



CITY OF
FORT LAUDERDALE

Venice of America

UNSAFE STRUCTURES BOARD AGENDA

MAY 21, 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.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
MAY 21, 2009
3:00 pm

Page 1

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: 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

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
MAY 21, 2009
3:00 pm

Page 2

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.

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.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
MAY 21, 2009
3:00 pm

Page 3

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.

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.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
MAY 21, 2009
3:00 pm

Page 4

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.

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.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
MAY 21, 2009
3:00 pm

Page 5

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: 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.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
MAY 21, 2009
3:00 pm

Page 6

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.

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.

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.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
MAY 21, 2009
3:00 pm

Page 7

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.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
MAY 21, 2009
3:00 pm

Page 8

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
C/O MARGOLIS ENTERPRISES
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.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
MAY 21, 2009
3:00 pm

Page 9

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 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.

HEARING SCHEDULED

CASE NO: CE09030146
CASE ADDR: 638 NW 15 AVE
OWNER: BEAVER CLEANING & MAINTENANCE CORP
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC(2007) 115.1.1

THE EIGHT UNIT MASONRY APARTMENT BUILDING HAS BECOME UNSAFE. IT IS SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND HAS BECOME A FIRE, WINDSTORM AND HEALTH HAZARD. THE BUILDING DOES NOT CONFORM TO THE MINIMUM STANDARD FOR HOUSING REQUIRED BY MUNICIPAL ORDINANCE.

FBC(2007) 115.1.2

STRUCTURAL REPAIRS OF THE BUILDING WERE ATTEMPTED WITHOUT OBTAINING PERMITS. CASE NUMBER CE06081391 REGARDING THE CONDITION OF THIS BUILDING WAS PRESENTED TO THE UNSAFE STRUCTURES BOARD IN 2006 AND FIVE TIMES IN 2007. PERMIT #07090180 WAS ISSUED TO REBUILD THE BUILDING. NO WORK BEGAN AND SUBSEQUENTLY THE PERMIT WAS RENEWED ON JULY 7, 2008. THE PERMIT HAS EXPIRED AGAIN WITHOUT EXECUTION AND NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED. NO IMPROVEMENT EFFORT HAS BEEN MADE. THE FLORIDA BUILDING CODE "PRESUMES" AND "DEEMS" THE ABANDONED PROJECT TO BE UNSAFE.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
MAY 21, 2009
3:00 pm

Page 10

FBC(2007) 115.2.1.1.1

THE BUILDING IS VACANT, UNGUARDED AND NOT SECURED PROPERLY TO PREVENT CASUAL ENTRY.

FBC(2007) 115.2.1.2.1

MANY BUILDING PARTS HAVE FAILED OR ARE LOOSE OR LOOSENING. THE PARTS INCLUDE, BUT MAY NOT BE LIMITED TO, CEILINGS (THESE HAVE FALLEN THROUGHOUT THE BUILDING), DOORS, WINDOWS AND THEIR FRAMES, FACIA AND SOFFIT MATERIAL, ELECTRICAL WIRING AND FIXTURES, PLUMBING PIPES AND FIXTURES, KITCHEN CABINETS AND COUNTERS ALONG WITH INTERIOR WALLS.

FBC(2007) 115.2.1.2.2

THE RAFTERS AND ROOF DECKING ARE DETERIORATED BY THE ELEMENTS. THE ROOFING MATERIAL ON THE SOUTH HALF OF THE BUILDING HAS BEEN DESTROYED BY WINDSTORM SEVERAL YEARS AGO AND THE BUILDING HAS BEEN SUBJECT TO THE DAMAGE CAUSED BY WATER INTRUSION FOR AN EXTENDED PERIOD OF TIME.

FBC(2007) 115.2.1.2.3

THE BUILDING IS PARTIALLY DESTROYED BY WATER INTRUSION.

FBC(2007) 115.2.1.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN COMPROMISED EXTENSIVELY BY WATER INTRUSION. THE SYSTEM WOULD BE A HAZARD IF ENERGIZED.

FBC(2007) 115.2.1.2.6

THE SEPTIC TANK AT THE REAR OF THE BUILDING HAS A BROKEN COVER. THE TANK IS BEEN ABANDONED PROPERLY AS REQUIRED BY S.S. 386.041(1). THIS CONDITION IS DEFINED AS MAINTAINING A NUISANCE INJURIOUS TO HEALTH.

FBC(2007) 115.2.1.3.1

THE PERMIT TO REPAIR THE BUILDING HAS EXPIRED WITHOUT EXECUTION. NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED. STRUCTURAL REPAIRS DONE ON THE SOUTH WING OF THE BUILDING BEFORE THE ISSUANCE OF THIS PERMIT NOW EXIST AS NON-PERMITTED WORK. NONE OF THE REPAIRS WERE APPROVED BY FIELD INSPECTION.

FBC(2007) 115.2.1.3.2

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

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
MAY 21, 2009
3:00 pm

Page 11

FBC(2007) 115.2.1.2.4

THE ROOF PROJECTION ON THE SOUTHWEST END OF THE
NORTH WING OF THE BUILDING IS SAGGING DUE TO THE
DETERIORATION OF THE RAFTERS.

CASE NO: CE09032197
CASE ADDR: 1800 NW 3 CT
OWNER: JACKSON,AL PRESTON
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC(2007) 115.1.1

THE BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY A
FIRE. THE BUILDING NO LONGER COMPLIES WITH THE
MINIMUM HOUSING STANDARDS AND NOW PRESENTS A FIRE
AND WINDSTORM HAZARD.

FBC(2007) 115.2.1.1.1

THE BUILDING IS NOT PROPERLY SECURED TO PREVENT
CASUAL ENTRY.

FBC(2007) 115.2.1.2.1

MANY BUILDING PARTS ARE LOOSE, HAVE FAILED OR HAVE
BEEN LOOSENED BY THE FIRE.

FBC(2007) 115.2.1.2.3

THE BUILDING HAS BEEN PARTIALLY DESTROYED BY FIRE.