



# UNSAFE STRUCTURES BOARD AGENDA

JUNE 21, 2012

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 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.

If you desire auxiliary services to assist in viewing or hearing the meeting or reading agendas and minutes for the meetings, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services to you.

**Board Members:** Michael Weymouth, **Chair** • Joe Holland, **Vice Chair** • John Barranco • Joe Crognale • Pat Hale • 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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RETURN HEARING (OLD BUSINESS)

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CASE NO: CE12032397  
CASE ADDR: 715 NE 15 AVE  
OWNER: SEAGER, PHILLIP L  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 116.2.1.1.2  
AN ACCUMULATION OF COMBUSTIBLE DEBRIS IS LOCATED  
INSIDE BOTH AREAS OF THE DUPLEX.

FBC(2010) 116.2.1.2.1  
THE FOLLOWING BUILDING MATERIALS ARE HANGING LOOSE  
OR LOOSENING:  
1. AWNING.  
2. WOOD SIDING.  
3. DRYWALL.  
4. ELECTRICAL WIRES.  
5. SOFFIT VINYL.

FBC(2010) 116.2.1.2.3  
THE REAR OF THE DUPLEX HAS BEEN PARTIALLY  
DESTROYED BY FIRE.

FBC(2010) 116.2.1.2.2  
THE FIRE HAS CAUSED A DETERIORATION OF RAFTERS AND  
BEARING WALL MEMBERS.

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CASE NO: CE12040056  
CASE ADDR: 1321 SW 22 TER  
OWNER: KHOURY, MICHELLINE  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 116.1.1  
THE BUILDING IS A ONE STORY, CONCRETE BLOCK SINGLE  
FAMILY HOME, BUILT IN 1952. THE STRUCTURE WAS  
SUBSTANTIALLY DAMAGED BY FIRE ON 3/15/05.  
SUBSEQUENTLY, THE STRUCTURE HAS DETERIORATED FROM  
EXPOSURE TO THE ELEMENTS AND HAS NOT BEEN  
MAINTAINED ACCORDING TO THE REQUIREMENTS OF THE  
FLORIDA BUILDING CODE OR THE MINIMUM HOUSING CODE  
OF THE CITY OF FORT LAUDERDALE. THE BUILDING IS A  
FIRE AND WINDSTORM HAZARD, AND IS UNSAFE.

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FBC(2010) 116.2.1.2.1

MANY PARTS OF THE BUILDING, INCLUDING BUT NOT LIMITED TO, THE EXTERIOR WALLS AND ROOF SYSTEMS, INTERIOR CEILINGS AND WALLS, AND EXTERIOR SOFFITS, ARE HANGING LOOSE. MOST INTERIOR CEILINGS AND PARTS OF SOFFIT OVERHANGS HAVE COLLAPSED.

FBC(2010) 116.2.1.2.2

THE EXTERIOR AND INTERIOR BEARING WALLS AND THE ROOF STRUCTURE HAVE BEEN COMPROMISED DUE TO FIRE AND PROLONGED EXPOSURE TO THE ELEMENTS.

FBC(2010) 116.2.1.2.3

THE BUILDING HAS BEEN SUBSTANTIALLY DESTROYED AND THE STRUCTURAL INTEGRITY HAS BEEN COMPROMISED. RAFTERS ARE ROTTEN AND TERMITE DAMAGED. PARTS OF THE ROOF FRAMING WERE DESTROYED BY FIRE. THE ELECTRICAL, PLUMBING, MECHANICAL AND STRUCTURAL SYSTEMS HAVE BEEN DESTROYED.

FBC(2010) 116.2.1.2.5

THE ELECTRICAL AND MECHANICAL SYSTEMS HAVE BEEN SEVERELY COMPROMISED AND SUBSTANTIALLY DESTROYED AND WOULD POSE A SERIOUS HAZARD IF ENERGIZED.

FBC(2010) 116.2.1.2.7

THE SWIMMING POOL WATER IS STAGNANT. IT POSES A HEALTH HAZARD FOR THE COMMUNITY AND IS UNSAFE.

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HEARING SCHEDULED

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CASE NO: CE07061056  
CASE ADDR: 627 N FEDERAL HWY  
OWNER: WATERMAN, EDMUND  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 116.1.1  
THE COMMERCIAL BUILDING HAS BEEN SUBSTANTIALLY  
DAMAGED BY LACK OF MAINTENANCE AND EXPOSURE TO THE  
ELEMENTS AND HAS BECOME A WINDSTORM HAZARD.

FBC(2010) 116.1.2  
WORK WITHOUT PERMITS INCLUDING BUT NOT LIMITED TO  
INTERIOR DEMOLITION, PLUMBING, ELECTRICAL,  
MECHANICAL, EXTERIOR DOORS AND GLASS BLOCK HAS  
COMMENCED.

FBC(2010) 116.2.1.2.1  
THE FOLLOWING BUILDING COMPONENTS HAVE OR ARE  
FAILING, HANGING LOOSE OR LOOSENING:  
1. STEEL ROOF JOISTS.  
2. STUCCO.  
3. LATH.  
4. EXTERIOR SOFFIT.  
5. LIGHTING.  
6. ELECTRICAL WIRES.  
7. DRYWALL.  
8. PLASTER.  
9. WOOD FRAMING.  
10. WOOD PANELING.

FBC(2010) 116.2.1.2.2  
THE ROOF JOISTS AND EXTERIOR SOFFIT OVERHANGS ARE  
RUSTING OUT AND DETERIORATING.