



UNSAFE STRUCTURES BOARD AGENDA

OCTOBER 20, 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: Michael Weymouth, **Chair** • Joe Holland, **Vice Chair** • John Barranco • Joe Crognale • Pat Hale • Joe Holland • Thornie Jarrett • Don Larson • John Phillips • B. George Walker

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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HEARING SCHEDULED

CASE NO: CE07101527
CASE ADDR: 1604 NW 11 CT
OWNER: SMITH, CHARLIE J
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 115.1.1

THE SINGLE FAMILY DWELLING AND THE SWIMMING POOL HAVE BECOME UNSAFE. THE BUILDING IS A WINDSTORM HAZARD, HAS BEEN SUBSTANTIALLY DAMAGED BY ILLEGAL ALTERATIONS, AND DOES NOT COMPLY WITH THE MINIMUM HOUSING REQUIREMENTS OF THE FORT LAUDERDALE MUNICIPAL ORDINANCE AND THE FLORIDA BUILDING CODE SECTION 115 AS A LARGE PORTION OF THE BUILDING IS BEING UTILIZED ILLEGALLY AND THE SWIMMING POOL IS UNSAFE, UNSANITARY AND A HEALTH HAZARD.

FBC(2007) 115.1.2

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 SOUTHWEST CORNER OF THE PROPERTY FOR A MASTER BEDROOM AND ANOTHER ADDITION AT THE NORTHEAST SIDE DOUBLING THE FOOTPRINT OF THE ORIGINAL BUILDING.
2. ENCLOSURE OF THE CARPORT TO BE USE AS LIVING SPACE.
3. THE CONSTRUCTION OF A FRONT PORCH ROOF.

ALL THE ALTERATIONS/ADDITIONS CONSTRUCTED WITHOUT A PERMIT ARE PRESUMED AND DEEMED BY THE FBC TO BE UNSAFE.

FBC(2007) 115.2.1.1.3

THE MEANS OF EGRESS AND FIRE PROTECTION CONNECTED TO THE FLOOR PLAN ALTERATIONS HAVE NOT BEEN APPROVED THROUGH THE PERMITTING PROCESS.

FBC(2007) 115.2.1.2.5

THE ELECTRICAL AND PLUMBING SYSTEM FOR THE ALTERATIONS AND ADDITIONS HAVE NOT BEEN INSTALLED SAFELY, THEY NEED TO BE THROUGH THE PERMITTING SYSTEM AND THE INSPECTION PROCESS.

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FBC(2007) 115.2.1.2.7

THE SWIMMING POOL IS UNSAFE. IT CONTAINS BLACK, STAGNANT WATER AND IS DEEMED TO BE UNSAFE, UNSANITARY AND DANGEROUS TO HUMAN LIFE AND PUBLIC WELFARE.

FBC(2007) 115.2.1.3.1

EXTENSIVE BUILDING ALTERATIONS, ADDITIONS AND EXPANSIONS OF THE FLOOR PLAN HAVE BEEN COMPLETED WITHOUT OBTAINING ANY PERMIT OR INSPECTIONS AS MENTIONED IN FBC 115.1.2

FBC(2007) 115.2.1.3.2

A LARGE PORTION OF THE BUILDING IS BEING OCCUPIED ILLEGALLY. THE NEW LIVING AREAS HAVE NOT BEEN APPROVED FOR USE THROUGH THE PERMIT AND INSPECTION PROCESS AND MUST OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

CASE NO: CE11081275
CASE ADDR: 4820 NW 9 TER
OWNER: DEUTSCHE BANK NATIONAL TR CO
% LAW OFFICES OF DAVID STERN
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 115.1.1

THE SINGLE FAMILY CBS BUILDING BUILT IN 1967 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 SECTION 115 AND THE FORT LAUDERDALE MINIMUM HOUSING CODE DUE THAT THE INTERIOR WALLS OF THE DWELLING ARE COVERED WITH MOLD.

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:

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; ARE CAVING INTO THE BUILDING ON THE WEST AREA OF THE ROOF DECK ABOVE THE FAMILY ROOM, KITCHEN AND DINING AREAS DUE TO THE CONTINUED EXPOSURE TO WATER INTRUSION.

FBC(2007) 115.2.1.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN EXPOSED TO WATER INTRUSION AND IT HAS BECOME AN UNACCEPTABLE FIRE HAZARD.

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CASE NO: CE11090240
CASE ADDR: 712 NW 15 WY
OWNER: MCCRAY, CLARA M EST
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 115.1.1
THE SINGLE FAMILY WOOD FRAME BUILDING BUILT IN 1947 AND THE CARPORT 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(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 ON THE WEST AREA OF THE ROOF DECK, BECAUSE OF CONTINUED EXPOSURE TO WATER INTRUSION.

FBC(2007) 115.2.1.3.2
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.