



CITY OF FORT LAUDERDALE

*Venice of America*

# UNSAFE STRUCTURES BOARD AGENDA

NOVEMBER 21, 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.

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RETURN HEARING (OLD BUSINESS)

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CASE NO: CE13040416  
CASE ADDR: 811 SW 28 AV  
OWNER: KEATON, MICHELE & WALDEN, JOHN  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 116.1.1

THE WOOD FRAME ADDITIONS, THAT WERE BUILT AT THE REAR OF THE PROPERTY LOT ON MAY 16, 1980 TO BE USED AS A FAMILY ROOM WITH AN UTILITY ROOM ATTACHED, HAVE BECOME UNSAFE DUE TO THE DAMAGES CAUSED BY THE WEATHER. THE INTERIOR OF THIS BUILDING HAS BEEN SUBSTANTIALLY DAMAGED, OVER 50% OF THE FLOOR AREA AND WALLS. THE ROOF TRUSSES, RAFTERS AND DECK SUFFERED SUBSTANTIAL DAMAGE BY TROPICAL STORM WILMA. IT TOO CAN BE UP-LIFTED BY THE HIGH WINDS OF ANOTHER TROPICAL STORM. THE ELECTRICAL CONDUITS AND WIRES ARE EXPOSED TO THE WEATHER AND ARE BEING DAMAGED.

FBC(2010) 116.2.1.1.1

THE SINGLE FAMILY DWELLING HAS BECOME UNSAFE DUE TO THE WINDOWS AND DOORS IN DISREPAIR OR BROKEN. THE OPENINGS ARE UNSECURED, ALLOWING UNAUTHORIZED ACCESS TO THE INTERIOR OF THIS VACANT SINGLE FAMILY DWELLING; CREATING AN IMMINENT FIRE HAZARD, DANGEROUS TO THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC. THIS BUILDING IN ITS PRESENT CONDITION DOESN'T MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE AND IT MUST BE REPAIRED BY THE OWNERS.

FBC(2010) 116.2.1.2.1

MANY BUILDING'S PARTS HAVE FAILED. THE CEILING'S FRAMING MEMBERS ARE CAVING IN TO THE LIVING SPACES OF THE DWELLING OR ARE HANGING LOOSE, OR LOOSENING. THE ROOF DECKING MATERIAL AND FRAMING MEMBERS ARE DECOMPOSED BY THE WATER COMING INSIDE THE BUILDING ALONG WITH ELECTRICAL FIXTURES AND CONDUIT THAT HAVE BEEN EXPOSED TO THE WATER PENETRATION.

FBC(2010) 116.2.1.2.7

MILDEW IS GROWING IN THE WALLS AND CEILING OF THE DWELLING AND IT POSES A HEALTH HAZARD.

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HEARING SCHEDULED

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CASE NO: CE12050621  
CASE ADDR: 1013 NW 5 ST  
OWNER: LARONDOS, GRACIE L ESTATE  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 116.1.1

THE SINGLE FAMILY CBS DWELLING THAT WAS BUILT IN 1948, HAS BECOME UNSAFE DUE TO THE DAMAGES CAUSED BY A FIRE ON APRIL 27, 2011. THE INTERIOR OF THIS BUILDING HAS BEEN SUBSTANTIALLY DAMAGED, OVER 50% OF THE FLOOR AREA AND WALLS, THE WINDOWS AND DOORS WERE REMOVED OR DESTROYED BY THE FIRE. THIS BUILDING IS WIDE OPEN AND VACANT. THE ROOF TRUSSES, RAFTERS AND DECK SUFFERED SUBSTANTIAL DAMAGE. THE ROOF AREA WAS DAMAGED AND IT TOO CAN BE UP-LIFTED BY THE HIGH WINDS OF A TROPICAL STORM. THE ELECTRICAL CONDUITS AND WIRES ARE EXPOSED TO THE WEATHER AND ARE BEING DAMAGED BY THE WATER PENETRATION INTO THE ELECTRIC SYSTEM.

FBC(2010) 116.2.1.1.1

THE SINGLE FAMILY DWELLING HAS BECOME UNSAFE DUE TO THE WINDOWS AND DOORS IN DISREPAIR OR BROKEN. THE OPENINGS ARE UNSECURED, ALLOWING UNAUTHORIZED ACCESS TO THE INTERIOR OF THIS VACANT SINGLE FAMILY DWELLING; CREATING AN IMMINENT FIRE HAZARD, DANGEROUS TO THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC. THIS BUILDING IN ITS PRESENT CONDITION DOESN'T MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE AND IT MUST BE REPAIRED BY THE OWNERS.

FBC(2010) 116.2.1.2.1

MANY BUILDING PARTS HAVE FAILED AS FRAMING MEMBERS ARE CAVING IN TO THE LIVING SPACES OF THE DWELLING, OR ARE HANGING LOOSE, OR LOOSENING. THE PARTS INCLUDE, BUT MAY NOT BE LIMITED TO: ROOF DECKING MATERIAL, FACIA, SOFFIT AND FRAMING MEMBERS WITH THE CEILING MATERIAL, ALONG WITH ELECTRICAL FIXTURES AND CONDUIT.

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CASE NO: CE13080834  
CASE ADDR: 2311 NW 9 PL  
OWNER: DAVIES,CAROLYN WILLIAMS,LATRICE  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 116.1.1

THE SINGLE FAMILY CBS DWELLING THAT WAS BUILT IN 1967. IT HAS BECOME UNSAFE DUE TO THE DAMAGES CAUSED BY HURRICANE WILMA. THE INTERIOR OF THIS BUILDING HAS BEEN SUBSTANTIALLY DAMAGED, OVER 50% OF THE FLOOR AREA AND WALLS, THE WINDOWS AND DOORS WERE DESTROYED BY HURRICANE WILMA; THIS BUILDING IS WIDE OPEN AND VACANT. THE ROOF TRUSSES, RAFTERS AND DECK SUFFERED SUBSTANTIAL DAMAGE AND ARE CAVING INTO THE MAIN SPACE OF THE DWELLING AND IT TOO CAN BE UP-LIFTED BY THE HIGH WINDS OF ANOTHER TROPICAL STORM. THE ELECTRICAL CONDUITS AND WIRES ARE EXPOSED TO THE WEATHER AND ARE BEING DAMAGED BY THE WATER PENETRATION INTO THE ELECTRIC SYSTEM.

FBC(2010) 116.2.1.1.1

THE SINGLE FAMILY DWELLING HAS BECOME UNSAFE DUE TO THE WINDOWS AND DOORS IN DISREPAIR OR BROKEN THE OPENINGS ARE UNSECURED, ALLOWING UNAUTHORIZED ACCESS TO THE INTERIOR OF THIS VACANT SINGLE FAMILY DWELLING; CREATING AN IMMINENT FIRE HAZARD, DANGEROUS TO THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC. THIS BUILDING IN ITS PRESENT CONDITION DOESN'T MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE AND IT MUST BE REPAIRED BY THE OWNERS

FBC(2010) 116.2.1.2.1

MANY BUILDING PARTS HAVE FAILED AS FRAMING MEMBERS ARE CAVING IN TO THE LIVING SPACES OF THE DWELLING., OR ARE HANGING LOOSE, OR LOOSENING. THE PARTS INCLUDE, BUT MAY NOT BE LIMITED TO:  
ROOF DECKING MATERIAL, FACIA, SOFFIT AND FRAMING MEMBERS WITH THE CEILING MATERIAL, ALONG WITH ELECTRICAL FIXTURES AND CONDUIT.

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CASE NO: CE13081074  
CASE ADDR: 1544 NW 5 AVE  
OWNER: DANG, DAVID LOC & NGUYEN, BAU THI  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 116.1.1

THE SINGLE FAMILY CBS DWELLING THAT WAS BUILT IN 1952, HAS BECOME UNSAFE DUE TO THE DAMAGES CAUSED BY A FIRE ON SEPTEMBER 15 2008. THE INTERIOR OF THIS BUILDING HAS BEEN SUBSTANTIALLY DAMAGED, OVER 50% OF THE FLOOR AREA AND WALLS. THE WINDOWS AND DOORS WERE REMOVED OR DESTROYED BY THE FIRE. THIS BUILDING IS WIDE OPEN AND VACANT. THE ROOF TRUSSES, RAFTERS AND DECK SUFFERED SUBSTANTIAL DAMAGE. THE ROOF AREA WAS DAMAGED AND IT TOO CAN BE UP-LIFTED BY THE HIGH WINDS OF A TROPICAL STORM. THE ELECTRICAL CONDUITS AND WIRES ARE EXPOSED TO THE WEATHER AND ARE BEING DAMAGED BY THE WATER PENETRATION INTO THE ELECTRIC SYSTEM.

FBC(2010) 116.2.1.1.1

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FBC(2010) 116.2.1.2.1

MANY BUILDING PARTS HAVE FAILED AS FRAMING MEMBERS ARE CAVING IN TO THE LIVING SPACES OF THE DWELLING, OR ARE HANGING LOOSE, OR LOOSENING. THE PARTS INCLUDE, BUT MAY NOT BE LIMITED TO: ROOF DECKING MATERIAL, FACIA, SOFFIT AND FRAMING MEMBERS WITH THE CEILING MATERIAL, ALONG WITH ELECTRICAL FIXTURES AND CONDUIT.

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CASE NO: CE13101527  
CASE ADDR: 643 NW 1 AVE  
OWNER: FEDERAL NATIONAL MORTGAGE ASSN  
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 116.2.1.2.1

THIS BUILDING HAS AREAS ON ALL SIDES OF THE BUILDING WHERE THE WIRE LATH AND STUCCO HAS SEPARATED FROM THE PLYWOOD SHEATHING AND IS NOW BUBBLED OUTWARD AND IS SAGGING DOWNWARDS. THERE ARE AREAS OF THE BUILDING WHERE THE PLYWOOD SHEATHING IS SO DETERIORATED YOU CAN SEE THE INSULATION OF THE EXTERIOR WALL. THERE ARE AREAS OF THE BUILDING WHERE YOU CAN SEE THE 2IN. X 6IN. VERTICAL STRUCTURAL FRAMING MEMBERS ARE DETERIORATED.

FBC(2010) 116.2.1.2.2

THIS BUILDING HAS AREAS ON ALL SIDES OF THE BUILDING WHERE THE WIRE LATH AND STUCCO HAS SEPARATED FROM THE PLYWOOD SHEATHING AND IS NOW BUBBLED OUTWARD AND IS SAGGING DOWNWARDS. THERE ARE AREAS OF THE BUILDING WHERE THE PLYWOOD SHEATHING IS SO DETERIORATED YOU CAN SEE THE INSULATION OF THE EXTERIOR WALL. THERE ARE AREAS OF THE BUILDING WHERE YOU CAN SEE THE 2IN. X 6IN. VERTICAL STRUCTURAL FRAMING MEMBERS ARE DETERIORATED.

FBC(2010) 116.2.1.2.4

THIS BUILDING HAS AREAS ON ALL SIDES OF THE BUILDING WHERE THE WIRE LATH AND STUCCO HAS SEPARATED FROM THE PLYWOOD SHEATHING AND IS NOW BUBBLED OUTWARD AND IS SAGGING DOWNWARDS. THERE ARE AREAS OF THE BUILDING WHERE THE PLYWOOD SHEATHING IS SO DETERIORATED YOU CAN SEE THE INSULATION OF THE EXTERIOR WALL. THERE ARE AREAS OF THE BUILDING WHERE YOU CAN SEE THE 2IN. X 6IN. VERTICAL STRUCTURAL FRAMING MEMBERS ARE DETERIORATED.

FBC(2010) 116.2.2.2

THIS BUILDING HAS AREAS ON ALL SIDES OF THE BUILDING WHERE THE WIRE LATH AND STUCCO HAS SEPARATED FROM THE PLYWOOD SHEATHING AND IS NOW BUBBLED OUTWARD AND IS SAGGING DOWNWARDS. THERE ARE AREAS OF THE BUILDING WHERE THE PLYWOOD SHEATHING IS SO DETERIORATED YOU CAN SEE THE INSULATION OF THE EXTERIOR WALL. THERE ARE AREAS OF THE BUILDING WHERE YOU CAN SEE THE 2IN. X 6IN. VERTICAL STRUCTURAL FRAMING MEMBERS ARE DETERIORATED.

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