



CITY OF
FORT LAUDERDALE

Venice of America

UNSAFE STRUCTURES BOARD AGENDA

APRIL 16, 2009

**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: CE07040050
CASE ADDR: 1340 NW 19 AVE
OWNER: STARK EQUITY GROUP, LLC
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY, CBS BUILDING HAS BECOME UNSAFE. THE BUILDING IS DAMAGED BY TERMITES AND THE ELEMENTS AND BY REPEATED ABORTED ATTEMPTS TO REPAIR AND REMODEL. THE BUILDING IS A FIRE AND WINDSTORM HAZARD AND DOES NOT COMPLY WITH THE MINIMUM STANDARD OF THE FORT LAUDERDALE MINIMUM HOUSING CODE.

FBC 117.1.2

THE BUILDING HAS BEEN ALTERED REPEATEDLY WITHOUT OBTAINING PERMITS. THE ALTERATIONS INCLUDE THE FOLLOWING:

1. AN ADDITION HAS BEEN ATTACHED ON THE LEFT EXPOSURE OF THE BUILDING EXPANDING THE FOOTPRINT.
2. THE PORCH ON THE WEST END OF THE BUILDING HAS BEEN ENCLOSED EXPANDING THE LIVING SPACE.
3. WALLS HAVE BEEN CONSTRUCTED ENCLOSING THE SLAB THAT WAS POURED IN FRONT OF THE FRONT DOOR. AN ENTRANCEWAY WAS THEREFORE CONSTRUCTED EXPANDING THE FOOTPRINT OF THE BUILDING. THE ORIGINAL FRONT DOOR OPENING HAS BEEN EXPANDED INCREASING THE ORIGINAL TIE BEAM SPAN.
4. NEW WINDOWS AND DOORS HAVE BEEN INSTALLED.
5. AN ATTEMPT HAS BEEN MADE TO REMODEL/REPAIR THE INTERIOR. THIS INCLUDES THE DEMOLITION OF INTERIOR WALLS, PLASTER AND LATHE. NOTE THE DEBRIS FROM THIS DEMOLITION BEHIND THE BUILDING.
6. THE LIVING ROOM ADDITION BUILT IN 1969 DOES NOT CONFORM TO THE PLAN. THE WINDOWS HAVE BEEN RELOCATED AND ONE ELIMINATED.

FBC 117.2.1.2.1

MANY BUILDING PARTS ARE LOOSE, LOOSENING OR HANGING LOOSE. THE BUILDING PARTS INCLUDE, BUT MAY NOT BE LIMITED TO: CEILING MATERIAL, DECKING MATERIAL, INTERIOR WALLS, WINDOWS AND DOORS AND THE ELECTRICAL SERVICE ON THE OUTSIDE OF THE BUILDING.

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FBC 117.2.1.2.2

ROOF DECKING AND WALL FRAMING ARE DETERIORATED AND DAMAGED BY TERMITES.

FBC 117.2.1.2.3

THE BUILDING IS PARTIALLY DESTROYED BY AN ABORTED REMODEL/REPAIR ATTEMPT.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM IS DAMAGED. THE SERVICE RISER INSTALLED IN 1965 IS IN DISREPAIR. THE ELECTRIC METER IS REMOVED AND WIRES ARE EXPOSED ON THE EXTERIOR AND INTERIOR.

FBC 117.2.1.3.1

THE BUILDING HAS BEEN EXTENSIVELY ALTERED WITHOUT PERMITS. SEE THE LIST IN THE "TO WIT" OF FBC SECTION 117.1.2. PROVIDED IN THIS DOCUMENT. IN CONJUNCTION WITH THE ADDITIONS AND REMODELING, THE ELECTRICAL AND PLUMBING SYSTEMS HAVE BEEN ALTERED. NO PERMITS WERE OBTAINED AND NO INSPECTIONS WERE PERFORMED REGARDING THIS WORK. THE BUILDING NO LONGER CONFORMS TO THE PLANS ON FILE WITH THE BUILDING DEPARTMENT. THE BUILDING ALTERATIONS ARE PRESUMED AND DEEMED TO BE UNSAFE.

FBC 117.2.1.3.2

THE BUILDING DOES NOT COMPLY WITH THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE OR THE FLORIDA BUILDING CODE.

CASE NO: CE08010743
CASE ADDR: 1210 SW 29 ST
OWNER: GONYER,TIMOTHY
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY DWELLING BUILT IN 1947 CONSTITUTES A FIRE AND WINDSTORM HAZARD. THE ACCESSORY BUILDING IN THE REAR HAS BEEN CONVERTED FOR ILLEGAL OCCUPANCY AS A SECONDARY RESIDENCE. BOTH BUILDINGS ARE UNSAFE.

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FBC 117.1.2

THE FRONT RESIDENCE REHAB HAS BEEN ABANDONED AND HAS HAD THE FOLLOWING WORK COMMENCED WITHOUT PERMITS: THE FOOTPRINT OF THE BUILDING HAS BEEN ENLARGED. THE FRONT PORCH AND CARPORT HAVE BEEN ENCLOSED AND THE EXTERIOR WALLS HAVE BEEN REMOVED. THE ROOF HAS BEEN RE-ROOFED WITHOUT A FINAL INSPECTION SINCE 9-07. ALL OF THE CEILINGS HAVE BEEN REPLACED AND REMAIN UNFINISHED. INTERIOR WALLS HAVE BEEN ADDED AND ALTERED. NEW WINDOWS AND DOORS HAVE BEEN INSTALLED. CONCRETE DRIVEWAYS HAVE BEEN ADDED.

THE ACCESSORY BUILDING IN THE REAR HAS BEEN CONVERTED TO A LIVING UNIT WITHOUT A PERMIT OR A CERTIFICATE OF OCCUPANCY.

THE FOLLOWING WORK HAS BEEN DONE WITHOUT PERMITS: AN OVERHEAD GARAGE DOOR HAS BEEN REMOVED. NEW WINDOWS AND DOORS HAVE BEEN INSTALLED. A GLASS BLOCK WINDOW HAS BEEN INSTALLED. A KITCHEN AND BATHROOM HAVE BEEN INSTALLED.

FBC 117.2.1.1.1

THE FRONT RESIDENCE IS OPEN AND ABANDONED.

FBC 117.2.1.2.1

THE STUCCO ON THE GABLE END OF THE FRONT BUILDING IS CRACKING, BROKEN AND UNSECURED ON THE FRONT AND REAR BUILDINGS.

FBC 117.2.1.2.5

THE FOLLOWING INSTALLATIONS ARE CREATING A HAZARDOUS AND UNSAFE CONDITION:
THE FRONT BUILDING HAS:
EXPOSED PREMISE WIRING WITH A NEW CIRCUIT BREAKER PANEL THAT IS ENERGIZED.
A WASHER AND DRYER HAS BEEN RELOCATED WITH ALL PLUMBING, ELECTRICAL, AND VENT HOOK-UPS.
A WATER HEATER HAS BEEN INSTALLED OUTSIDE WITHOUT PROTECTION FROM THE ELEMENTS.
EXTERIOR SECURITY LIGHTING HAS BEEN INSTALLED.

THE REAR BUILDING HAS THE FOLLOWING UNSAFE INSTALLATIONS:

A NEW KITCHEN HAS BEEN INSTALLED.
A NEW BATHROOM HAS BEEN ADDED.
A WINDOW A-C UNIT HAS BEEN INSTALLED.
EXTERIOR SECURITY LIGHTING HAS BEEN INSTALLED.
EXPOSED AND BROKEN ELECTRICAL CONDUIT HAS BEEN INSTALLED ALL AROUND THE EXTERIOR.

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EXPOSED ROMEX WIRING HAS BEEN INSTALLED ON THE REAR OF THE BUILDING.

FBC 117.2.1.3.1

THE FOLLOWING WORK HAS BEEN COMPLETED WITHOUT OBTAINING A PERMIT:

ON THE FRONT BUILDING:

THE REROOF WAS COMPLETED WITHOUT A FINAL INSPECTION IN 9-07.

THE FRONT PORCH AND CARPORT HAVE BEEN ENCLOSED AND THE EXTERIOR WALLS HAVE BEEN REMOVED.

THE FOOTPRINT OF THE BUILDING HAS BEEN EXPANDED.

THE REAR BUILDING HAS BEEN CONVERTED FROM A GARAGE INTO AN EFFICIENCY UNIT.

CONCRETE DRIVEWAYS HAVE BEEN INSTALLED.

FBC 117.2.1.3.2

THE CONVERSION OF THE DETACHED GARAGE TO AN EFFICIENCY RENTAL UNIT CHANGES THE OCCUPANCY OF THIS PROPERTY AND IT NO LONGER COMPLIES WITH THE MINIMUM HOUSING CODE.

CASE NO: CE08081966
CASE ADDR: 825 NE 17 TER
OWNER: GREAT STATES DEVELOPMENT LLC
C/O MARGOLIS ENTERPRISES
INSPECTOR: BURT FORD

VIOLATIONS: FBC 117.1.1

THE ONE STORY, CBS, SINGLE-FAMILY HOME WAS BUILT IN 1942. THE STRUCTURE HAS BEEN SUBSTANTIALLY DAMAGED BY A PARTIAL DEMOLITION, WHICH INCLUDES THE REMOVAL OF ALL WINDOWS, DOORS, PLUMBING, MECHANICAL, AND ELECTRICAL. THE BUILDING EXISTS AS A RUIN ONLY AND DOES NOT EVEN PROVIDE SHELTER IN ITS PRESENT CONDITION. THE BUILDING IS A FIRE AND WINDSTORM HAZARD AND IS UNSAFE.

FBC 117.2.1.1.1

THE BUILDING IS OPEN AND ABANDONED. ALL OF THE DOORS AND WINDOWS HAVE BEEN REMOVED WHICH AFFORDS CASUAL ENTRY AND COMPROMISES THE BUILDING ENVELOPE; THUS THE BUILDING IS DEEMED BY THE FLORIDA BUILDING CODE TO BE AN UNSAFE WINDSTORM AND A FIRE HAZARD.

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FBC 117.2.1.2.3

THE BUILDING HAS BEEN PARTIALLY DESTROYED BY WHAT APPEARS TO BE A DELIBERATE PARTIAL DEMOLITION WHICH HAS COMPROMISED THE BUILDING ENVELOPE.

FBC 117.2.1.2.5

THE PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS HAVE BEEN REMOVED WHICH CREATES A HAZARDOUS CONDITION.

CASE NO: CE08081974
CASE ADDR: 835 NE 17 TER
OWNER: GREAT STATES DEVELOPMENT LLC
C/O MARGOLIS ENTERPRISES
INSPECTOR: BURT FORD

VIOLATIONS: FBC 117.1.1

THE ONE STORY, CBS, SINGLE-FAMILY HOME BUILT IN 1962 HAS BECOME UNSAFE. THE STRUCTURE HAS BEEN SUBSTANTIALLY DAMAGED BY A PARTIAL DEMOLITION WHICH INCLUDES THE REMOVAL OF ALL WINDOWS, DOORS, PLUMBING, MECHANICAL, AND ELECTRICAL. THE BUILDING EXISTS AS A RUIN ONLY AND DOES NOT EVEN PROVIDE SHELTER IN ITS PRESENT CONDITION. THE BUILDING IS A FIRE AND WINDSTORM HAZARD.

FBC 117.2.1.1.1

THE BUILDING IS OPEN AND ABANDONED. ALL OF THE DOORS AND WINDOWS HAVE BEEN REMOVED WHICH AFFORDS CASUAL ENTRY AND COMPROMISES THE BUILDING ENVELOPE; THUS THE BUILDING IS DEEMED BY THE FLORIDA BUILDING CODE TO BE AN UNSAFE WINDSTORM AND A FIRE HAZARD.

FBC 117.2.1.2.3

THE BUILDING HAS BEEN PARTIALLY DESTROYED BY WHAT APPEARS TO BE A DELIBERATE PARTIAL DEMOLITION WHICH HAS COMPROMISED THE BUILDING ENVELOPE.

FBC 117.2.1.2.5

THE PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS HAVE BEEN REMOVED WHICH CREATES A HAZARDOUS CONDITION.

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CASE NO: CE08081993
CASE ADDR: 833 NE 17 TER
OWNER: GREAT STATES DEVELOPMENT LLC
C/O MARGOLIS ENTERPRISES
INSPECTOR: BURT FORD

VIOLATIONS: FBC 117.1.1
THE ONE STORY, CBS, SINGLE-FAMILY HOME WAS BUILT IN 1964. THE STRUCTURE HAS BEEN SUBSTANTIALLY DAMAGED BY A PARTIAL DEMOLITION WHICH INCLUDES THE REMOVAL OF ALL WINDOWS, DOORS, PLUMBING, MECHANICAL, AND ELECTRICAL. THE BUILDING EXISTS AS A RUIN ONLY AND DOES NOT EVEN PROVIDE SHELTER IN ITS PRESENT CONDITION. THE BUILDING IS A FIRE AND WINDSTORM HAZARD AND IS UNSAFE.

FBC 117.2.1.1.1
THE BUILDING IS OPEN AND ABANDONED. ALL OF THE DOORS AND WINDOWS HAVE BEEN REMOVED WHICH AFFORDS CASUAL ENTRY AND COMPROMISES THE BUILDING ENVELOPE; THUS THE BUILDING IS DEEMED BY THE FLORIDA BUILDING CODE TO BE AN UNSAFE WINDSTORM AND A FIRE HAZARD.

FBC 117.2.1.2.3
THE BUILDING HAS BEEN PARTIALLY DESTROYED BY WHAT APPEARS TO BE A DELIBERATE PARTIAL DEMOLITION WHICH HAS COMPROMISED THE BUILDING ENVELOPE.

FBC 117.2.1.2.5
THE PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS HAVE BEEN REMOVED WHICH CREATES A HAZARDOUS CONDITION.

CASE NO: CE08090732
CASE ADDR: 821 NE 17 TER
OWNER: GREAT STATES DEVELOPMENT LLC
INSPECTOR: BURT FORD

VIOLATIONS: FBC 117.1.1
THE ONE STORY, CBS, SINGLE FAMILY HOME WAS BUILT IN 1952. THE STRUCTURE HAS BEEN SUBSTANTIALLY DAMAGED BY A PARTIAL DEMOLITION, WHICH INCLUDES THE REMOVAL OF ALL WINDOWS, DOORS, PLUMBING, MECHANICAL AND ELECTRICAL. THE BUILDING EXISTS AS A RUIN ONLY AND DOES NOT PROVIDE SHELTER IN ITS PRESENT CONDITION. THE BUILDING IS A FIRE AND WINDSTORM HAZARD AND IS DEEMED TO BE UNSAFE BY THE FLORIDA BUILDING CODE.

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FBC 117.2.1.1.1

THE BUILDING IS OPEN AND ABANDONED. ALL OF THE DOORS AND WINDOWS HAVE BEEN REMOVED WHICH AFFORDS CASUAL ENTRY AND COMPROMISES THE BUILDING ENVELOPE; THUS THE BUILDING IS DEEMED BY THE FLORIDA BUILDING CODE TO BE AN UNSAFE WINDSTORM AND A FIRE HASARD.

FBC 117.2.1.2.3

THE BUILDING HAS BEEN PARTIALLY DESTROYED BY WHAT APPEARS TO BE A DELIBERATE PARTIAL DEMOLITION WHICH COMPROMISES THE BUILDING ENVELOPE DURING A WINDSTORM.

FBC 117.2.1.2.5

THE PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS HAVE BEEN REMOVED WHICH CREATES A HAZARDOUS CONDITION.

CASE NO: CE08092242
CASE ADDR: 512 NW 22 AVE
OWNER: GRAY-WILLIAMS, JANA
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY WOOD FRAME BUILDING BUILT IN 1949 AND THE CBS ADDITIONS THAT WERE SUBSEQUENTLY ATTACHED HAVE BECOME UNSAFE. THE BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND IS A FIRE AND WINDSTORM HAZARD. THE BUILDING DOES NOT CONFORM TO THE MINIMUM MAINTENANCE STANDARD OF THE FLORIDA BUILDING CODE OR THE FORT LAUDERDALE MINIMUM HOUSING CODE.

FBC 117.1.2

THE BUILDING HAS BEEN ALTERED AND THE FOOTPRINT EXPANDED WITHOUT OBTAINING THE REQUIRED PERMITS OR CERTIFICATE OF OCCUPANCY. THE EXPANSIONS AND ALTERATIONS EXIST AS FOLLOWS:

1. CBS ADDITION ON THE NORTH AND EAST OF THE PROPERTY DOUBLING THE FOOTPRINT OF THE BUILDING.
2. ENCLOSURE OF THE FRONT PORCH.
3. CARPORT CONSTRUCTED ON THE SOUTH EXPOSURE.
4. ENCLOSURE OF THE EAST END OF THE CARPORT.

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FBC 117.2.1.2.1

MANY BUILDING PARTS HAVE FAILED, ARE HANGING LOOSE, OR ARE LOOSENING. THE PARTS INCLUDE, BUT MAY NOT BE LIMITED TO: ROOFING MATERIAL, FACIA AND SOFFIT, DOOR AND WINDOW FRAMES, ROOF DECKING MATERIAL AND FRAMING MEMBERS, CEILING MATERIAL, ALONG WITH ELECTRICAL FIXTURES AND CONDUIT.

FBC 117.2.1.2.2

ROOF RAFTERS AND ROOF DECKING ARE DETERIORATED BY CONTINUED EXPOSURE TO WATER INTRUSION.

FBC 117.2.1.2.4

THE ROOF IS SAGGING INTO THE BUILDING ON THE NORTHWEST AREA OF THE ROOF DECK. THIS IS DUE TO CONTINUED WATER INTRUSION OVER A LONG PERIOD OF TIME.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN EXPOSED TO WATER INTRUSION OVER MANY YEARS AND IS AN UNACCEPTABLE FIRE HAZARD.

FBC 117.2.1.3.1

EXTENSIVE BUILDING ALTERATIONS AND EXPANSIONS HAVE BEEN ACCOMPLISHED WITHOUT OBTAINING A PERMIT OR THE REQUIRED CERTIFICATE OF OCCUPANCY. ELECTRICAL, MECHANICAL AND PLUMBING ALTERATIONS HAVE ALSO BEEN DONE WITHOUT PERMITS. THE ALTERATIONS AND EXPANSIONS DONE WITHOUT PERMITS ARE PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.3.2

THE BUILDING IS UNSUITABLE FOR OCCUPATION ACCORDING TO THE MINIMUM HOUSING STANDARD OF FORT LAUDERDALE MUNICIPAL ORDINANCE. THE BUILDING DOES NOT COMPLY WITH THE FLORIDA BUILDING CODE OR THE CODE IN EFFECT AT THE TIME OF CONSTRUCTION.

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HEARING SCHEDULED

CASE NO: CE07050197
CASE ADDR: 1636 NW 5 AV
OWNER: CATANIA, ANTHONY &
CATANIA, ANA MARIE
f/k/a D'AULERIO, ANA MARIE
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

A LARGE ADDITION ADDED TO THE REAR OF THE SINGLE FAMILY HOME IS PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE. THE ADDITION IS BEING USED AS A SEPARATE LIVING UNIT. THE WALLS, ROOF, WINDOWS AND DOORS OF THE ADDITION HAVE NOT DEMONSTRATED THE REQUIRED RESISTANCE TO HURRICANE WINDS THROUGH THE PERMITTING PROCESS AS REQUIRED. THE ADDED LIVING SPACE HAS NOT DEMONSTRATED COMPLIANCE WITH THE FORT LAUDERDALE MINIMUM HOUSING CODE THROUGH THE PERMITTING PROCESS AS REQUIRED. THE ELECTRICAL, PLUMBING, AND MECHANICAL SYSTEMS HAVE NOT DEMONSTRATED COMPLIANCE WITH THE PLUMBING CODE, MECHANICAL CODE OR THE NATIONAL ELECTRIC CODE THROUGH THE PERMITTING PROCESS AS REQUIRED.

FBC 117.1.2

A LARGE ADDITION ATTACHED TO THE REAR OF THE SINGLE FAMILY HOME AND USED AS A SEPARATE LIVING UNIT HAS BEEN COMPLETED WITHOUT A PERMIT BEING ISSUED OR A CERTIFICATE OF OCCUPANCY BEING ISSUED. THIS PART OF THE BUILDING AND IT'S ASSOCIATED PLUMBING, ELECTRICAL AND MECHANICAL INSTALLATIONS ARE PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.3.1

THE CONSTRUCTION OF A LIVING UNIT ATTACHED TO THE REAR OF THE SINGLE FAMILY HOME AND THE ELECTRICAL, PLUMBING, AND MECHANICAL INSTALLATIONS HAVE BEEN COMPLETED WITHOUT OBTAINING ANY PERMITS. NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED. THIS ADDITION WITH ALL OF IT'S FACILITIES AND INSTALLATIONS ARE PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

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CASE NO: CE08031555
CASE ADDR: 2630 NW 21 ST
OWNER: MCCUTCHEON, IVORY D. JR.
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC 117.1.1
THIS WEST SIDE SINGLE FAMILY RESIDENCE OF A DUPLEX
HAS ROOF AND TRUSSES THAT HAVE BEEN SUBSTANTIALLY
DAMAGED BY THE ELEMENTS. THIS RESIDENCE HAS BECOME
A WINDSTORM HAZARD AND IS THEREFORE DEEMED UNSAFE.

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

FBC 117.2.1.2.1
THE FOLLOWING BUILDING COMPONENTS ARE FAILING:
ROOF TRUSSES HAVE COLLAPSED, DETERIORATED AND ARE
HANGING LOOSE. FASCIA BOARDS ARE ROTTED AND
HANGING LOOSE. CEILINGS HAVE FALLEN DOWN.
INSULATION IS HANGING LOOSE. ROOF SHEATHING IS
DETERIORATED AND LOOSENING. FLOOD LIGHT WIRING IS
HANGING LOOSE.

FBC 117.2.1.2.2
THE ROOF SHEATHING, TRUSSES AND FASCIA BOARD SHOW
DETERIORATION BEYOND THE REQUIREMENTS OF THE
ORIGINAL STRUCTURAL LOAD REQUIREMENTS.

FBC 117.2.1.2.3
THE BUILDING HAS BEEN PARTIALLY DESTROYED WITH
THE COLLAPSE OF THE ROOF TRUSSES IN THE REAR OF
THE BUILDING.

CASE NO: CE08111417
CASE ADDR: 1637 NE 18 AV
OWNER: BLAIR INTERNATIONAL, 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. THE PERMIT WAS RENEWED ON 8/22/08,
BUT NO ADDITIONAL PROGRESS WAS MADE SINCE THEN.

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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. THE PERMIT RENEWAL ISSUED ON 8/22/08 EXPIRED WITHOUT ANY ACTION TAKEN.

CASE NO: CE08120181
CASE ADDR: 729 NW 2 ST
OWNER: DOUGLAS, DEIDRE
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE WOOD FRAMED STRUCTURE BUILT IN 1936 HAS BECOME UNSAFE. THE BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS, IS A FIRE AND WINDSTORM HAZARD AND DOES NOT MEET THE REQUIREMENTS OF THE FORT LAUDERDALE MINIMUM HOUSING CODE.

FBC 117.2.1.1.1

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

FBC 117.2.1.1.2

THERE IS AN UNWARRANTED ACCUMULATION OF COMBUSTIBLE MATERIAL INSIDE THE BUILDING.

FBC 117.2.1.2.1

THE FOLLOWING BUILDING PARTS HAVE FAILED OR ARE HANGING LOOSE OR LOOSENING: THE EXTERIOR WALL OF THE SOUTH EXPOSURE, SIDING, ROOFING MATERIAL, DOORS AND WINDOWS ALONG WITH THEIR FRAMES, FLOOR DECKING AND FLAKEBOARD PANELS USED IN AN UNSUCCESSFUL ATTEMPT TO SECURE THE BUILDING.

FBC 117.2.1.2.2

THE WOOD SILLS AND PORTIONS OF THE EXTERIOR WALL FRAMING HAVE BEEN SUBSTANTIALLY DAMAGED BY ROT AND TERMITES.

FBC 117.2.1.2.4

THE SOUTH WALL IS KICKED OUT OF PLUMB AT THE BOTTOM AND THIS IS CAUSED BY DETERIORATION OF THE STRUCTURAL ELEMENTS.

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FBC 117.2.1.3.1

THE BUILDING HAS BEEN REMODELED, REPAIRED AND ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

A BATHROOM HAS BEEN INSTALLED ON THE NORTHEAST CORNER OF THE BUILDING, PVC WASTE PIPING AND COPPER SUPPLY PIPING HAS BEEN INSTALLED ON THE EXTERIOR WALL OF THE WEST SIDE OF THE NORTH EXPOSURE. ALL ALTERATIONS/REPAIRS WITHOUT PERMITS ARE PRESUMED AND DEEMED UNSAFE BY THE FLORIDA BUILDING CODE.

FBC 117.2.1.3.2

THE BUILDING IN ITS PRESENT STATE OF DISREPAIR DOES NOT MEET THE REQUIREMENTS OF THE CITY OF FORT LAUDERDALE'S MINIMUM HOUSING CODE.

CASE NO: CE08121108
CASE ADDR: 646 NW 14 TER
OWNER: CHRIST,CHRISTOPHER &
CHRIST,MELISSA
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE CBS DUPLEX RESIDENTIAL BUILDING HAS BECOME UNSAFE. THE BUILDING IS A FIRE AND WINDSTORM HAZARD AND HAS BEEN SUBSTANTIALLY DAMAGED BY A COMBINATION OF THE ELEMENTS, FIRE, AND AN ABORTED REPAIR ATTEMPT. THE BUILDING DOES NOT COMPLY WITH THE PROVISIONS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.1.2

AN ATTEMPT TO REPAIR THE BUILDING HAS FAILED. PERMITS WERE ISSUED IN 2007 FOR WINDOW AND DOOR REPLACEMENT AND A SHUTTER SYSTEM. A PERMIT WAS ISSUED FOR AN ELECTRICAL SERVICE UPGRADE IN 2008. THESE PERMITS HAVE EXPIRED WITHOUT PASSING THE REQUIRED FIELD INSPECTIONS.

FBC 117.2.1.1.1

THE BUILDING IS VACANT, UNGUARDED AND NOT SECURED PROPERLY.

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FBC 117.2.1.2.1

THE FOLLOWING BUILDING PARTS HAVE FAILED, ARE LOOSE OR LOOSENING: WINDOWS AND DOORS ALONG WITH THEIR FRAMES, CEILINGS, AIR CONDITIONING UNITS, LIGHT FIXTURES AND PLUMBING FIXTURES, INSULATION, STUCCO, AND METAL SHUTTERS THAT ARE BEING USED IN A FAILED ATTEMPT TO SECURE THE BUILDING.

FBC 117.2.1.2.2

RAFTERS HAVE BEEN DAMAGED BY WATER INTRUSION OVER THE YEARS.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN DAMAGED BY WATER INTRUSION AND BY AN UNSUCCESSFUL REPAIR ATTEMPT AND ALTERATIONS WITHOUT PERMITS. THE SYSTEM DOES NOT MEET THE ACCEPTABLE STANDARD OF THE FLORIDA BUILDING CODE. THE AIR CONDITIONING EQUIPMENT INSTALLED IS ALSO IN VIOLATION OF THE FLORIDA BUILDING CODE.

FBC 117.2.1.3.1

REPAIRS, IMPROVEMENTS AND ALTERATIONS HAVE BEEN ATTEMPTED. THESE ALTERATIONS HAVE BEEN DONE WITHOUT OBTAINING PERMITS AND INCLUDE THE FOLLOWING: INSTALLATION OF CEILINGS, BATHROOM FIXTURES, AN ELECTRICAL PANEL AND WATER HEATERS. PERMITS TO REPLACE WINDOWS AND DOORS AND PROVIDE A SHUTTER SYSTEM HAVE EXPIRED WITHOUT THE WORK BEING APPROVED BY FIELD INSPECTION. A PERMIT TO UPGRADE THE ELECTRICAL SERVICE HAS ALSO EXPIRED WITHOUT BEING APPROVED BY FIELD INSPECTION. ALL WORK DONE WITHOUT PERMITS OR DONE UNDER THE AUSPICES OF AN EXPIRED PERMIT IS PRESUMED AND DEEMED BY THE CODE TO BE UNSAFE.

CASE NO: CE08121388
CASE ADDR: 1005 SE 6 ST
OWNER: EL ADM, JACQUELINE
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 117.1.1

THE APPROXIMATELY 1300 SQUARE FOOT, TWO STORY WOOD FRAME HOME WAS BUILT IN 1940 AND HAS BECOME UNSAFE DUE TO THE DETERIORATION OF THE STRUCTURAL WOOD FRAME OF THE BUILDING. THE LOAD BEARING WALLS, JOISTS AND OTHER STRUCTURAL MEMBERS HAVE SUBSTANTIALLY DECAYED/ROTTED DUE TO WATER PENETRATION AND TERMITE DAMAGE.

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FBC 117.2.1.1.1

THE PROPERTY IS VACANT AND HAS BEEN BOARDED UP FOR OVER 7 YEARS. WINDOWS ARE OPEN TO CASUAL ENTRY BOTH ON GROUND AND 1ST FLOOR.

FBC 117.2.1.1.2

THERE IS AN ACCUMULATION OF DEBRIS, FURNISHINGS AND OTHER COMBUSTIBLE MATERIAL THAT CREATE A FIRE HAZARD.

FBC 117.2.1.2.1

- 1) A DECORATIVE CONCRETE OVERHANG HAS PARTIALLY COLLAPSED.
- 2) THE STRUCTURAL WOOD FRAME AROUND MULTIPLE WINDOW OPENINGS HAS DETERIORATED/ROTTED TO SUCH A DEGREE THAT ONE ALUMINUM WINDOW WITH THE ATTACHED 5/8 PLYWOOD BOARD FELL OUT OF THE OPENING UNDER IT'S OWN WEIGHT. ANOTHER WINDOW ON SECOND FLOOR IS THREATENING TO COME LOOSE. THE BUILDING HAS BECOME A FIRE AND WINDSTORM HAZARD.

FBC 117.2.1.2.2

THERE IS EVIDENCE ON THE EAST, WEST AND SOUTH SIDES THAT SHOW THAT LOAD BEARING WALLS, JOIST AND OTHER STRUCTURAL FRAME COMPONENTS HAVE ROTTED AWAY AND DO NOT SUPPORT THE REQUIRED LOADS FOR WHICH THEY WERE DESIGNED.

CASE NO: CE09010002
CASE ADDR: 1500 SW 20 ST
OWNER: ROCA,GARY
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC 117.1.1

THE DUPLEX BUILDING HAS BEEN SEVERELY DAMAGED BY THE ELEMENTS CAUSING IT TO BE A WINDSTORM HAZARD AND IS DEEMED UNSAFE.

FBC 117.2.1.1.1

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

FBC 117.2.1.1.3

THE COLLAPSE OF THE FRONT OVERHANG HAS BLOCKED THE USE OF THE FRONT DOOR ON ONE OF THE UNITS IN THE DUPLEX. THIS HAS ELIMINATED THE MAIN MEANS OF EGRESS TO THIS UNIT.

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FBC 117.2.1.2.1

THE FOLLOWING BUILDING MATERIALS ARE HANGING LOOSE
OR LOOSENING:

STUCCO
LATH
FASCIA BOARD
TRUSSES
TAR PAPER
ROOF TILE
ELECTRICAL FIXTURES
SCREEN VENTS

FBC 117.2.1.2.2

THE FRONT OVERHANG, INCLUDING BUT NOT LIMITED TO
TRUSSES AND ROOFING MATERIALS, HAVE DETERIORATED AS
A RESULT OF EXPOSURE TO THE ELEMENTS AND THE LACK OF
MAINTENANCE.

FBC 117.2.1.2.3

THE COLLAPSE OF THE FRONT OVERHANG HAS CAUSED
PARTIAL DESTRUCTION OF THE BUILDING.

FBC 117.2.1.2.4

THE ROOF AND STRUCTURE OF THE FRONT OVERHANG IS
SAGGING/LEANING OUT OF PLUMB AS THE RESULT OF THE
DETERIORATION OF THE ROOF.

FBC 117.2.1.3.1

TWO A/C CONDENSING UNITS WERE INSTALLED UNDER
PERMIT 01060138 THAT WAS ALLOWED TO EXPIRE.
THEREFORE THIS EQUIPMENT EXISTS AS WORK WITHOUT A
VALID PERMIT.

CASE NO: CE09020239
CASE ADDR: 912 NE 17 TER
OWNER: POWELL, JOHN CASEY
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 117.1.1

THE WOOD FRAME GUEST HOUSE BUILT IN 1947, LOCATED
IN THE REAR OF THE PROPERTY, OR EAST SIDE, HAS
SEVERE STRUCTURAL DAMAGE DUE TO PROLONGED EXPOSURE
TO THE ELEMENTS AT THE BACK SIDE AND IS A FIRE AND
WINDSTORM HAZARD. EXTERIOR WALLS AND SECTIONS OF
THE ROOF SYSTEM HAVE BEEN STRUCTURALLY COMPROMISED
AND ARE PRESUMED AND DEEMED UNSAFE.

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FBC 117.2.1.1.2

THE PROPERTY HAS AN UNWARRANTED ACCUMULATION OF DEBRIS AND OTHER COMBUSTIBLE MATERIALS THEREIN.

FBC 117.2.1.2.1

LARGE SECTIONS OF THE STUCCO COVERING HAVE FALLEN OFF ON THE EAST AND SOUTH SIDE, LEAVING THE WOOD SHEATHING EXPOSED. ROOF DECKING, FACIA BOARDS AND RAFTER ENDS ARE HANGING LOOSE AND ARE LOOSING.

FBC 117.2.1.2.2

LARGE PARTS OF THE ROOF, EAST AND SOUTH WALLS HAVE SUBSTANTIALLY DETERIORATED DUE TO DRYROT DAMAGE TO THE STRUCTURAL WOOD FRAME AND EXPOSURE TO THE ELEMENTS. ROOF RAFTERS AND DECKING HAVE ROTTEN AWAY AND THE STRUCTURAL INTEGRITY OF THE WALL AND ROOF SYSTEM IS COMPROMISED.