



UNSAFE STRUCTURES BOARD AGENDA

JULY 19, 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)

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.

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CASE NO: CE08101034
CASE ADDR: 50 ISLE OF VENICE
OWNER: 50 ISLE OF VENICE LLC %NRAI SERVICE
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 117.1.1

THE TWO STORY APARTMENT BUILDING WAS EFFECTIVELY BUILT IN 1951. THE BUILDING HAS BECOME UNSAFE DUE TO FIRE, DETERIORATION, AND SUBSTANTIAL DEMOLITION. THE BUILDING HAS BEEN GUTTED AND IS A FIRE AND WINDSTORM HAZARD.

FBC 117.2.1.1.1

THE BUILDING IS VACANT, UNGUARDED AND OPEN TO CASUAL ENTRY.

FBC 117.2.1.2.1

THE ROOF TRUSSES, SHEATHING, AND FLOOR JOISTS ARE FAILING AND APPROXIMATELY 40% OF THE ROOF SYSTEM WAS REMOVED. THE BUILDING IS NOW OPEN TO THE ELEMENTS. THE FRONT SECTION OF THE BUILDING HAS LARGE CRACKS IN THE WALLS AND IS PULLING AWAY FROM THE MAIN STRUCTURE. THE SAFETY HANDRAILS ARE RUSTED, FAILING AND IN SOME AREAS MISSING AND WILL NOT SUPPORT THE MINIMUM LOADS REQUIRED.

FBC 117.2.1.2.2

ROOF TRUSSES, FLOOR JOISTS, WALLS AND RAILINGS ARE DETERIORATING DUE TO FIRE, TERMITES AND DECAY.

FBC 117.2.1.2.3

THE BUILDING HAS BEEN SUBSTANTIALLY DESTROYED BY FIRE AND SUBSEQUENT DEMOLITION WORK.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN REMOVED.

FBC 117.2.1.2.7

THE SWIMMING POOL WATER IS STAGNANT. THE POOL IS UNGUARDED AND CREATING A DANGEROUS CONDITION TO HUMAN LIFE AND THE PUBLIC WELFARE.

FBC 117.2.2.1

THIS TWO STORY APARTMENT BUILDING HAS APPROXIMATELY 3500 SQUARE FEET OF LIVING SPACE. AN AVERAGE, ESTIMATED REPLACEMENT COST IS BETWEEN \$100 TO \$120 S.F. HOWEVER, THIS PROPERTY IS LOCATED IN ONE OF THE MOST DESIRABLE LOCATIONS IN FORT LAUDERDALE, AND HAS A SIGNIFICANT FRONTAGE ON WIDE, DEEP WATER CANALS. IT IS REASONABLE TO ASSUME THAT DESIGN ELEMENTS AND MARKET DEMANDED AMENITIES WILL INCREASE THE ULTIMATE SQUARE FOOT COSTS SIGNIFICANTLY.

CONTINUED

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THE CURRENT STRUCTURE'S INTRINSIC VALUE IS AS FOLLOWS:

- 1) THE TWO STORY CONCRETE BLOCK BUILDING WAS BUILT IN 1951.
- 2) THE EXTERIOR WALLS DO NOT COMPLY WITH THE CURRENT STRENGTH REQUIREMENTS AND HAVE TO BE REINFORCED TO MEET CURRENT CODE.
- 3) APPROXIMATE 40% OF THE FLAT ROOF STRUCTURE, INCLUDING THE STRUCTURAL FRAMING AND ROOFING IS GONE AND THE REMAINING STRUCTURE IS OPEN TO THE ELEMENTS. THE REMAINING ROOF SYSTEM WAS INSTALLED IN 2008 UNDER PERMIT 0804865.
- 4) ALMOST ALL WINDOW AND DOOR OPENINGS ARE UNPROTECT AND UNGUARDED.

THE EXISTING STRUCTURE IS COMPARABLE TO A SHELL STAGE OF NEW HOME CONSTRUCTION, WHICH TYPICALLY RANGES BETWEEN 35 AND 40% OF THE COMPLETE STRUCTURAL VALUE OF THE BUILDING. HOWEVER, THE REQUIRED STRUCTURAL IMPROVEMENTS TO BRING THE STRUCTURE TO CODE BY COMPLETING THE ROOF SYSTEM AND REINFORCING THE WALL SEGEMENTS, WOULD LOWER THIS PERCENTAGE TO APPROXIMATELY 20-25% OF VALUE. THEREFORE, THE COST TO COMPLETE THE BUILDING TO MAKE IT A SERVICABLE STRUCTURE IS 75 TO 80% OF THE ULTIMATE VALUE.

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.

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

CASE NO: CE11071480
CASE ADDR: 1444 NW 1 AV
OWNER: HICKMAN, MARK S
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 116.1.1
THE WOOD FRAME ADDITION THAT WAS DONE TO ADD A FAMILY ROOM TO THE DWELLING AND BUILT BACK IN 2006 TO 2007 WITHOUT A PERMIT, IT HAS BECOME UNSAFE DUE TO THE DAMAGES BY THE WEATHER. THERE ARE NO WINDOWS OR DOORS TO PROTECT IT FROM HIGH WINDS IN CASE A STORM HITS THE CITY. THE ROOFS' DECK IS GOING TO BECOME AIRBORNE DUE TO THE UP-LIFT BY THE HIGH WINDS.

CASE NO: CE11111569
CASE ADDR: 1642 NW 13 CT
OWNER: BROWN, MORRIS L & JACQUELINE D
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 116.1.1
THE SINGLE FAMILY CBS BUILDING BUILT IN 1952 AND THE CBS FLORIDA ROOM ADDITION THAT WERE SUBSEQUENTLY ATTACHED ON 1968 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(2010) 116.2.1.2.2
THE ROOF DECK ABOVE THE FLORIDA ROOM IS CAVING INTO THE LIVING SPACE OF THE ADDITION. MANY AREAS OF THE MAIN ROOF ARE LOOSE AS THE FACIA WITH THE SOFFIT. THE DOORS AND WINDOWS FRAMES ARE DAMAGED DUE THAT THE STRUCTURE OF THE FLORIDA ROOM IS NOT AT PLUMB ANY MORE. THE CEILING MATERIAL, ALONG WITH ELECTRICAL FIXTURES AND CONDUIT ARE BEING DAMAGED BY THE WATER PENETRATION. MILDEW IS GROWING ON THE WALLS AND CEILING SURFACE.