



CITY OF  
FORT LAUDERDALE

*Venice of America*

# UNSAFE STRUCTURES BOARD AGENDA

## OCTOBER 16, 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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CITY COMMISSION MEETING ROOM-CITY HALL  
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3:00 P.M.

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RETURN HEARING (OLD BUSINESS)  
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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.

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.

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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.

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: CE08060890  
CASE ADDR: 1601 NW 7 ST  
OWNER: HERRING-GRANT, PENELOPE &  
GRANT, DWAYNE  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE DUPLEX RESIDENCE IS UNSAFE. THE BUILDING IS A FIRE HAZARD AND A WINDSTORM HAZARD AND DOES NOT COMPLY WITH THE PROVISIONS OF THE FORT LAUDERDALE MINIMUM HOUSING CODE.

FBC 117.1.2

THE BUILDING EXISTS AS AN ABORTED REPAIR ATTEMPT. PERMITS TO REPAIR AND UPGRADE THE STRUCTURAL ELEMENTS, ELECTRICAL SYSTEM, PLUMBING ELEMENTS, AND TO RE-ROOF THE BUILDING HAVE BEEN ALLOWED TO EXPIRE WITHOUT ANY INSPECTIONS. THE PERMITS WERE ISSUED TO FORESTALL DEMOLITION BY THE CITY IN 2001. CASE #CE00101101 WAS BEFORE THE UNSAFE STRUCTURES BOARD ON MARCH 15, 2001. THE PERMITS ARE: #01031695 TITLED AS: CODE REPAIRS FOR UNSAFE STRUCTURE, # 01031697 TITLED AS: PLUMBING REPAIRS, #00081994 TITLED AS; REPAIR ELECTRIC AND UPGRADE TO CODE AND #00092031 TITLED AS: A RE-ROOF. THE ENTIRE RE-HABILITATION WHICH WAS COMPLETED NOW EXISTS AS WORK WITHOUT A VALID PERMIT. IN ADDITION AIR CONDITIONING EQUIPMENT HAS BEEN INSTALLED WITHOUT OBTAINING A PERMIT. NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED FOR THE RE-HABILITATION. ALL REPAIRS, REMODELING AND UPGRADES AND AIR CONDITIONING INSTALLATIONS ARE PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.1.1

THE BUILDING IS UNGUARDED AND OPEN TO CASUAL ENTRY.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITHOUT VALID PERMITS OR INSPECTIONS. THE SYSTEM IS PRESUMED AND DEEMED TO BE UNSAFE.

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FBC 117.2.1.3.1

THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS OR THE PERMITS HAVE BEEN ALLOWED TO EXPIRE WITHOUT INSPECTION. THE IMPROVEMENTS/ALTERATIONS INCLUDE: STRUCTURAL REPAIRS, WINDOW AND DOOR REPLACEMENTS, DRYWALL REPAIRS, KITCHEN REMODELING, ELECTRICAL REPAIRS AND UPGRADES, PLUMBING FIXTURE AND WATER HEATER REPLACEMENTS ALONG WITH AIR CONDITIONING EQUIPMENT THAT HAS BEEN INSTALLED. THE WORK DONE CONNECTED TO THE RE-HABILITATION OF THE BUILDING AND THE OTHER WORK DONE WITHOUT PERMITS IS PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.3.2

THE BUILDING DOES NOT MEET THE MINIMUM STANDARD FOR HOUSING AS SET FORTH IN THE FORT LAUDERDALE MUNICIPAL ORDINANCES.

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CASE NO: CE08080956  
CASE ADDR: 2011 SW 36 AV  
OWNER: HARRIS, CHRISTOPHER  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY DWELLING HAS BEEN SUBSTANTIALLY DAMAGED BY FIRE AND HAS BECOME A WINDSTORM HAZARD. THE BUILDING HAS BECOME UNSAFE.

FBC 117.1.2

THE CARPORT HAS BEEN ENCLOSED WITHOUT OBTAINING THE REQUIRED PERMITS. A CERTIFICATE OF OCCUPANCY WAS NEVER ISSUED.

FBC 117.2.1.1.1

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

FBC 117.2.1.1.2

THERE IS A MASSIVE AMOUNT OF DEBRIS ACCUMULATED ON THE SOUTHWEST SIDE OF THE PROPERTY.

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FBC 117.2.1.2.1

THE FOLLOWING BUILDING COMPONENTS ARE HANGING  
LOOSE OR LOOSENING BUT MAY NOT BE LIMITED TO:  
DRYWALL CEILINGS  
INSULATION  
A/C DUCTS  
CABINETS  
ELECTRICAL WIRING  
STUCCO  
ROOF FRAMING  
AWNINGS  
GUTTERS  
DOORS

FBC 117.2.1.2.3

THE ROOF TRUSS, ELECTRICAL, PLUMBING, AND  
MECHANICAL SYSTEMS HAVE BEEN PARTIALLY DESTROYED  
BY FIRE.

FBC 117.2.1.2.7

THE SWIMMING POOL WATER IS BLACK AND IS HAZARDOUS  
TO HUMAN LIFE.

FBC 117.2.1.3.1

THE FOLLOWING INSTALLATIONS WERE DONE WITHOUT  
OBTAINING THE REQUIRED PERMITS:  
A/C CONDENSING UNIT  
PLUMBING FOR OUTDOOR WET BAR  
PREMISE WIRING FOR ENCLOSED CARPORT  
FRONT DOOR OVERHANG

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CASE NO: CE08090647  
CASE ADDR: 731 NW 15 AV  
OWNER: CRUM, CHARLES L ESTATE  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE DUPLEX BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY FIRE. THE BUILDING IS A WINDSTORM HAZARD AND DOES NOT MEET THE MAINTENANCE STANDARD OF THE FLORIDA BUILDING CODE OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.1.2

A PERMIT TO REBUILD THIS BUILDING IN RESPONSE TO CASE NUMBER CE06011118 BEFORE THE UNSAFE STRUCTURES BOARD WAS ISSUED ON JUNE 19, 2008. THIS PERMIT NUMBER 08011057 HAS BECOME NULL AND VOID WITHOUT ANY IMPROVEMENT REGARDING THE UNSAFE CONDITION OF THE BUILDING. NO CERTIFICATE OF OCCUPANCY WAS ISSUED. THE BUILDING IS AN ABANDONED PROJECT THAT IS THEREFORE DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.2.1

MANY BUILDING PARTS ARE LOOSE HANGING LOOSE OR HAVE FAILED. THESE CONDITIONS EXIST BECAUSE OF FIRE DAMAGE AND WATER INTRUSION SINCE THE FIRE OF DECEMBER 2005.

FBC 117.2.1.2.2

THE WALLS CONSTRUCTED OF CONCRETE MASONRY UNITS 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 SIDE OF THE DUPLEX. 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 LIVING UNIT.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN COMPROMISED DUE TO 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 OF  
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.