



CITY OF
FORT LAUDERDALE

Venice of America

UNSAFE STRUCTURES BOARD AGENDA

MAY 19, 2011
3:00 PM

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.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION ROOM - CITY HALL
MAY 19, 2011
3:00 PM

Page 1

HEARING SCHEDULED

CASE NO: CE10111174
CASE ADDR: 1600 NW 6 ST
OWNER: GLASS, OLIVER C JR
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC(2007) 115.1.1
THIS 2 STORY CBS STRUCTURE, BUILT IN 1973, HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS, AND IS A FIRE AND WINDSTORM HAZARD. THE FLAT ROOF SYSTEM IS SEVERELY DETERIORATED AND HAS BEEN STRUCTURALLY COMPROMISED. CONTINUED EXPOSURE TO THE ELEMENTS HAS DETERIORATED THE INTERIOR OF THE STRUCTURE.

FBC(2007) 115.2.1.2.1
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(2007) 115.2.1.2.2
ROOF RAFTERS AND ROOF DECKING ARE DETERIORATED AND ARE SAGGING INTO THE SECOND FLOOR APARTMENT, WHICH IS CONTINUIOUSLY EXPOSED TO WATER INTRUSION.

FBC(2007) 115.1.2
1. THE LEGAL BUFFERWALL ON THE SOUTH SIDE HAS BEEN INCREASED IN HEIGHT WITHOUT A PERMIT AND DOES NOT COMPLY WITH THE STRENGTH REQUIREMENTS AS DETAILED IN FBC CHAPTER 16, AND IS PRESUMED AND DEEMED UNSAFE.
2. A BLOCK SITE WALL ON THE EAST SIDE HAS BEEN ALTERED/HEIGHTENED. A MAKESHIFT GATE IS INSTALLED WITHOUT A PERMIT, AND IS STRUCTURALLY COMPROMISED.

FBC(2007) 115.2.1.2.5
BOTH THE ELECTRICAL AND MECHANICAL SYSTEMS HAVE SEVERELY DETERIORATED DUE TO NEGLIGENCE AND WATER INTRUSION, AND WILL BE A LIFE SAFETY HAZARD, IF ACTIVATED.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION ROOM - CITY HALL
MAY 19, 2011
3:00 PM

Page 2

CASE NO: CE10111194
CASE ADDR: 1602 NW 6 ST
OWNER: GLASS, OLIVER C JR
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC(2007) 115.1.1

THE ONE STORY CBS STRUCTURE, BUILT IN 1951, HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS, AND IS A FIRE AND WINDSTORM HAZARD. THE FLAT ROOF SYSTEM HAS BEEN SEVERLY DETERIORATED AND HAS BEEN STRUCTURALLY COMPROMISED.

FBC(2007) 115.1.2

1. A BLOCK SITE WALL ON THE WEST SIDE HAS BEEN SEVERELY DAMAGED, AND IS STRUCTURALLY COMPROMISED.
2. THE LEGAL BUFFERWALL ON THE SOUTH SIDE HAS BEEN INCREASED IN HEIGHT WITHOUT A PERMIT AND DOES NOT COMPLY WITH THE STRENGTH REQUIREMENTS AS DETAILED IN CHAPTER 16, AND IS RESUMED AND DEEMED UNSAFE.

FBC(2007) 115.2.1.2.1

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, ROOF DECKING MATERIAL AND FRAMING MEMBERS, CEILING MATERIAL, ALONG WITH ELECTRICAL FIXTURES AND CONDUIT.

FBC(2007) 115.2.1.2.2

ROOF RAFTERS AND ROOF DECKING ARE DETERIORATED AND SAGGING INTO THE BUILDING DUE TO CONTINUED EXPOSURE TO WATER INTRUSION.

FBC(2007) 115.2.1.2.5

BOTH THE ELECTRICAL AND MECHANICAL SYSTEMS HAVE SEVERELY DETERIORATED DUE TO NEGLECT AND WATER INTRUSION, AND WILL BE A LIFE SAFETY HAZARD, IF ACTIVATED.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION ROOM - CITY HALL
MAY 19, 2011
3:00 PM

Page 3

CASE NO: CE10121437
CASE ADDR: 620 E CAMPUS CIR
OWNER: GAY, EDWARD G IV
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC(2007) 115.1.1
THE SINGLE STORY CBS RESIDENCE, BUILT IN THE
1950'S, HAS BECOME UNSAFE. THE BUILDING'S ROOF HAS
BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS. A TREE
BRANCH BROKE LOOSE AND SEVERELY DAMAGED THE
SOUTHWEST CORNER OF THE ROOF, ALLOWING WATER
PENETRATION INTO THE DWELLING AND CAUSING GREAT
DAMAGE TO THE CEILING AND INTERIOR WALLS. THE
STRUCTURE IS A FIRE AND WINDSTORM HAZARD.

FBC(2007) 115.2.1.1.2
THERE IS AN EXCESSIVE ACCUMULATION OF FURNITURE,
TRASH AND DEBRIS, WHICH IS CREATING A FIRE HAZARD.

FBC(2007) 115.2.1.2.1
MANY BUILDING PARTS HAVE FAILED, HANGING LOOSE, OR
ARE LOOSENING, INCLUDING BUT MAY NOT BE LIMITED TO:
ROOFING MATERIAL, FACIA, SOFFIT, ROOF DECKING
MATERIAL WITH FRAMING MEMBERS, CEILING MATERIAL,
ALONG WITH ELECTRICAL FIXTURES AND CONDUIT.

FBC(2007) 115.2.1.2.2
ROOF RAFTERS AND ROOF DECKING ARE DETERIORATED AND
ARE SAGGING INTO THE BUILDING AT THE SOUTHWEST
AREA. DUE TO THIS SPECIFIC AND OTHER GENERAL ROOF
DAMAGE, AND CONTINUED EXPOSURE TO WATER INTRUSION,
THE STRUCTURAL INTEGRITY OF THE ROOF SYSTEM HAS
BEEN COMPROMISED.

FBC(2007) 115.2.1.2.5
THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN
EXPOSED TO WATER INTRUSION OVER THE LAST FEW YEARS
AND IS A LIFE SAFETY HAZARD, IF ENERGIZED.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION ROOM - CITY HALL
MAY 19, 2011
3:00 PM

Page 4

CASE NO: CE11022493 **WITHDRAWN**
CASE ADDR: 4 NW 7 ST
OWNER: JOHNSON, JACK M
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 115.1.1
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(2007) 115.2.1.2.1
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(2007) 115.2.1.2.2
ROOF RAFTERS AND ROOF DECKING ARE DETERIORATED; IS SAGGING
INTO THE BUILDING ON THE NORTHWEST AREA OF THE ROOF DECK.
BY CONTINUED EXPOSURE TO WATER INTRUSION; IT CAN BE UP-LIFT
BY HIGH WINDS IN A STORM.

CASE NO: CE11032272
CASE ADDR: 1621 NW 26 AV
OWNER: EDWARDS, CHRISTINE
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC(2007) 115.1.1
THE CARPORT ROOF STRUCTURE HAS DETERIORATED TO THE POINT
THAT THE STRUCTURAL INTEGRITY HAS BEEN COMPROMISED.
SEVERAL STRUCTURAL BEAMS AND LARGE AREAS OF THE
DECKING ARE ROTTEN AND PARTIALLY COLLAPSING. THE
CARPORT IS NOW A WINDSTORM HAZARD AND IS DEEMED UNSAFE

FBC(2007) 115.1.3
THE CARPORT ROOF STRUCTURE IS FAILING AND HAS TO
BE REBUILT OR DEMOLISHED.

FBC(2007) 115.2.1.2.1
PARTS OF THE ROOF DECKING ARE ROTTEN AND HANGING LOOSE

FBC(2007) 115.2.1.2.2
SEVERAL STRUCTURAL MEMBERS AND A LARGE AREA OF THE
CARPORT ROOF DECKING ARE SEVERELY DETERIORATED AND
IN DANGER OF COLLAPSE, IF LOADS ARE APPLIED.