



CITY OF

FORT LAUDERDALE

Venice of America

UNSAFE STRUCTURES BOARD AGENDA

JULY 18, 2013

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: CE08121108 **MOTION TO RECONSIDER**
CASE ADDR: 646 NW 14 TER
OWNER: CHRIST, CHRISTOPHER
CHRIST, MELISSA
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC 117.1.1
THE CBS DUPLEX RESIDENTIAL BUILDING HAS BECOME UNSAFE. THE BUILDING IS A FIRE AND WINDSTORM HAZARD AND HAS BEEN SUBSTANTIALLY DAMAGED BY A COMBINATION OF THE ELEMENTS, FIRE, AND AN ABORTED REPAIR ATTEMPT. THE BUILDING DOES NOT COMPLY WITH THE PROVISIONS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.1.2
AN ATTEMPT TO REPAIR THE BUILDING HAS FAILED. PERMITS WERE ISSUED IN 2007 FOR WINDOW AND DOOR REPLACEMENT AND A SHUTTER SYSTEM. A PERMIT WAS ISSUED FOR AN ELECTRICAL SERVICE UPGRADE IN 2008. THESE PERMITS HAVE EXPIRED WITHOUT PASSING THE REQUIRED FIELD INSPECTIONS.

FBC 117.2.1.1.1
THE BUILDING IS VACANT, UNGUARDED AND NOT SECURED PROPERLY.

FBC 117.2.1.2.1
THE FOLLOWING BUILDING PARTS HAVE FAILED, ARE LOOSE OR LOOSENING: WINDOWS AND DOORS ALONG WITH THEIR FRAMES, CEILINGS, AIR CONDITIONING UNITS, LIGHT FIXTURES AND PLUMBING FIXTURES, INSULATION, STUCCO, AND METAL SHUTTERS THAT ARE BEING USED IN A FAILED ATTEMPT TO SECURE THE BUILDING.

FBC 117.2.1.2.2
RAFTERS HAVE BEEN DAMAGED BY WATER INTRUSION OVER THE YEARS.

FBC 117.2.1.2.5
THE ELECTRICAL SYSTEM HAS BEEN DAMAGED BY WATER INTRUSION AND BY AN UNSUCCESSFUL REPAIR ATTEMPT AND ALTERATIONS WITHOUT PERMITS. THE SYSTEM DOES NOT MEET THE ACCEPTABLE STANDARD OF THE FLORIDA BUILDING CODE. THE AIR CONDITIONING EQUIPMENT INSTALLED IS ALSO IN VIOLATION OF THE FLORIDA BUILDING CODE.

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FBC 117.2.1.3.1

REPAIRS, IMPROVEMENTS AND ALTERATIONS HAVE BEEN ATTEMPTED. THESE ALTERATIONS HAVE BEEN DONE WITHOUT OBTAINING PERMITS AND INCLUDE THE FOLLOWING: INSTALLATION OF CEILINGS, BATHROOM FIXTURES, AN ELECTRICAL PANEL AND WATER HEATERS. PERMITS TO REPLACE WINDOWS AND DOORS AND PROVIDE A SHUTTER SYSTEM HAVE EXPIRED WITHOUT THE WORK BEING APPROVED BY FIELD INSPECTION. A PERMIT TO UPGRADE THE ELECTRICAL SERVICE HAS ALSO EXPIRED WITHOUT BEING APPROVED BY FIELD INSPECTION. ALL WORK DONE WITHOUT PERMITS OR DONE UNDER THE AUSPICES OF AN EXPIRED PERMIT IS PRESUMED AND DEEMED BY THE CODE TO BE UNSAFE.