



Unsafe structures

- 108.1.1 - Unsafe structure
- Lacks adequate protection from fire Contains unsafe equipment All or part of building is likely to collapse

- 108.1.2 - Unsafe equipment
- Unsafe boiler / heating equipment Unsafe electrical wiring / device Unsafe elevator / moving stairway
- Flammable liquid containers within structure Other unsafe equipment

- 108.1.3 - Structure unfit for human occupancy
- Unsafe or unlawful Unsanitary / contains filth / contamination vermin or rat infested
- lacks illumination Location of structure constitutes a hazard lacks ventilation
- lacks heat lacks maintenance lacks sanitary facilities

- 108.1.4 - Unlawful structure
- Occupied by more persons than permitted Erected, altered or occupied contrary to law

- 108.1.5 - Dangerous structure or premises
- (1) Any door, aisle, passageway, stairway, or exit that does not comply to requirements for exiting the building
- (2) The walking surface of means of egress is so warped, worn, loose, torn or otherwise unsafe to provide means of egress.
- (3) Any portion of a structure damaged by fire, wind, flood, earthquake, deterioration, neglect, abandonment, vandalism or any other cause that it is likely to partially or completely collapse, or to become detached or dislodged.
- (4) Any portion of a building, appurtenance or ornamentations that is not of sufficient strength or stability, or is not so anchored or attached to be capable of resisting natural or artificial loads of one and one-half the original designed value.
- (5) The structure or part of structure because of dilapidation, deterioration, decay, faulty construction, the removal or movement of ground necessary for support or any other reason is likely to collapse or under pinning is likely to fail or give way.
- (6) The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
- (7) The structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance.
- (8) Any structure that exists or has been maintained in violation of any specific requirement or prohibition to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
- (9) Any structure intended to be used for dwelling purposes, due to inadequate maintenance, dilapidation, decay, damage, faulty construction, inadequate light, ventilation, mechanical or plumbing system is determined to be unsanitary, unfit for human habitation or in such a condition that it is likely to cause sickness or disease.
- (10) Any structure, due to lack of sufficient fire resistance rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause is determined to be a threat to life or health.
- (11) Any portion of a building remains on a site after the demolition of the structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

Comments

Section 302 - Exterior property areas

- 302.1 - Sanitation - Premises shall be maintained in a clean, safe and sanitary condition.
- 302.2 - Grading and Drainage - Premises shall be graded and maintained to prevent erosion of soil and to prevent stagnant water.
- 302.3 - Sidewalks and Driveways - Sidewalks, walkways, stairs, driveways, parking spaces shall be kept in a state of proper repair.
- 302.5 - Rodent Harborage - Structures and exterior property shall be kept free from rodent harborage and infestation.
- 302.6 - Exhaust vents - Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon adjacent public or private property or that of another tenant.
- 302.7 - Accessory structures - Accessory structures including detached garages, fences and walls shall be maintained in good repair.



302.9 - Defacement of property - No person shall willfully damage, mutilate or deface any property by marking, carving or graffiti.

Comments

Section 303 - Swimming Pools, Spas and Hot Tubs

Section 304 - Exterior Structure

304.1 - General - The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.

304.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBC as required for existing buildings.

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.

2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.

3. Structures or components thereof that have reached their limit state.

4. Siding and masonry joints are not maintained, weather resistant or water tight.

5. Structural members that have evidence of deterioration or cannot safely support all nominal loads and load effects.

6. Foundation systems that are not firmly supported by footings, are not plumb without cracks and breaks and are not properly anchored or cannot support all nominal loads and resisting all load effects.

7. Exterior walls that are not anchored to supporting elements or are not plumb or free from holes, cracks, breaks or loose or rotting materials, are not properly anchored and not able of supporting all nominal loads and resisting load effects.

8. Roofing that have defects that admit rain, roof surfaces with inadequate drainage, or any portion that is not in good repair with signs of deterioration, fatigue or without property anchorage and incapable of supporting all nominal loads.

9. Flooring with defects that affect serviceability or that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.

10. Veneer, cornices, belt courses, corbels, trim, wall facings not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting load effects.

11. Overhang extensions or projections including trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or anchored with connections unable to support all nominal loads.

12. Exterior stairs, decks, porches, balconies and all attachments such as guards and handrails are not structurally sound, not properly anchored or anchored with connections unable to support all nominal loads and resisting all load effects.

13. Chimneys, cooling towers, smokestacks not properly anchored or that are anchored with connections unable to support all nominal loads and resisting all load effects.

304.2 - Protective Treatment - Exterior surfaces, including doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior surfaces shall be protected from elements and decay by painting or other protective treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion.

304.3 - Address identification - Buildings shall be provided with approved address identification that are legible and placed to be visible from the street fronting the property. They must contrast with their background, be numerical and a minimum of 4" tall.

304.4 - Structural members - Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.5 - Foundation walls - Foundation walls shall be maintained plumb and free from cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

304.6 - Exterior walls - 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. Drainage must prevent dampness or deterioration in the walls or interior portion of the structure. Drains, gutters and downspouts must be in good repair and free from obstruction. Roof water shall not be discharged in a manner that creates a public nuisance.



- 304.8 - Decorative features - Cornices, belt courses, corbels, terra cotta trim, wall facing and similar decorative features shall be in good repair with proper anchorage and in safe condition.
- 304.9 - Overhang extensions - Overhang extensions including canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be in good repair and properly anchored and kept in sound condition. All exposed surfaces of metal or wood shall be protected from the elements with weather coating material such as paint or similar surface treatment.
- 304.10 - Stairways, decks, porches and balconies - Every exterior stairway, deck, porch and balcony shall be structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- 304.11 - Chimneys and towers - Chimneys, cooling towers, smoke stacks, shall be structurally safe and sound and in good repair. Exposed surfaces shall be protected by paint or similar surface treatment.
- 304.12 - Handrails and guards - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- 304.13 - Window, skylight and door frames - Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
 - 304.13.1 - Glazing - Glazing materials shall be maintained free from cracks or holes.
 - 304.13.2 - Openable windows - Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- 304.14 - Insect screens - Every door, window and other outside opening required for ventilation or food preparation areas shall have tightly fitting screens of minimum 16 mesh per inch and every screen door must have self closing device in good working condition.
- 304.15 - Doors - Exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door.
- 304.18 - Building security - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
 - 304.18.1 - Doors - Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall have a dead bolt designed to open from the inside without a key.
 - 304.18.2 - Windows - Operable windows located within 6 ft. above the ground that provides access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.
- 304.19 - Gates - Exterior gates, gate assemblies, operator systems and hardware shall be maintained in good condition.

Comments

Section 305 - Interior Structure

- 305.1 - General - The interior of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition.
 - 305.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBD as required for existing buildings.
 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
 2. The anchorage of the floor or roof to walls or columns, and walls and columns to foundations is not capable of resisting all nominal loads or load effects.
 3. Structures or components thereof that have reached their limit state.
 4. Structural members are incapable of supporting nominal loads and load effects.
 5. Stairs, landings, balconies, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
 6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.



<input checked="" type="checkbox"/>	305.2 - Structural members - Structural members shall be maintained structurally sound, and capable of supporting the imposed loads.
<input checked="" type="checkbox"/>	305.3 - Interior surfaces - 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 plaster, decaying wood and other defective surface conditions shall be corrected.
<input type="checkbox"/>	305.4 - Stairs and walking surfaces - Every stair, ramp, landing, balcony, porch, deck or other waling surface shall be maintained in sound condition and good repair.
<input type="checkbox"/>	305.5 - Handrails and guards - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
<input type="checkbox"/>	305.6 - Interior doors - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer.

Comments

Section 306 - Component Serviceability

306.1 - General - The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

306.1.1 Unsafe Conditions - Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBC as required for existing buildings.

1. Soils that have been subjected to any of the following conditions:

- 1.1 Collapse of footing or foundation.
- 1.2 Damage to footing, foundation, concrete or other structural element due to soil expansion
- 1.3 Adverse effects to the design strength of footing, foundation concrete or other structural element due to a chemical reaction from the soil.
- 1.4 Inadequate soil as determined by a geotechnical investigation.
- 1.5 Where the allowable bearing capacity of the soil is in doubt.
- 1.6 Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.

2. Concrete that has been subjected to any of the following conditions:

- 2.1 Deterioration
- 2.2 Ultimate deformation
- 2.3 Fractures
- 2.4 Fissures
- 2.5 Spalling
- 2.6 Exposed reinforcement
- 2.7 Detached, dislodged or failing connections

3. Aluminum that has been subjected to any of the following conditions:

- 3.1 Deterioration
- 3.2 Corrosion
- 3.3 Elastic deformation
- 3.4 Ultimate deformation
- 3.5 Stress or strain cracks
- 3.6 Joint fatigue



3.7 Detached, dislodged or failing connections

4. Masonry that has been subjected to any of the following:

4.1 Deterioration

4.2 Ultimate deformation

4.3 Fractures in masonry or mortar joints

4.4 Fissures in masonry or mortar joints

4.5 Spalling

4.6 Exposed reinforcement

4.7 Detached, dislodged or failing connections

5. Steel that has been subjected to any of the following conditions:

5.1 Deterioration

5.2 Elastic deformation

5.3 Ultimate deformation

5.4 Metal fatigue

5.5 Detached, dislodged or failing connections

6. Wood that has been subjected to any of the following conditions:

6.1 Ultimate deformation

6.2 Deterioration

6.3 Damage from insects, rodents and other vermin

6.4 Fire damage beyond charring

6.5 Significant splits and checks

6.6 Horizontal shear cracks

6.7 Vertical shear cracks

6.8 Inadequate support

6.9 Detached, dislodged or failing connections

6.10 Excessive cutting and notching

Comments

Section 307 - Handrails and guardrails

Section 308 - Rubbish and garbage



- 308.1 - Accumulation of rubbish and garbage - Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
- 308.2 - Disposal of rubbish - Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.
 - 308.2.1 - Rubbish storage facilities - The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.
 - 308.2.2 - Refrigerators - Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on premises without first removing the doors.
- 308.3 - Disposal of garbage - Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing garbage in approved garbage disposal facility or approved garbage containers.
 - 308.3.1 - Garbage facilities - The owner of every dwelling shall supply one of the following: an approved mechanical food waste grinder in each dwelling unit; an approved incinerator unit or an approved leakproof, covered garbage container.
 - 308.3.2 - Containers - The operator of every establishment producing garbage shall provide, and at all times cause to be used, approved leakproof containers provide with close fitting covers for storage of such material until removed.

Comments

- Section 309 - Pest Elimination
- Section 404 - Occupancy Limits
- Section 502 - Required facilities
- Section 503 - Toilet Rooms
- Section 504 - Plumbing systems and fixtures
- Section 505 - Water system
- Section 506 - Sanitary drainage system
- Section 507 - Storm drainage
 - 507.1 General - Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance.

Comments

- Section 601 - Mechanical - General
- Section 602 - Heating facilities
- Section 603 - Mechanical equipment
- Section 604 - Electrical Facilities
 - 604.1 Facilities required - Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.
 - 604.2 Service - Dwelling units shall be served by a three-wire, 120/240 volt, single phase service with a minimum of 60 amps.
 - 604.3 Electrical system hazards - Where it found that the electrical system in a structure constitutes a hazard t the occupants or has inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, the code official shall require the defects to be corrected to eliminate the hazard.
 - 604.3.1.1 - Electrical distribution equipment, motor circuits, power equipment, transformers, wire cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low voltage fuses, luminaires, ballasts, motors, electronic control, signaling and communication equipment that were exposed to water shall be replaced.
 - 604.3.2.1 - Electric switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits that have been exposed to fire shall be replaced.

Comments



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida



- Section 605 - Electrical equipment
- Section 606 - Elevators, escalators and dumbwaiters
- Section 607 - Duct systems
- Section 701 - General fire safety requirements
- Section 702 - Means of egress
- Section 703 - Fire resistance ratings
- Section 704 - Fire protection systems

Additional Comments



Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, December 23, 2019

Parcel Report



Parcel

Parcel ID: 2409-502-0018-000-1
Property ID: 21296
Owner 1: Manuel Fuentes
Site Address: 1311 Avenue E

Owner

Owner 1: Manuel Fuentes
Owner 2:
Owner 3:
Mailing Address: 5687 E 4th AVE Hialeah, FL 33013-1324

Overview

Primary Land Use: 0800 - M-F < 10U
District Group: 9022 - Fort Pierce
Subdivision: Clyde Killer's Addition
Just/Market Value: \$3,300
Finished Area: 1,782
Acres: 0.112
Total Area: 4,892

Legal Description

Legal Description: CLYDE KILLER'S A/D BLK 1 W 51.5 FT OF LOTS 15 AND 16 AND N 5 FT OF W 51.5 FT LOT 17 (OR 4135-1320)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2019	\$3,300	\$500	\$2,800	\$0	\$3,300	\$0	\$3,300	\$0	\$0
2018	\$6,000	\$3,300	\$2,700	\$0	\$6,000	\$0	\$6,000	\$0	\$0
2017	\$12,500	\$9,800	\$2,700	\$0	\$11,110	\$0	\$11,110	\$1,390	\$0

Tax Links

- [SLC Tax Collector's Office taxes for this parcel](#)
- [Download TRIM notice for this parcel](#)

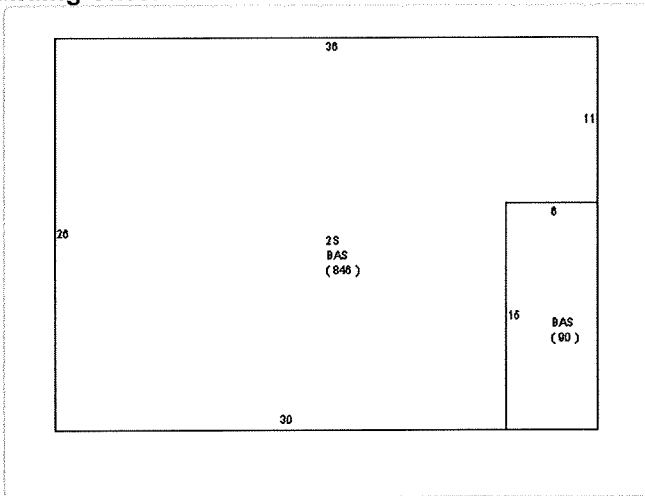
Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	1999	2.4	\$165.60

Improvements

Building Sequence: 1
Bedrooms: 0
Bathrooms: 4
Building Type: MFH - MULTI FAMILY BUILDING
 LOWRISE < 5 STY
Story Height: 2 Story
No of Living Units: 4
Total Finished Area: 1,782
Gross Sketched Area: 1,782
Area:
Year Built: 1951
Effective Year: 1951
Primary Roof Cover: Tar & Gravel
Primary Roof Structure: Flat/Shed
Primary Wall: CB Stucco
A/C %: 0

Building Sketches



Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
1	BAS	BASE AREA	936	936
1	2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	846	846

Land Lines

Line Number	Units	Unit Type
1	4,892	SqFt

Permits

Permit Number	Issue Date	Description
BP12-2045	01/29/2014	Demolition
BP09-0111	03/03/2010	Alterations/Remodeling
BP09-0109	03/03/2010	Alterations/Remodeling
RF20051384	03/29/2005	Roof
F1-0195	06/17/2002	Unknown
F01-196	01/16/2002	Alterations/Remodeling
F01-0000195	08/24/2001	Alterations/Remodeling
F01-000195	02/22/2001	Alterations/Remodeling
F01-0000196	02/22/2001	Alterations/Remodeling
F00-000720	11/02/2000	Alterations/Remodeling
F00-000709	11/02/2000	Alterations/Remodeling
F91-001452	11/08/1991	Alterations/Remodeling

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
05/21/2018	\$8,100	0111	TD	Sunshine Reo V LLC	4135-1320	Clerk of Courts
03/06/2008	\$100	XX03	WD	Sunshine Lenders LLC	2953-2487	Clerk of Courts
04/13/2007	\$100	XX03	CT	Five Star Investment And Prop	2807-2916	Clerk of Courts
07/12/2005	\$400,000	XX02	WD	Exotic Designs Inc	2398-1312	Clerk of Courts
06/04/2004	\$250,500	XX02	WD	Williams Lorenzo	1987-1164	Clerk of Courts
08/01/1985	\$160,000	XX00	CV		472-2134	Clerk of Courts

Photos



