

AGENDA

UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
FEBRUARY 15, 2007
3:00 PM

HEARING COMPUTER SCHEDULED

CASE NO: CE06091955
CASE ADDR: 826 NW 1 AVE
OWNER: REO ASSET MANAGEMENT, INC
INSPECTOR: WAYNE STRAWN

- VIOLATIONS: FBC 117.1.1
THE SINGLE STORY, FIVE UNIT APARTMENT BUILDING HAS BECOME UNSAFE. THE BUILDING IS A FIRE AND WINDSTORM HAZARD, HAS BEEN SUBSTANTIALLY DAMAGED BY FIRE AND DOES NOT COMPLY WITH THE PROVISIONS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.
- FBC 117.2.1.1.1
THE APARTMENTS ON THE EAST END OF THE BUILDING ARE VACANT, UNGUARDED AND OPEN TO CASUAL ENTRY.
- FBC 117.2.1.1.2
THERE IS AN UNWARRANTED ACCUMULATION OF COMBUSTIBLES AND DEBRIS INSIDE THE BUILDING.
- FBC 117.2.1.2.1
THERE IS FAILURE, HANGING LOOSE OR LOOSENING OF MANY BUILDING PARTS, INCLUDING BUT NOT LIMITED TO, FACIA, CEILINGS, INTERIOR WALLS, ROOF TRUSSES AND DECKING, SOFFITT, DOORS, ALONG WITH PLUMBING AND ELECTRICAL FIXTURES.
- FBC 117.2.1.2.3
THE BUILDING IS PARTIALLY DESTROYED BY A FIRE WHICH DESTROYED ONE OF THE APARTMENTS ON THE EAST END OF THE BUILDING.
- FBC 117.2.1.2.4
THE ROOF IS SAGGING ON THE NORTH SIDE OVER THE APARTMENT DESTROYED BY FIRE. THE FIRE DAMAGED TRUSSES AND DECKING ARE OVERSTRESSED.
- FBC 117.2.1.2.5
THE ELECTRICAL SYSTEM HAS BEEN DAMAGED BY THE FIRE. THE PREMISE WIRING IS DAMAGED IN THE APARTMENT DESTROYED BY FIRE.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
FEBRUARY 15, 2007
3:00 PM

Page 2

FBC 117.2.1.3.1

WINDOWS HAVE BEEN INSTALLED UNDER THE AUSPICES OF PERMIT NUMBER 03072200. THE PERMIT HAS BECOME NULL AND VOID BECAUSE THE WORK DID NOT PASS FIELD INSPECTION.

THE PERMIT TO INSTALL SHUTTERS HAS BECOME VOID. A CENTRAL AIR CONDITIONING SYSTEM HAS BEEN INSTALLED FOR USE ON ONE OF THE WEST APARTMENTS WITHOUT OBTAINING A PERMIT. THE WORK CITED IS PRESUMED AND DEEMED BY THE CODE TO BE UNSAFE.

FBC 117.2.1.3.2

THE BUILDING HAS NOT BEEN MAINTAINED TO COMPLY WITH THE PROVISIONS OF THE FORT LAUDERDALE MINIMUM HOUSING CODE.

RETURN HEARING (OLD BUSINESS)

CASE NO: CE06011118
CASE ADDR: 731 NW 15 AV
OWNER: CRUM, CHARLES L
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE DUPLEX DWELLING UNIT BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY FIRE. THE BUILDING IS A FIRE HAZARD AND A WINDSTORM HAZARD. THE BUILDING DOES NOT MEET THE MAINTENANCE STANDARD OF THE FLORIDA BUILDING CODE OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.2.1.1.1

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

FBC 117.2.1.2.1

MANY BUILDING PARTS ARE LOOSE, HANGING LOOSE OR HAVE FAILED. THESE CONDITIONS EXIST BECAUSE OF FIRE DAMAGE.

AGENDA

UNSAFE STRUCTURES BOARD

CITY COMMISSION MEETING ROOM - CITY HALL

FEBRUARY 15, 2007

3:00 PM

FBC 117.2.1.2.2

THE BLOCK WALLS ARE DAMAGED. CRACKS ARE VISIBLE IN THE MORTAR JOINTS. IN SOME AREAS THE CRACKS HAVE A STAIR STEP PATTERN DEMONSTRATING MOVEMENT OF THE FOUNDATION.

FBC 117.2.1.2.3

THE BUILDING HAS BEEN PARTIALLY DESTROYED BY FIRE. THE MAJOR DAMAGE IS ON THE SOUTH PORTION OF THE BUILDING. THE ROOF TRUSS SYSTEM IS SCORCHED ON BOTH SIDES OF THE BUILDING.

FBC 117.2.1.2.4

THE ROOF HAS COLLAPSED INTO THE BUILDING ON THE SOUTH SIDE OF THE DWELLING.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN COMPROMISED BY WATER INTRUSION AND WOULD BE HAZARDOUS IF ENERGIZED.

FBC 117.2.1.3.2

THE BUILDING DOES NOT COMPLY WITH THE STANDARD FOR MAINTENANCE ESTABLISHED BY THE FLORIDA BUILDING CODE, OR THE CODE IN EFFECT AT THE TIME OF CONSTRUCTION OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

CASE NO: CE06070120
CASE ADDR: 1512 NW 6 AV
OWNER: DENIS, HARRY P & DENIS, MARIE JULIE
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE ADDITION ON THE SOUTH SIDE OF THE PROPERTY CONNECTED TO THE BUILDING ON THE EAST EXPOSURE AND THE ACCESSORY BUILDING ON THE EAST SIDE OF THE PROPERTY PRESENT A FIRE HAZARD AND A WINDSTORM HAZARD. THE ADDED PORTIONS OF THE BUILDING ARE BEING USED ILLEGALLY AS SEPARATE LIVING QUARTERS CONTRARY TO THE APPROVED USE OF THE BUILDING AS A DUPLEX DWELLING. THE DWELLING ADDITION DOES NOT MEET THE STANDARD OF THE FORT LAUDERDALE MINIMUM HOUSING CODE. THE ACCESSORY BUILDING ON THE EAST SIDE OF THE PROPERTY IS A WINDSTORM HAZARD DUE TO INADEQUATE DESIGN, CONSTRUCTION AND IMPROPER MATERIAL UTILIZATION.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
FEBRUARY 15, 2007
3:00 PM

Page 4

FBC 117.1.2

A LARGE ADDITION WAS ATTACHED TO THE EAST EXPOSURE OF THE BUILDING ON THE SOUTH SIDE. APPROXIMATELY TWO YEARS AGO A BUILDING EXTENSION WAS CONSTRUCTED ONTO AN EXISTING ADDITION. THE EXTENSION EXTENDS APPROXIMATELY ANOTHER 20 FEET TO THE EAST. NO PERMIT AND THEREFORE NO CERTIFICATE OF OCCUPANCY WAS ISSUED FOR THE LATEST EXTENSION. THE FLORIDA BUILDING CODE "PRESUMES" AND "DEEMS" ALL WORK DONE WITHOUT A PERMIT AND ALL WORK DONE WITHOUT A CERTIFICATE OF OCCUPANCY TO BE UNSAFE. THE BUILDING IS BEING OCCUPIED AT THIS TIME. A LARGE STORAGE SHED HAS ALSO BEEN CONSTRUCTED ON THE EAST SIDE OF THE PROPERTY. NO PERMIT HAS BEEN ISSUED FOR THIS STRUCTURE.

FBC 117.2.1.1.2

THERE IS AN UNWARRANTED ACCUMULATION OF COMBUSTIBLE MATERIAL INSIDE THE STORAGE SHED.

FBC 117.2.1.1.3

THE BUILDING IS BEING USED FOR RENTAL OF SEPARATE LIVING QUARTERS. THE BUILDING HAS NOT BEEN APPROVED FOR USE IN THIS MANNER AND THEREFORE PRESENTS A FIRE HAZARD. THE REQUIRED FIRE SEPARATION HAS NOT BEEN DEMONSTRATED.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM OF THE ADDITION ON THE SOUTH OF THE PROPERTY HAS BEEN INSTALLED WITHOUT A PERMIT. THE ELECTRICAL SYSTEM IS "DEEMED" BY THE FLORIDA BUILDING CODE TO BE UNSAFE. THE LATEST ADDITION HAS BEEN BUILT UNDER THE SERVICE CONDUCTORS SO THAT THE REQUIRED CLEARANCE BETWEEN THE ROOF AND CONDUCTORS IS NOT PROVIDED.

FBC 117.2.1.2.8

THE BUILDING HAS NOT BEEN APPROVED FOR USE AS A MULTI-FAMILY DWELLING. THE SYSTEM OF PERMITTING AND INSPECTIONS TO DEMONSTRATE COMPLIANCE WITH THE SAFETY ISSUES RAISED BY CONVERSION TO THIS USE HAS BEEN CIRCUMVENTED. IT IS "PRESUMED" AND "DEEMED" THAT THE ELECTRICAL SYSTEM, AIR CONDITIONING SYSTEMS AND FIRE SEPARATION REQUIREMENTS ARE NON COMPLIANT AND THEREFORE UNSAFE.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
FEBRUARY 15, 2007
3:00 PM

Page 5

FBC 117.2.1.3.1
THE ELECTRICAL, PLUMBING, AIR CONDITIONING SYSTEMS
AND THE CONSTRUCTION ITSELF ARE ALL "DEEMED" BY
THE FLORIDA BUILDING CODE TO BE UNSAFE BY REASON
OF THE COMPLETION OF THE WORK WITHOUT PERMITS.

FBC 117.2.1.3.2
THE ADDITION IS BEING USED ILLEGALLY FOR SEPARATE
LIVING QUARTERS AND IS NOT BEING MAINTAINED
ACCORDING TO THE STANDARD OF THE MINIMUM HOUSING
CODE OF THE CITY OF FORT LAUDERDALE.

CASE NO: CE06100738
CASE ADDR: 1365 SW 31 ST
OWNER: YOCCA, FRANCES
INSPECTOR: ROBERT PIGNATARO

VIOLATIONS: FBC 117.1.1
THE ONE STORY, HALF WOOD FRAMED AND HALF
C.B.S.HOUSE AND REAR WOOD SHED HAS DETERIORATED
FROM 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.

FBC 117.2.1.1.1
THE MAIN HOUSE HAS SEVERAL BROKEN WINDOWS AND THE
REAR DOOR IS OPEN TO CASUAL ENTRY.

FBC 117.2.1.1.2
ALL THE ROOMS ARE FILLED WITH ROTTING FURNISHINGS
AND DEBRIS.

FBC 117.2.1.2.2
THE T1-11 WOOD SIDING, FASCIA IS ROTTED IN PLACES.
THE ROOF IS ROTTED AWAY ALLOWING SUNLIGHT TO SHINE
THROUGH ROOF BOARDS AND BEAM FRAMING. THE
CEILINGS HAVE COLLAPSED DUE TO THE EXPOSURE TO THE
ELEMENTS AND THE SOFFIT AND WINDOW SCREENS ARE
MISSING AND ARE DETERIORATED.

FBC 117.2.1.2.3
THE INTERIOR WALLS OF WOOD PANELING ARE DESTROYED
DUE TO THE MISSING ROOF AND EXPOSURE TO THE
ELEMENTS. THE REAR WOODEN SHED HAS A PARTIALLY
DESTROYED DOOR AND FRAME. THE WINDOWS AND
SHIP-LAPP SIDING ARE ALSO DESTROYED DUE TO
EXPOSURE TO THE ELEMENTS.

AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
FEBRUARY 15, 2007
3:00 PM

FBC 117.2.1.3.1

THERE IS A WALL AIR CONDITIONING UNIT ON THE WEST WALL, ONE ON THE NORTH IN A WINDOW, ALL WITHOUT A PERMIT.

FBC 117.2.2.1

THE COST TO ALTER OR REPAIR THE BUILDING EXCEEDS 50% OF THE VALUE OF THE BUILDING.

FBC 117.2.2.4

AN EXCEPTION TO THE ABOVE PERCENTAGES MAY BE RECOGNIZED.

CASE NO: CE06091892
CASE ADDR: 824 NW 1 AVE
OWNER: REO ASSET MANAGEMENT INC
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

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FBC 117.2.1.1.1

THE APARTMENTS ON THE EAST END OF THE BUILDING ARE VACANT, UNGUARDED AND OPEN TO CASUAL ENTRY.

FBC 117.2.1.1.2

THERE IS AN UNWARRANTED ACCUMULATION OF COMBUSIBLES AND DEBRIS INSIDE THE BUILDING.

FBC 117.2.1.2.1

THERE IS FAILURE, HANGING LOOSE OR LOOSENING OF MANY BUILDING PARTS, INCLUDING BUT NOT LIMITED TO, FACIA, CEILINGS, INTERIOR WALLS, ROOF TRUSSES AND DECKING, SOFFITT, DOORS, AND PLUMBING AND ELECTRICAL FIXTURES.

FBC 117.2.1.2.3

THE BUILDING IS PARTIALLY DESTROYED BY A FIRE WHICH DESTROYED ONE OF THE APARTMENTS ON THE EAST END OF THE BUILDING.

FBC 117.2.1.2.4

THE ROOF IS SAGGING ON THE NORTH SIDE OVER THE APARTMENT DESTROYED BY FIRE. THE FIRE DAMAGED TRUSSES AND DECKING ARE OVERSTRESSED.

AGENDA

UNSAFE STRUCTURES BOARD

CITY COMMISSION MEETING ROOM - CITY HALL

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FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN DAMAGED BY THE FIRE. THE PREMISE WIRING IS DAMAGED IN THE APARTMENT DESTROYED BY FIRE.

FBC 117.2.1.3.1

WINDOWS HAVE BEEN INSTALLED UNDER THE AUSPICES OF PERMIT NUMBER 03072200. THE PERMIT HAS BECOME NULL AND VOID BECAUSE THE WORK HAS NOT PASSED FIELD INSPECTION.

THE PERMIT TO INSTALL SHUTTERS HAS BEEN VOIDED. A CENTRAL AIR CONDITIONING SYSTEM HAS BEEN INSTALLED FOR USE OF ONE OF THE WEST APARTMENTS WITHOUT OBTAINING A PERMIT. THE WORK CITED IS PRESUMED AND DEEMED BY THE CODE TO BE UNSAFE.

FBC 117.2.1.3.2

THE BUILDING HAS NOT BEEN MAINTAINED TO COMPLY WITH THE PROVISIONS OF THE FORT LAUDERDALE MINIMUM HOUSING CODE.