



THE SUNRISE CITY

# FORT PIERCE

CODE ENFORCEMENT  
*Florida*



## Notice of Unsafe Building Affidavit

Case#: 18-1376  
 Property Address: 425 N 23RD ST  
 Tax ID#: 2409-603-0025-000/3  
 Legal Description: REVISED PLAT OF ALAMANDA VISTA BLK C LOT 11 (OR 1669-2240)  
 Owner(s): TIJUANNA CLEMONS  
 810 E ASHLAND E ST  
 LEHIGH ACRES, FL 33974

This AFFIDAVIT certifies that the above property, building, structure or premise is unsafe and the owner(s) of record has been properly served.

5/3/18  
Date

Margaret M. Arraiz  
Margaret M. Arraiz, City of Fort Pierce, Florida

*Attachment: Notice of Unsafe Building Letter*

This Affidavit shall remain on file until such time as the condition(s) rendering the building, structure or premise unsafe have been abated.

State of Florida, County of St. Lucie

The foregoing instrument was acknowledged before me this 3rd day of May, 2018, by Margaret M. Arraiz who is personally known to me.

Colleen Greer  
Signature of Notary

stamp



JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 448253 05/07/2018 03:00:08 PM  
OR BOOK 4125 PAGE 173 - 175 Doc Type: NOF  
RECORDING: 535 50

C0078120



THE SUNRISE CITY

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Florida

May 3, 2018

Case #: 18-00001376

TIJUANNA CLEMONS  
810 E ASHLAND E ST  
LEHIGH ACRES, FL 33974

RE: Address: 425 N 23RD ST  
Tax ID #: 2409-603-0025-000/3

Pursuant to the City of Fort Pierce Code of Ordinances and the International Property Maintenance Code (IPMC) s. 108, the property located at the above referenced location has been found to be unsafe and is in violation of the following:

#### *108.1.1 Unsafe structures.*

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

#### *108.1.2 Unsafe equipment.*

Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

#### *108.1.3 Structure unfit for human occupancy.*

A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

#### *108.1.5 Dangerous structure or premises.*

For the purpose of this code, any structure or premises that have any or all of the conditions or defects described below shall be considered dangerous:

3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

C0078121

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Atansyon: Dokuman sa impòtan an rapò avek droi è responsablité ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun pòu nou espliké sa tou suit.

### *304.2 Protective treatment.*

Exterior surfaces, including but not limited to , doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to ruse or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

### *304.4 Structural members.*

All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

### *304.6 Exterior walls.*

All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

### *304.7 Roofs and drainage.*

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

### *304.13.1 Glazing.*

All glazing materials shall be maintained free from cracks and holes.

### *305.3 Interior surfaces.*

All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

### *604.3 Electrical system hazards.*

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

### *604.3.2.1 Electrical equipment.*

Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits, that have been exposed to fire, shall be replaced in accordance with the provisions of the International Building Code.

### *605.2 Receptacles.*

Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least grounding receptacle or a receptacle with a ground fault



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Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least grounding receptacle or a receptacle with a ground fault

circuit interrupter. Every bathroom shall contain at least one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.

*605.4 Wiring.*

Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors, or ceilings.

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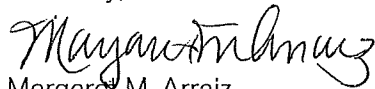
The building, structure, or premise is condemned and repair/rehabilitation permit(s) shall be applied for within 30 days. If the building or structure is to be repaired, drawings prepared by a Florida licensed engineer or architect addressing any and all deficiencies will be required with the building permit application unless otherwise approved by the Building Official.

The building or structure has been posted with a Condemned placard / Notice of Unsafe Structure placard and ordered vacated to prevent further occupancy until work is completed and the final inspection has been approved. If no action has been taken by the legal owner to come into compliance within the time specified, the City may initiate demolition proceedings in accordance with all applicable codes, with all costs incurred charged against the owner of record and a lien filed upon such real estate.

Any person having any legal interest in the property may appeal this notice to the Construction Board of Adjustments and Appeals (CBAA); such appeal shall be in writing in the form specified in the Rules of Procedure of the CBAA and shall be filed with the Building Department within 20 calendar days from the date of this notice with a \$200 fee. Failure to appeal in the time specified will constitute a waiver of all rights to an administrative hearing.

Should you have questions regarding this matter, you may contact my office at (772) 467-3720.

Sincerely,



Margaret M. Arraiz  
Code Compliance Manager  
City of Fort Pierce

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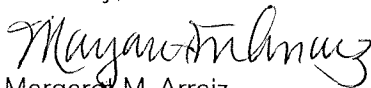
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