



# City of Fort Pierce Notice of Unsafe Building Affidavit

Date: 12/9/2015

Property Address: 505 N 13TH ST

Tax ID#: 2409-502-0001-020/5

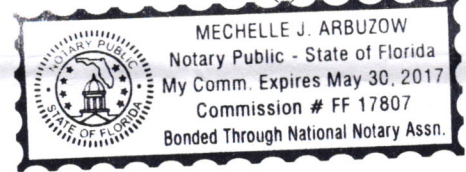
Case#: 15-2126

Legal Description: CLYDE KILLER'S A/D BLK 1 LOT 2-LESS S 2 FT- (OR 2330-1918)

Owner(s): BERACAH E ESTIMA  
JEAN B MELLON (EST)  
Mailing Address: 312 N 12TH ST  
FT PIERCE FL 34950

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

Marc Meyerson  
Building Official, City of Fort Pierce, Florida



State of Florida, County of St. Lucie

The foregoing instrument was acknowledged before me this 9 day of December, 2015,  
by Marc Meyerson who is personally known to me.

Mechelle Arburow  
Signature of Notary

Mechelle Arburow  
Print Name of Notary

Attachment: Notice of Unsafe Building Letter

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

## COMPLIANCE CERTIFICATION

Corrective action has been taken and the building, structure or premise is no longer unsafe in regards to the attached Notice of Unsafe Building Letter. Said certificate being recorded in OR Book \_\_\_\_\_ Page \_\_\_\_\_, Dated \_\_\_\_\_ in Record of certificate # \_\_\_\_\_, in the office of the Clerk of the Circuit Court of St. Lucie County, Florida.

The structure has been repaired or demolished.

\_\_\_\_\_  
Date Building Official, City of Fort Pierce, Florida

State of Florida, County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_,  
by \_\_\_\_\_ who is personally known to me.

\_\_\_\_\_  
Signature of Notary

\_\_\_\_\_  
Print Name of Notary

Prepared by and Return to: City of Fort Pierce  
Building Department  
P O Box 1480  
Fort Pierce FL 34954

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4141686 12/17/2015 at 08:31 AM  
OR BOOK 3818 PAGE 406 - 408 Doc Type: AFF  
RECORDING: \$27.00

**MAYOR**  
LINDA HUDSON

**COMMISSIONERS**  
RUFUS ALEXANDER III  
EDWARD BECHT  
REGINALD SESSIONS  
TOM PERONA

**INTERIM  
CITY MANAGER**  
NICHOLAS C. MIMMS

**BUILDING OFFICIAL**  
MARC MEYERS

# CITY OF FORT PIERCE

Florida



**BUILDING DEPARTMENT**  
**100 N. U.S. 1 - P.O. BOX 1480**  
**FORT PIERCE, FLORIDA 34954**  
**TEL. (772)467-3000 FAX (772) 467-3849**

December 9, 2015

Tax ID #: 2409-502-0001-020/5

Case #: 15-2126

BERACAH E ESTIMA  
JEAN B MELLON (EST)  
312 N 12TH ST  
FT PIERCE, FL 34950

**RE: 505 N 13TH ST**

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:

1. Roof & roof drainage damaged/unsafe. 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 (IPMC 304.7) ✓
2. Stairways, decks, porches and balconies damaged/unsafe. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads (IPMC 304.10) ✓
3. Window, skylight, doors and door frames damaged/unsafe. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight (IPMC 304.13) ✓
4. Damaged window screens. Every door, window and other outside opening required for ventilation of habitable rooms, food preparation area, food service areas shall be supplied with approved tightly fitting screens and every screen door used for insect control shall have a self-closing device in good working condition (IPMC 304.14) ✓
5. Structural members damaged/unsafe. All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads (IPMC 305.2) ✓
6. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Interior surfaces (IPMC 305.3) ✓
7. Stairs and walking surfaces damaged/unsafe. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair (IPMC 305.4) ✓
8. Interior doors damaged/unsafe. Every interior door shall fit reasonable 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 of the attachment hardware (IPMC 305.6) ✓
9. Common halls/stairway missing required light source. Every common hall and stairway shall be lighted at all times (IPMC 402.2) ✓
10. Plumbing fixtures not maintained. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstruction, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed (IPMC 504.1) ✓
11. Appliances not installed properly/unsafe. All mechanical appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function (IPMC 603.1) ✓
12. Electrical equipment, wiring and appliances damaged/unsafe. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner (IPMC 605.1) ✓
13. Lighting fixtures missing/damaged. Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least one electric luminaire (IPMC 605.3) ✓

14. Fire protection systems missing/damaged. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code (IPMC 704.1)
15. Structure is dangerous to life, health, property or safety of the public; missing minimum safeguards in case of fire; structure is damaged/decayed/dilapidated; structure has faulty construction/unstable foundation. Unsafe Structure (IPMC 108.1.1) ✓
16. Unsafe electrical wiring or device. Unsafe Equipment (IPMC 108.1.2) ✓
17. Structure is unsafe/unlawful/degree of disrepair; structure is unsanitary/vermin or rat infested/contains filth. Structure unfit for human occupancy (IPMC 108.1.3) ✓
18. Plumbing and electrical alterations made without proper permits. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. (Sec. 5-1.105.1)


The building(s), structure(s), or premise(s) is condemned and repair/rehabilitation permit(s) shall be applied for within 30 days. If the building(s) or structure(s) 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 ordered vacated and posted 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 by the Building Official 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 Official 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) 467-3722.

Sincerely,



Marc Meyers  
Building Official

# City of Fort Pierce

## Department of Building & Code Enforcement

Marc Meyers, CBO, Building Official  
Peggy Arraiz, Code Compliance Manager



### PROPERTY MAINTENANCE INSPECTION REPORT

Property Address: 505 N 13th St. Unit #: ALL

Landmarks / House color: \_\_\_\_\_

Number of Living Units / Rooms: \_\_\_\_\_ Building Occupied? Yes

Type of Structure Rooming House Describe \_\_\_\_\_

Number of Entrances / Exits: 4

Electrical Meter #(s): \_\_\_\_\_

Action to be Taken: Unsafe Building Letter - Rehab Days to comply 30 days

Inspector: Shaun Coss Date Inspected: 12-8-15

*For Office Use Only*

Case # 15-2126 Parcel ID #: 240950200010205

Any active code cases? 12-573 Historic? NO

Active building permits? YES Permit #: 09-239

# EXTERIOR INSPECTION

- 302.3 Sidewalks and driveway are in need of repair  
Details
  
- 302.6 Exhaust vents are hazardous to another property  
Details
  
- 302.7 Accessory structures require maintenance  
Details
  
- 302.9 Graffiti needs to be removed  
Details
  
- 303.1 Swimming pool needs to be maintained  
Details
  
- 303.2 Swimming pool barrier not up to code  
Details
  
- 304.4 Structural members damaged / unsafe  
Details
  
- 304.5 Foundation walls damaged / unsafe  
Details
  
- 304.6 Exterior walls damaged / unsafe  
Details

304.7 Roofs & roof drainage damaged / unsafe  
Details

304.9 Overhang extensions damaged / unsafe  
Details

304.10 Stairways, decks, porches and balconies damaged / unsafe  
Details

304.11 Chimneys and towers damaged / unsafe  
Details

304.12 Handrails and guards damaged / unsafe  
Details

304.13 Window, skylight, doors and door frames damaged / unsafe  
Details

304.14 Window insect screens missing / damaged  
Details

304.17 Basement window guards missing / damaged  
Details

304.18.1 Doors - deadbolt missing / damaged  
Details

304.18.2 Windows - locks missing / damaged  
Details

# INTERIOR INSPECTION

- 305.2 Structural members damaged / unsafe  
Details
- 305.4 Stairs and walking surfaces damaged / unsafe  
Details
- 305.5 Stair handrails damaged / unsafe  
Details
- 305.6 Interior doors damaged / unsafe  
Details
- 306.1 Handrails not installed / not to code  
Details
- 402.1 Habitable space does not have an approved window  
Details
- 402.2 Common halls / stairway missing required light source  
Details
- 403.2 Bathrooms do not have sufficient ventilation  
Details
- 403.5 Clothes dryer exhaust not installed to code  
Details
- 404.2 - 404.7 Minimum housing requirement violations exist  
Details

502.1 Dwelling units not to code (missing bathroom or kitchen facilities)  
Details

503.1 Bathroom does not have door / no privacy  
Details

504.1 Plumbing not to code  
Details

505.1 - 505.3 Water system unsafe / contaminated  
Details

506.1 Plumbing system not property connected to sewage system  
Details

506.2 Plumbing stack, vent, waste & sewer line damaged / unsafe  
Details

602.2 - 602.4 No heating facilities provided / heating facilities not working  
Details

603.1 Appliances not installed properly / unsafe  
Details

603.4 Safety controls for fuel-burning equipment missing / damaged  
Details

605.1 Electrical equipment, wiring and appliances damaged / unsafe  
Details

605.2 Receptacles or GFI missing / damaged

Details

605.3 Lighting fixtures missing / damaged

Details

607.1 Duct system damaged / missing / unsafe

Details

702.1 -  
702.4 Means of egress blocked / illegally blocked doors

Details

704.1 Fire protection systems missing / damaged

Details

Miscellaneous Information

108.1.1 Unsafe Structure

- Dangerous to life, health, property or safety of the public
- Missing minimum safeguards in case of fire
- Structure contains unsafe equipment
- Structure is damaged / decayed / dilapidated
- Structure has faulty construction / unstable foundation

108.1.2 Unsafe Equipment

- Unsafe boiler or heating equipment
- Unsafe elevator or moving stairway
- Unsafe electrical wiring or device
- Flammable liquid containers or other within structure

108.1.3 Structure unfit for human occupancy

- Structure is unsafe / unlawful / degree of disrepair
- Structure is unsanitary / vermin or rat infested / contains filth
- Structure lacks ventilation / illumination
- Structure lacks sanitary or heating facilities

108.1.3 Unlawful structure

- Structure is occupied by more persons than permitted
- Structure was illegally converted to house more persons than allowed

Details

IPMC 305.3- Interior surfaces- Damaged walls and ceilings.  
5-1.105.1 Permit Required- Plumbing and electrical alterations made without proper permits.

Submit by Email

Print Form