITY OF FORT
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FBC 117.1.2

A LARGE ADDITION HAS BEEN ADDED TO THE BUILDING ON THE SOUTH AND A METAL SHED AT THE REAR OF THE PROPERTY. THE ADDITION AND SHED WERE COMPLETED WITHOUT ANY PERMIT OR CERTIFICATE OF OCCUPANCY BEING ISSUED. THE ADDITION AND SHED ARE PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.2.1

BUILDING PARTS HAVE FAILED, ARE HANGING LOOSE OR ARE LOOSENING. THE BUILDING COMPONENTS IN THIS CONDITION INCLUDE THE CEILINGS, ROOFING MATERIAL AND ROOF DECKING, DOORS AND WINDOWS ALONG WITH THEIR FRAMES, ELECTRICAL WIRING AND CONDUIT, SOFFIT AND FACIA, A.C. UNITS, AND LIGHT FIXTURES.

FBC 117.2.1.2.2

THE RAFTERS AND ROOF DECKING HAVE DETERIORATED DUE TO WATER INTRUSION OVER AN EXTENDED PERIOD OF TIME. THE MASONRY CONSTRUCTION OF THE ADDITION ON THE REAR OF THE BUILDING HAS BROKEN MORTAR JOINTS DUE TO DETERIORATION. THE DESIGN AND CONSTRUCTION OF THE ADDITION IS CONTRARY TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.

FBC 117.2.1.2.4

CEILINGS AND ROOF DECKING ARE SAGGING DUE TO DETERIORATION CAUSED BY WATER INTRUSION OVER AN EXTENDED PERIOD OF TIME.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN DAMAGED BY WATER INTRUSION. ELECTRICAL MODIFICATIONS AND CIRCUIT EXTENSIONS WERE DONE WITHOUT PERMITS. ALL ALTERATIONS DONE IN THIS MANNER ARE DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.3.1

THE FOLLOWING ALTERATIONS AND INSTALLATIONS HAVE BEEN DONE WITHOUT PERMITS AND ARE PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE;

1. THE BUILDING HAS BEEN EXPANDED IN SIZE BY A LARGE ADDITION ON THE SOUTH.
2. WINDOWS AND DOORS HAVE BEEN REPLACED.
3. A WATER HEATER HAS BEEN INSTALLED.
4. PLUMBING FOR LAUNDRY FACILITIES HAVE BEEN INSTALLED.

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5. WIRING FOR WATER HEATER, LAUNDRY, AND LIGHTING
IN THE ADDITION ON THE SOUTH.

FBC 117.2.1.3.2

THE BUILDING DOES NOT CONFORM TO THE STANDARD OF
THE FLORIDA BUILDING CODE OR THE CODE IN EFFECT AT
THE TIME OF CONSTRUCTION. THE BUILDING DOES NOT
COMPLY WITH THE STANDARD OF THE FORT LAUDERDALE
MINIMUM HOUSING CODE.

CASE NO: CE08071005
CASE ADDR: 1537 NW 4 AV
OWNER: SPENCER, MOSES
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE GARAGE/ACCESSORY BUILDING AT THE REAR OF THE
PROPERTY BUILT IN 1949 HAS BEEN SUBSTANTIALLY
DAMAGED BY THE ELEMENTS, DOES NOT MEET THE MINIMUM
HOUSING CODE REQUIREMENTS AND HAS BECOME A
WINDSTORM HAZARD.

FBC 117.2.1.2.1

MANY BUILDING PARTS HAVE FAILED, INCLUDING BUT NOT
LIMITED TO DOORS AND WINDOWS, CEILINGS AND THE
ROOF STRUCTURE.

FBC 117.2.1.2.2

THE ROOF HAS COLLAPSED INTO THE STRUCTURE.

FBC 117.2.1.2.4

THE ROOF HAS COLLAPSED INTO THE BUILDING.

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

VIOLATIONS: 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.

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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.

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 AND FIRE HAZARD

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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.

FBC 117.2.1.1.3

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