



CITY OF
FORT LAUDERDALE

Venice of America

UNSAFE STRUCTURES BOARD AGENDA

JANUARY 21, 2010

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.

Board Members: John Scherer, **Chair** • John Phillips, **Vice Chair** • John Barranco • Joe Crognale • Pat Hale
• Joe Holland • Thornie Jarrett • Michael Weymouth • Don Larson

TWO OR MORE FORT LAUDERDALE CITY COMMISSIONERS OR MEMBERS OF A CITY OF FORT LAUDERDALE ADVISORY BOARD MAY BE IN ATTENDANCE AT THIS MEETING.

COMMUNICATION TO THE CITY COMMISSION WILL BE ADDRESSED AT THE END OF THE HEARING.

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RETURN HEARING (OLD BUSINESS)

CASE NO: CE07021325
CASE ADDR: 2470 SW 21 ST
OWNER: JUNGLE QUEEN INC
INSPECTOR: GERRY SMILEN

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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CASE NO: CE07040050
CASE ADDR: 1340 NW 19 AVE
OWNER: STARK EQUITY GROUP, LLC
INSPECTOR: GERRY SMILEN

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.

FBC 117.2.1.2.2

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

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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: CE08092242
CASE ADDR: 512 NW 22 AVE
OWNER: GRAY-WILLIAMS, JANA
INSPECTOR: GEORGE OLIVA

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.

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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.

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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CASE NO: CE09032197
CASE ADDR: 1800 NW 3 CT
OWNER: JACKSON, AL PRESTON
INSPECTOR: GERRY SMILEN

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.

CASE NO: CE09062328
CASE ADDR: 544 NE 14 AV
OWNER: EDEWAARD DEVELOPMENT CO LLC
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 115.1.1
THE BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY THE
ELEMENTS AND HAS BECOME A WINDSTORM HAZARD. IT
DOES NOT MEET THE REQUIREMENTS OF THE MINIMUM
HOUSING CODE.

FBC(2007) 115.2.1.1.1
THE BUILDING IS VACANT AND UNGUARDED. THE BUILDING
IS OPEN TO ACCESS AS THE FRONT DOOR HAS BEEN
KICKED IN AND DESTROYED AND THE JALOUSY WINDOWS
ARE MISSING GLASS PANES.

FBC(2007) 115.2.1.1.2
THE STRUCTURE IS FILLED WITH FURNITURE AND SOME
DEBRIS OF A COMBUSTIBLE NATURE.

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FBC(2007) 115.2.1.2.1

THE FOLLOWING BUILDING COMPONENTS ARE LOOSENING
AND FAILING:

ROOF RAFTERS
ROOF PLANKING
LEDGER BOARDS
EXTERIOR DOORS
STUCCO
DRYWALL

FBC(2007) 115.2.1.2.2

THE ROOF RAFTERS, BEAMS, SHEATHING AND LEDGER
BOARDS HAVE ROTTED AND DETERIORATED BEYOND THEIR
USEFULNESS.

FBC(2007) 115.2.1.2.3

THE CARPORT ROOF AND AREAS OF THE ROOF OVER THE
LIVING SPACE IS PARTIALLY DESTROYED.

FBC(2007) 115.2.1.2.4

THE ROOF BEAMS AND LEDGER BOARDS ARE SAGGING AND
FALLING DOWN AS THE RESULT OF DETERIORATION AND
OVERSTRESSING.

FBC(2007) 115.2.1.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN SO
SEVERELY DAMAGED BY THE ELEMENTS THAT IF IT WERE
ENERGIZED IT WOULD BECOME A LIFE SAFETY HAZARD.

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HEARING SCHEDULED

CASE NO: CE09090798
CASE ADDR: 409 NW 14 WY
OWNER: NASH, JOSEPHINE ESTATE OF
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 115.1.1
THE SINGLE FAMILY DWELLING HAS BEEN SUBSTANTIALLY
DAMAGED BY THE ELEMENTS AND HAS BECOME A WINDSTORM
HAZARD. THIS BUILDING IS DEEMED UNSAFE.

FBC(2007) 115.2.1.1.1
THE BUILDING IS VACANT AND OPEN AT THE DOORS AND
WINDOWS.

FBC(2007) 115.2.1.1.2
THERE ARE PILES OF PERSONAL PROPERTY AND DEBRIS
INSIDE THE BUILDING.

FBC(2007) 115.2.1.2.1
THE FOLLOWING BUILDING COMPONENTS ARE FAILING
HANGING LOOSE OR LOOSENING:

ROOF RAFTERS
SUPPORT COLUMNS
TAR AND GRAVEL
ROOF DECKING
SUPPORT BEAMS
DRYWALL
ELECTRICAL WIRES

FBC(2007) 115.2.1.2.2
THE FOLLOWING STRUCTURAL PARTS HAVE DETERIORATED:

ROOF RAFTERS
SUPPORT COLUMNS
ROOF DECKING
SUPPORT BEAMS

FBC(2007) 115.2.1.2.3
THE FRONT PORCH AND SUPPORT SYSTEM IS PARTIALLY
DESTROYED.

FBC(2007) 115.2.1.2.4
THE FRONT PORCH ROOF AND SUPPORT SYSTEM IS
OVERSTRESSED AND LEANING OUT OF PLUMB FROM SEVERE
DETERIORATION.