

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

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HEARING SCHEDULED

CASE NO: CE06102225
CASE ADDR: 1748 NW 29 WY
OWNER: POOLE, JAMES
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.2
AN ATTEMPT HAS BEEN MADE TO CONSTRUCT A LARGE ADDITION ON THE SOUTH SIDE OF THE RESIDENTIAL STRUCTURE. THE CONSTRUCTION EFFORT HAS BEEN ABANDONED. ONLY THE SLAB AND BLOCK WALLS EXIST. NO VALID PERMIT EXISTS FOR THE CONSTRUCTION. INCOMPLETE STRUCTURES COMMENCED WITHOUT A PERMIT OR THE PERMIT FOR WHICH HAS EXPIRED ARE PRESUMED AND DEEMED BY THE CODE TO BE UNSAFE.

FBC 117.2.1.3.1
NO VALID PERMIT EXISTS FOR THE INCOMPLETE ADDITION ATTACHED TO THE SOUTH SIDE OF THE DWELLING. THE INCOMPLETE CONSTRUCTION IS PRESUMED AND DEEMED BY THE CODE TO BE UNSAFE.

CASE NO: CE07051432
CASE ADDR: 1729 N FT LAUD BEACH BLVD
OWNER: FJ3 BEACHHOUSE LLC
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1
THE BUILDING HAS BECOME UNSAFE. REPEATED EFFORTS TO REMODEL THE BUILDING HAVE BEEN ABORTED LEAVING THE BUILDING DESTROYED TO A GREAT EXTENT. THE BUILDING NOW EXISTS AS A RUIN ONLY. THE FREE STANDING WALLS AND STEEL SUPERSTRUCTURE PRESENT A WINDSTORM HAZARD.

FBC 117.1.2
A STEEL SUPERSTRUCTURE HAS BEEN ERECTED ON THE EXISTING EXTERIOR WALLS WITHOUT OBTAINING A PERMIT. PERMIT # 01091918 HAS EXPIRED WITHOUT COMPLETION. PERMIT # 06031847 FOR A PARTIAL DEMO HAS EXPIRED WITHOUT APPROVAL. PERMIT # 06090382 FOR A COMPLETE DEMO OF ALL ILLEGALLY BUILT STRUCTURES HAS ALSO EXPIRED WITHOUT PERFORMANCE. ALL BUILDING ALTERATIONS PERFORMED UNDER THE AUSPICES OF THE AFOREMENTIONED PERMITS NOW EXIST AS NON-PERMITTED WORK. ALL WORK DONE WITHOUT PERMITS IS PRESUMED AND DEEMED BY THE CODE TO BE UNSAFE.

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FBC 117.2.1.1.1

THE BUILDING SHELL IS NOT SECURED AND IS OPEN TO CASUAL ENTRY.

FBC 117.2.1.2.1

THE SERVICE CONDUCTORS ARE NOT PROPERLY SECURED TO THE BUILDING AND THE GARAGE DOOR TRACKS ARE HANGING LOOSE.

FBC 117.2.1.2.3

THE BUILDING HAS DESTROYED TO A LARGE EXTENT BY ABORTED REMODELING ATTEMPTS. NO ROOF OR INTERIOR WALLS EXIST.

FBC 117.2.1.3.1

EXTENSIVE ALTERATIONS OF THE BUILDING HAVE LEFT IT A RUIN. THE ALTERATIONS HAVE BEEN DONE WITHOUT PERMITS OR WITH PERMITS THAT HAVE EXPIRED WITHOUT COMPLETION AND A CERTIFICATE OF OCCUPANCY ISSUED.

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RETURN HEARING (OLD BUSINESS)

CASE NO: CE05110196
CASE ADDR: 705 NW 2 ST
OWNER: SYNERGY PROPERTY SERVICES
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE TWO STORY, SIX UNIT APARTMENT BUILDING HAS BECOME UNSAFE. THE BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND IS A FIRE AND WINDSTORM HAZARD. THE BUILDING DOES NOT MEET THE STANDARD OF THE FORT LAUDERDALE MINIMUM HOUSING CODE.

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 HAVE FAILED OR ARE HANGING LOOSE OR LOOSENING. THE PARTS INCLUDE, BUT MAY NOT BE LIMITED TO, SOFFITT, FACIA, ROOFING MATERIAL, CEILINGS, DOORS AND WINDOWS, BACONY AND STAIR SAFEGUARDS, BATHROOM AND ELECTRICAL FIXTURES, KITCHEN CABINETS AND INTERIOR WALLS.

FBC 117.2.1.2.2

THE RAFTERS AND ROOF DECK ALONG WITH THE FIRST FLOOR DECK HAVE DETERIORATED DUE TO CONTINUED WATER INTRUSION.

FBC 117.2.1.2.3

THE BUILDING IS DESTROYED TO A GREAT EXTENT BY NEGLECT.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN DAMAGED TO A GREAT EXTENT BY WATER INTRUSION. THE SYSTEM REPRESENTS A HAZARD.

FBC 117.2.1.3.1

REPAIR ATTEMPTS HAVE BEEN MADE TO THE BUILDING WITHOUT OBTAINING PERMITS. THE REPAIRS INCLUDE THE INSTALLATION OF DOORS AND WINDOWS.

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FBC 117.2.1.3.2

THE BUILDING HAS NOT BEEN MAINTAINED ACCORDING TO THE STANDARD OF THE FLORIDA BUILDING CODE, THE CODE IN EFFECT AT THE TIME OF CONSTRUCTION OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

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 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.

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.

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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: CE06031441
CASE ADDR: 2509 NW 20 ST
OWNER: BURROW, BOBBY L & LINDA C
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY HOME HAS BEEN SUBSTANTIALLY DAMAGED BY IMPROPER MAINTENANCE, WINDSTORM, AND BY AN ABORTED REPAIR ATTEMPT. THE BUILDING EXISTS AS A SHELL ONLY. THE BUILDING REMAINS ARE A FIRE AND WINDSTORM HAZARD AND DO NOT COMPLY WITH THE MINIMUM HOUSING STANDARD OF THE CITY OF FORT LAUDERDALE.

FBC 117.2.1.2.1

BUILDING PARTS ARE LOOSE, HAVE FAILED OR ARE LOOSENING. THE PARTS INCLUDE ROOF DECKING, ELECTRICAL CONDUIT, AND INTERIOR PARTITION WALLS

FBC 117.2.1.2.2

THE ROOF DECKING AND RAFTER ENDS ARE DETERIORATED BY ROT.

FBC 117.2.1.2.3

THE BUILDING IS PARTIALLY DESTROYED BY WATER INTRUSION AND BY AN ABORTED REPAIR ATTEMPT. THE INTERIOR FINISH HAS BEEN GUTTED AND NO DRYWALL OR PLASTER EXISTS ON THE WALLS OR CEILINGS.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN SUBJECTED TO WATER INTRUSION FOR MANY MONTHS. THE SYSTEM IS NOT APPROVED FOR OPERATION IN WET CONDITIONS AND IS UNSAFE.

FBC 117.2.1.3.1

THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING PERMITS. THE WORK INCLUDES, BUT MAY NOT BE LIMITED TO, NEW WINDOW INSTALLATIONS AND ELECTRICAL SYSTEM ALTERATIONS. NEW CIRCUITS AND CONDUIT ARE IN EVIDENCE. STRUCTURAL REPAIRS HAVE BEEN ATTEMPTED BY SCABBED ON ADDITIONS TO RAFTER ENDS.

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FBC 117.2.1.3.2

THE BUILDING HAS NOT BEEN MAINTAINED ACCORDING TO THE STANDARD OF THE CODE IN EFFECT AT TIME OF CONSTRUCTION OR THE FLORIDA BUILDING CODE. THE BUILDING DOES NOT COMPLY WITH THE STANDARD OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

CASE NO: CE06081280
CASE ADDR: 611 E EVANSTON CIR
OWNER: EVERSLEY, SYLVAN
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY HOUSE HAS BECOME UNSAFE. THE BUILDING IS A FIRE, WINDSTORM AND SANITARY HAZARD. THE BUILDING IS BEING USED ILLEGALLY AS A ROOMING HOUSE AND HAS NOT BEEN APPROVED FOR SUCH USE. THE BUILDING DOES NOT HAVE THE PROPER SANITARY FACILITIES FOR SAFE SEWAGE DISPOSAL. THE BUILDING DOES NOT MEET THE REQUIREMENTS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE. THE SWIMMING POOL ALSO POSES A SANITARY HAZARD.

FBC 117.1.2

THE BUILDING FOOTPRINT HAS BEEN EXPANDED ON THE WEST TO ACCOMMODATE ADDITIONAL LIVING QUARTERS. THE CARPORT AND SCREEN PORCH HAVE BEEN ENCLOSED TO ACCOMMODATE ADDITIONAL LIVING QUARTERS. THE FLOORPLAN OF THE BUILDING HAS BEEN ALTERED ELIMINATING THE EXTERIOR DOOR ON THE WEST WHERE THE KITCHEN IS NOW AND CREATING A HALLWAY ON THE NORTH TO FACILITATE THE USE OF THE BUILDING AS A ROOMING HOUSE. WOOD DECKS HAVE ALSO BEEN CONSTRUCTED. THE AFOREMENTIONED ALTERATIONS/EXPANSIONS HAVE BEEN DONE WITHOUT OBTAINING A PERMIT. THE BUILDING HAS BEEN CONVERTED INTO A MULTIPLE LIVING UNIT BUILDING WITHOUT OBTAINING A PERMIT OR A CERTIFICATE OF OCCUPANCY.

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FBC 117.2.1.1.3

THE BUILDING DOES NOT HAVE THE PROPER FIRE PROTECTION AS REQUIRED FOR A ROOMING HOUSE, THE REQUIRED FIRE SEPARATION IS NOT PROVIDED.

FBC 117.2.1.2.1

MANY BUILDING PARTS HAVE FAILED OR ARE LOOSE, LOOSENING, OR HANGING LOOSE. THESE PARTS INCLUDE, BUT MAY NOT BE LIMITED TO, ELECTRICAL WIRES AND FIXTURES, PLUMBING PIPES AND FIXTURES, AIR CONDITIONING UNITS, ROOF COMPONENTS, SOFFITT AND FASCIA, KITCHEN CABINETS AND DECKING MATERIAL.

FBC 117.2.1.2.4

THE ROOF PROJECTION OVER THE FRONT DOOR IS SAGGING BECAUSE THE SUPPORT POST HAS BEEN REMOVED. CORRUGATED ROOFING OVER THE WASHER AND DRYER IN THE REAR IS SAGGING DUE TO POOR DESIGN WHICH DOES NOT PROVIDE THE PROPER SUPPORT.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN EXPANDED TO POWER SEVEN AIR CONDITIONING UNITS AND CIRCUITRY HAS BEEN PROVIDED FOR A WASHER AND DRYER RE-LOCATED TO THE REAR OF THE BUILDING. THE UNITS ARE WINDOW AND THROUGH THE WALL TYPE. A DISTRIBUTION PANEL HAS BEEN CONCEALED WITHIN A KITCHEN CABINET IN THE ALTERATION PROCESS. THE ROOMS ARE EQUIPPED WITH HOT PLATES AND OTHER MICROWAVE OVENS. THE ELECTRICAL SERVICE IS THE ORIGINAL 1955 INSTALLATION AND HAS NOT BEEN UPGRADED TO HANDLE INCREASED LOADS.

FBC 117.2.1.2.6

A LARGE HOLE HAS BEEN DUG ADJACENT TO THE BUILDING ON THE NORTH. THIS HOLE PROVIDES A RECEPTACLE FOR THE COMMON TOILET AND SHOWER FACILITIES SERVING THE ROOMS ON THE NORTH SIDE OF THE BUILDING. THE WASTE PIPE DUMPS DIRECTLY INTO IT AND IS COVERED BY A SHEET OF PLYWOOD. THE CONDITION CREATED IS UNSANITARY.

FBC 117.2.1.2.7

THE SWIMMING POOL CONTAINS STAGNANT WATER AND PRESENTS A HEALTH HAZARD.

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FBC 117.2.1.2.8

THE BUILDING DOES NOT COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE FOR USE AS A ROOMING HOUSE. IT IS IN VIOLATION OF THE REQUIREMENTS FOR FIRE-RESISTIVITY, PLUMBING, ELECTRICAL EQUIPMENT, AIR CONDITIONING AND OTHER REQUIREMENTS OF THE CODE.

FBC 117.2.1.3.1

THE BUILDING IS PRESUMED AND DEEMED TO BE UNSAFE FOR THE FOLLOWING REASONS: THE CONVERSION TO MULTIPLE TENANTS WITHOUT A PERMIT OR CERTIFICATE OF OCCUPANCY, THE ALTERATION OF THE BUILDING FLOORPLAN WITHOUT PERMITS, THE EXTENSIVE EXPANSION AND ALTERATION OF THE ELECTRICAL SYSTEM WITHOUT PERMITS, THE EXTENSIVE EXPANSION AND ALTERATION OF THE PLUMBING SYSTEM WITHOUT PERMITS INCLUDING THE INSTALLATION OF TOILET, SHOWER AND WATER HEATER, AND THE INSTALLATION OF AIR CONDITIONING EQUIPMENT WITHOUT PERMITS.

FBC 117.2.1.3.2

THE ILLEGAL CONVERSION OF THE BUILDING AND THE LACK OF PROPER MAINTENANCE HAS CREATED LIVING CONDITIONS IN VIOLATION OF THE REQUIREMENTS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE. THE FLOORS, WALLS, DOORS AND WINDOWS ARE NOT IN "GOOD REPAIR" (M.O. 9-280(b)) AS REQUIRED. THE BATHROOM FACILITY SHARED BY THE OCCUPANTS OF THE NORTH ROOMS DOES NOT "AFFORD PRIVACY" (M.O. 9-279(d)(1)) THE LIGHT AND VENTILATION REQUIREMENTS (9-278(b)) ARE NOT PROVIDED. THE REQUIRED PROPER SANITARY FACILITIES ARE NOT PROVIDED. (9-279(e)(f)(g)).

CASE NO: CE06091833
CASE ADDR: 3018 NE 20 CT
OWNER: DONNELLY, CHARLES E
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SEAWALL HAS BECOME UNSAFE. THE SEAWALL IS SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND IT'S STRUCTURAL INTEGRITY HAS BEEN COMPROMISED. THE SEAWALL PRESENTS THE HAZARD OF COLLAPSE.

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FBC 117.2.1.2.4
THE SEAWALL IS LEANING TOWARD THE WATERWAY AND THE SEAWALL CAP IS TILTING.

FBC 117.2.1.2.7
THE SWIMMING POOL WATER IS BLACK AND PRESENTS A HEALTH HAZARD

FBC 117.2.2.2
THE COST TO REPAIR OR REPLACE THE SEAWALL STRUCTURE EXCEEDS 33% OF THE VALUE OF THE STRUCTURE.

CASE NO: CE06102667
CASE ADDR: 3729 SW 12 CT
OWNER: CANZONE, CORY & MISLOW, JOHN
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1
THE SINGLE FAMILY BUILDING HAS BECOME UNSAFE. THE BUILDING IS A FIRE AND WINDSTORM HAZARD. THE NATURE OF THE OCCUPANCY OF THE BUILDING HAS BEEN CHANGED BY THE CONVERSION OF THE BUILDING TO USE AS A DUPLEX ILLEGALLY. THE BUILDING DOES NOT MEET THE STANDARD OF MAINTENANCE REQUIRED BY THE FLORIDA BUILDING CODE AND THE REQUIREMENTS OF THE HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.1.2
THE BUILDING HAS BEEN CONVERTED FROM A SINGLE FAMILY DWELLING TO A DUPLEX WITHOUT OBTAINING A PERMIT OR A CERTIFICATE OF OCCUPANCY. THE FLORIDA BUILDING CODE PRESUMES AND DEEMS THE BUILDING TO BE UNSAFE.

FBC 117.2.1.1.3
THE REQUIRED FIRE SEPARATION BETWEEN TENANTS HAS NOT BEEN PROVIDED.

FBC 117.2.1.2.4
THE MAIN ROOF IS SAGGING AND THE OVERHANG OVER THE FRONT DOOR LEANS.

FBC 117.2.1.2.5
THE BUILDING IS BEING SERVED BY THE ORIGINAL ELECTRICAL SERVICE. THE INCREASED OCCUPANT LOAD AND ADDED AIR CONDITIONING SYSTEMS ARE MOST LIKELY DEMANDING AMPERAGE IN EXCESS OF THE DESIGN LIMITS OF THE ORIGINAL SYSTEM.

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FBC 117.2.1.2.8

THE ELECTRICAL SYSTEM, PLUMBING SYSTEM,
FIRE-RESISTIVITY AND AIR CONDITIONING SYSTEMS HAVE
NOT BEEN APPROVED FOR THE USE AS A DUPLEX.
COMPLIANCE WITH ALL THE FEATURES REGULATED BY
THIS CODE HAVE NOT BEEN DEMONSTRATED.

FBC 117.2.1.3.1

THE BUILDING HAS BEEN EXTENSIVELY ALTERED WITHOUT
PERMITS. THE ELECTRICAL AND PLUMBING SYSTEMS HAVE
BEEN EXPANDED WITHOUT OBTAINING PERMITS. THE REAR
PORCH HAS BEEN ENCLOSED WITHOUT OBTAINING A
PERMIT. NO CERTIFICATE OF OCCUPANCY HAS BEEN
ISSUED FOR THE CHANGE IN THE NATURE OF THE
OCCUPANCY.

FBC 117.2.1.3.2

THE BUILDING DOES NOT MEET THE MINIMUM STANDARD OF
THE HOUSING CODE OF THE CITY OF FORT LAUDERDALE.
THE CEILING HEIGHTS DO NOT HAVE THE REQUIRED SEVEN
FOOT MINIMUM.

CASE NO: CE06121094
CASE ADDR: 2133 NW 6 ST
OWNER: BURNELL, GLORIA J
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1.1

THE THREE UNIT, SINGLE STORY APARTMENT BUILDING
AND THE MASONRY WALL ON THE NORTH PROPERTY LINE
HAVE BECOME UNSAFE. THE BUILDING CONSTITUTES A FIRE
AND WINDSTORM HAZARD, HAS BEEN SUBSTANTIALLY
DAMAGED BY THE ELEMENTS AND BY WINDSTORM. THE
BUILDING DOES NOT MEET THE REQUIREMENTS OF THE
MINIMUM HOUSING CODE OF THE CITY OF FORT
LAUDERDALE OR THE MAINTENANCE REQUIREMENTS OF THE
FLORIDA BUILDING CODE. THE MASONRY WALL ON THE
NORTH PROPERTY LINE HAS BEEN SUBSTANTIALLY DAMAGED
FROM THE ELEMENTS AND PRESENTS THE HAZARD OF
COLLAPSE.

FBC 117.2.1.1.1

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

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FBC 117.2.1.2.1

MANY BUILDING PARTS HAVE FAILED, ARE HANGING LOOSE OR ARE LOOSENING. THE PARTS INCLUDE BUT MAY NOT BE LIMITED TO, ROOF DECKING AND ROOFING MATERIAL, SOFFITS AND FACIA, DOORS AND WINDOWS ALONG WITH THEIR FRAMES, ELECTRICAL FIXTURES AND EQUIPMENT.

FBC 117.2.1.2.2

AREAS OF THE ROOF HAVE MISSING RAFTERS AND THE PLYWOOD SHEATHING IS UNSUPPORTED. THE MASONRY WALLS OF THE UTILITY ROOM PROJECTIONS ON THE WEST EXPOSURE ARE NOT PROPERLY CONNECTED TO THE MASONRY WALLS OF THE MAIN PART OF THE STRUCTURE. LARGE CRACKS ARE OPENING UP SHOWING SEPARATION OF THIS PART OF THE BUILDING FROM THE MAIN PART OF THE BUILDING. THE BLOCK WALL AT THE REAR OF THE PROPERTY HAS LARGE CRACKS AND NO STRUCTURAL INTEGRITY. THE REAR MASONRY WALL IS CRACKED, LEANING AND IN THE PROCESS OF FALLING.

FBC 117.2.1.2.3

THE BUILDING AND MASONRY WALL AT THE REAR OF THE PROPERTY ARE PARTIALLY DESTROYED BY THE RECENT WINDSTORMS AND NEGLECT.

FBC 117.2.1.2.4

THE ROOF OVER THE UTILITY ROOM ON THE SOUTH END OF THE BUILDING IS SAGGING AND THE MASONRY WALL AT THE REAR OF THE PROPERTY IS LEANING.

FBC 117.2.1.2.5

THE BUILDING HAS BEEN SUBJECTED TO WATER INTRUSION SINCE THE HURRICANES OF 2005. THE ELECTRICAL SYSTEM HAS BEEN COMPROMISED AND CREATES A HAZARD.

FBC 117.2.1.3.1

STRUCTURAL ROOF REPAIRS HAVE BEEN ATTEMPTED ON THE UTILITY ROOM ROOFS WITHOUT OBTAINING PERMITS. THE DECKING AND ROOFING MATERIAL IS NOT PROPERLY FASTENED TO THE BUILDING. WATER HEATERS HAVE BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED PERMITS AND THE INSTALLATIONS DO NOT MEET THE REQUIREMENTS OF THE PLUMBING CODE. ALL STRUCTURAL REPAIRS ALONG WITH ALL PLUMBING INSTALLATIONS AND ELECTRICAL CONNECTIONS WITHOUT PERMITS ARE "PRESUMED AND DEEMED" BY THE CODE TO BE UNSAFE.

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FBC 117.2.1.3.2

THE BUILDING DOES NOT MEET THE REQUIREMENTS OF THE
MINIMUM HOUSING CODE OF THE CITY OF FORT
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CASE NO: CE07021662
CASE ADDR: 1006 NE 14 PL
OWNER: DECKER, STEVEN RAY
INSPECTOR: WAYNE STRAWN

**RESPONDENT'S MOTION FOR
RECONSIDERATION**

VIOLATIONS: FBC 117.1.1

THE TWO WOOD FRAME SINGLE FAMILY BUILDINGS ON THE
PROPERTY HAVE BECOME UNSAFE. THE BUILDINGS HAVE
BECOME SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND
BY AN ABORTED REPAIR ATTEMPT. THE BUILDINGS
CONSTITUTE A FIRE AND WINDSTORM HAZARD, DO NOT
COMPLY WITH THE MINIMUM HOUSING CODE OF THE CITY
OF FORT LAUDERDALE OR THE MAINTENANCE STANDARD OF
THE FLORIDA BUILDING CODE.

FBC 117.1.2

PERMIT # 96041522 WAS ISSUED TO REPAIR THE
BUILDING. THE PERMIT HAS EXPIRED WITHOUT
EXECUTION. A PERMIT WAS ISSUED (# 96071001) TO
RESTORE THE BUILDINGS PREMISE WIRING TO CODE BUT
HAS EXPIRED WITHOUT THE WORK PASSING FINAL APPROVAL.
THE REPAIRS AND ALTERATIONS DONE UNDER THE AUSPICES
OF THE EXPIRED PERMITS IS "PRESUMED AND DEEMED" BY THE
CODE TO BE UNSAFE.

FBC 117.2.1.1.1

THE BUILDINGS ARE VACANT, UNGUARDED AND OPEN TO
CASUAL ENTRY.

FBC 117.2.1.1.2

THERE IS AN UNWARRANTED ACCUMULATION OF
COMBUSTIBLE DEBRIS LEFT OVER FROM THE ABORTED
CONSTRUCTION PROJECT LEFT INSIDE THE BUILDINGS.

FBC 117.2.1.2.1

THE BUILDINGS HAVE MANY PARTS THAT HAVE FAILED,
ARE HANGING LOOSE OR ARE LOOSENING. THE PARTS
INCLUDE BUT MAY NOT BE LIMITED TO, SOFFIT, FACIA,
CEILINGS, WALLS, DOORS AND WINDOWS ALONG WITH
THEIR FRAMES, KITCHEN CABINETS, FLOORS AND ROOFING
MATERIAL.

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FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM ALTERATIONS HAVE NOT BEEN APPROVED, AND ARE "PRESUMED AND DEEMED" BY THE CODE TO BE UNSAFE. THERE IS EVIDENCE OF WATER INTRUSION AND THE ELECTRICAL SYSTEM WOULD BE A HAZARD IF ENERGIZED.

FBC 117.2.1.3.1

AN ATTEMPT TO REPAIR THE ELECTRICAL SYSTEM HAS FAILED. PERMIT # 96071001 HAS EXPIRED AND THE REPAIR WORK DONE WHILE THIS PERMIT WAS VALID NOW EXISTS AS WORK WITHOUT A VALID PERMIT. AN ATTEMPT TO REPAIR THE BUILDING HAS FAILED. PERMIT # 96041522 HAS EXPIRED AND THE REPAIR WORK DONE NOW EXISTS AS WORK DONE WITHOUT A VALID PERMIT. NO CERTIFICATE OF OCCUPANCY WAS ISSUED.

FBC 117.2.1.3.2

THE BUILDINGS DO NOT COMPLY WITH THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE
