

March 30, 2023

Tax ID #: 2410-707-0004-000/3

Case #: 23-00000917

JEAN VAN WINKLE
738 DELAWARE AVE
FT PIERCE, FL 34950

RE: 738 DELAWARE AVE

An inspection has been performed pursuant to the City of Fort Pierce Code of Ordinances. The following is a list of specific actions that must be taken to remedy the violation(s) at this location:

1. Obtain a permit to repair/replace all fire damaged wiring, electrical fixtures drywall, soffit and fascia. Any structural damage will require signed and sealed repair plans designed by a registered design professional.

Completing the actions above will cure the violation(s) of City Ordinance:

FBC 105.1 (2020)

Permit Required

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.

IPMC 111.1.1 (2021)

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.

IPMC 111.1.3 (2021)

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.

IPMC 111.1.5 (2021)

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:

2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
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.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.

IPMC 304.1 (2021)

Exterior structure – 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.

IPMC 304.1.1 (2021)

Unsafe conditions

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects;
7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or

IPMC 304.6 (2021)

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.

IPMC 304.10 (2021)

Stairways, decks, porches and balconies

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 304.13 (2021)

Window, skylight and door frames

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

IPMC 304.13.1 (2021)

Glazing

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

IPMC 304.15 (2021)

Doors

All exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. 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.

IPMC 305.1 (2021)

General

The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

IPMC 305.1.1 (2021)

Unsafe conditions

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

4. Structural members are incapable of supporting nominal loads and load effects;

IPMC 305.2 (2021)

Structural members

All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

IPMC 305.3 (2021)

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.

IPMC 306.1.1 (2021)

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 International Building Code or the International Existing Building Code as required for existing buildings:

6. Wood that has been subjected to any of the following conditions:
 - 6.4. Fire damage beyond charring;

IPMC 604.3 (2021)

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.

IPMC 604.3.2.1 (2021)**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.

IPMC 704.6.1 (2021)**Smoke Alarms - Where required**

Existing Group I-1 and R occupancies shall be provided with single-station smoke alarms in accordance with Sections 704.6.1.1 through 704.6.1.4. Interconnection and power sources shall be in accordance with Sections 704.6.2 and 704.6.3.

Failure to comply with the above requirements within 30 days from the date of this letter may cause the case to be forwarded to the Special Magistrate and/or cause the structure to be declared unsafe. Please note that it is your responsibility to contact our office when this violation has been brought into compliance.

Repairs must be made by a properly licensed contractor. Failure to comply may result in the issuance of an unlicensed contractor citation. Permits will be required for the repair of the above referenced violations. yes no maybe (depending on extent of repairs.) Should you have questions regarding this matter, you may contact the Building Department Administrative Assistant at (772) 467-3712 or ebeck@cityoffortpierce.com. Your cooperation in this matter is greatly appreciated.

Sincerely,



Logan Winn
Building Department Investigator/Inspector

In addition to furnishing this notice to the above-named violator by first class mail, copies of this notice have been furnished by first class mail to:



Section 111 - Unsafe structures

111.1.1 - Unsafe structure
Comments

111.1.2 - Unsafe equipment
Comments

111.1.3 - Structure unfit for human occupancy
Comments

111.1.4 - Unlawful structure
Comments

- 111.1.5 - Dangerous structure or premises
- | |
|---|
| <input type="checkbox"/> (1) Any door, aisle, passageway, stairway, or exit that does not comply to requirements for exiting the building |
| <input checked="" type="checkbox"/> (2) The walking surface of means of egress is so warped, worn, loose, torn or otherwise unsafe to provide means of egress. |
| <input checked="" type="checkbox"/> (3) Any portion of a structure damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or any other cause that it is likely to partially or completely collapse, or to become detached or dislodged. |
| <input type="checkbox"/> (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. |
| <input type="checkbox"/> (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. |
| <input checked="" type="checkbox"/> (6) The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy. |
| <input type="checkbox"/> (7) The structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance. |
| <input checked="" type="checkbox"/> (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. |
| <input type="checkbox"/> (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. |
| <input type="checkbox"/> (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. |
| <input type="checkbox"/> (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

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.

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| <input type="checkbox"/> 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength. |
| <input type="checkbox"/> 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. |



- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | 3. Structures or components thereof that have reached their limit state. |
| <input type="checkbox"/> | 4. Siding and masonry joints are not maintained, weather resistant or water tight. |
| <input checked="" type="checkbox"/> | 5. Structural members that have evidence of deterioration or cannot safety support all nominal loads and load effects. |
| <input type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | 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. |
| <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | 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. |
| <input type="checkbox"/> | 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. |

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|-------------------------------------|--|
| <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | 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. |
| <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | 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. |
| <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | 304.13 - Window, skylight and door frames - Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. |
| <input checked="" type="checkbox"/> | 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.
- 305.2 - Structural members - Structural members shall be maintained structurally sound, and capable of supporting the imposed loads.
- 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.
- 305.4 - Stairs and walking surfaces - Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- 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.
- 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



<input checked="" type="checkbox"/>	306.1 - General - The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	1. Soils that have been subjected to any of the following conditions:
<input type="checkbox"/>	1.1 Collapse of footing or foundation.
<input type="checkbox"/>	1.2 Damage to footing, foundation, concrete or other structural element due to soil expansion
<input type="checkbox"/>	1.3 Adverse effects to the design strength of footing, foundation concrete or other structural element due to a chemical reaction from the soil.
<input type="checkbox"/>	1.4 Inadequate soil as determined by a geotechnical investigation.
<input type="checkbox"/>	1.5 Where the allowable bearing capacity of the soil is in doubt.
<input type="checkbox"/>	1.6 Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.
<input type="checkbox"/>	2. Concrete that has been subjected to any of the following conditions:
<input type="checkbox"/>	2.1 Deterioration
<input type="checkbox"/>	2.2 Ultimate deformation
<input type="checkbox"/>	2.3 Fractures
<input type="checkbox"/>	2.4 Fissures
<input type="checkbox"/>	2.5 Spalling
<input type="checkbox"/>	2.6 Exposed reinforcement
<input type="checkbox"/>	2.7 Detached, dislodged or failing connections
<input type="checkbox"/>	3. Aluminum that has been subjected to any of the following conditions:
<input type="checkbox"/>	3.1 Deterioration
<input type="checkbox"/>	3.2 Corrosion
<input type="checkbox"/>	3.3 Elastic deformation
<input type="checkbox"/>	3.4 Ultimate deformation
<input type="checkbox"/>	3.5 Stress or strain cracks
<input type="checkbox"/>	3.6 Joint fatigue



<input type="checkbox"/>	3.7 Detached, dislodged or failing connections
<input type="checkbox"/>	4. Masonry that has been subjected to any of the following:
<input type="checkbox"/>	4.1 Deterioration
<input type="checkbox"/>	4.2 Ultimate deformation
<input type="checkbox"/>	4.3 Fractures in masonry or mortar joints
<input type="checkbox"/>	4.4 Fissures in masonry or mortar joints
<input type="checkbox"/>	4.5 Spalling
<input type="checkbox"/>	4.6 Exposed reinforcement
<input type="checkbox"/>	4.7 Detached, dislodged or failing connections
<input type="checkbox"/>	5. Steel that has been subjected to any of the following conditions:
<input type="checkbox"/>	5.1 Deterioration
<input type="checkbox"/>	5.2 Elastic deformation
<input type="checkbox"/>	5.3 Ultimate deformation
<input type="checkbox"/>	5.4 Metal fatigue
<input type="checkbox"/>	5.5 Detached, dislodged or failing connections
<input checked="" type="checkbox"/>	6. Wood that has been subjected to any of the following conditions:
<input type="checkbox"/>	6.1 Ultimate deformation
<input type="checkbox"/>	6.2 Deterioration
<input type="checkbox"/>	6.3 Damage from insects, rodents and other vermin
<input checked="" type="checkbox"/>	6.4 Fire damage beyond charring
<input type="checkbox"/>	6.5 Significant splits and checks
<input type="checkbox"/>	6.6 Horizontal shear cracks
<input type="checkbox"/>	6.7 Vertical shear cracks
<input type="checkbox"/>	6.8 Inadequate support
<input type="checkbox"/>	6.9 Detached, dislodged or failing connections
<input type="checkbox"/>	6.10 Excessive cutting and notching

Comments

<input type="checkbox"/>	Section 307 - Handrails and guardrails
<input type="checkbox"/>	Section 308 - Rubbish and garbage
<input type="checkbox"/>	Section 309 - Pest Elimination
<input type="checkbox"/>	Section 404 - Occupancy Limits
<input type="checkbox"/>	Section 502 - Required facilities
<input type="checkbox"/>	Section 503 - Toilet Rooms
<input type="checkbox"/>	Section 504 - Plumbing systems and fixtures
<input type="checkbox"/>	Section 505 - Water system
<input type="checkbox"/>	Section 506 - Sanitary drainage system



<input type="checkbox"/>	Section 507 - Storm drainage
<input type="checkbox"/>	Section 601 - Mechanical - General
<input type="checkbox"/>	Section 602 - Heating facilities
<input type="checkbox"/>	Section 603 - Mechanical equipment
<input checked="" type="checkbox"/>	Section 604 - Electrical Facilities
<input type="checkbox"/>	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.
<input type="checkbox"/>	604.2 Service - Dwelling units shall be served by a three-wire, 120/240 volt, single phase service with a minimum of 60 amps.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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

<input type="checkbox"/>	Section 605 - Electrical equipment
<input type="checkbox"/>	Section 606 - Elevators, escalators and dumbwaiters
<input type="checkbox"/>	Section 607 - Duct systems
<input type="checkbox"/>	Section 701 - General fire safety requirements
<input type="checkbox"/>	Section 702 - Means of egress
<input type="checkbox"/>	Section 703 - Fire resistance ratings
<input checked="" type="checkbox"/>	Section 704 - Fire protection systems
<input type="checkbox"/>	704.1 Inspection, testing and maintenance - Fire detection systems shall be maintained in accordance with the IFC in an operative condition at all times, and shall be replaced or repaired where defective.
<input type="checkbox"/>	704.1.1 - Fire protection and life safety systems - Fire protection systems shall be installed, repaired, operated and maintained in accordance with this code and the IFC and IBC.
<input type="checkbox"/>	704.1.2 - Required fire protection systems - Fire protection systems required by this code, the IFC or the IBC shall be installed, repaired, operated tested and maintained in accordance with this code.
<input type="checkbox"/>	704.1.3 Fire Protection systems - Fire protection systems shall be inspected, maintained and tested in accordance with the IFC requirements.
<input type="checkbox"/>	704.2 Standards - Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 7042 and as required by this section.
<input type="checkbox"/>	704.2.1 Records - Records shall be maintained of all systems inspections, tests and maintenance required by the referenced standards.
<input type="checkbox"/>	704.4 Removal of or tampering with equipment - It shall be unlawful for any person to remove, tamper with or otherwise disturb any fire protection or life safety system required by this code except for extinguishing fire, training, recharging or repairs.



- 704.4.1 Removal of or tampering with appurtenances - Locks, gates, doors, barricades, chains, enclosures, signs, tags and seals that have been installed by or at the direction of the fire code official shall not be removed, unlocked, destroyed or tampered with in any manner.
- 704.5 Fire department connection - where the fire department connection isn ot visible to approaching fire apparatus, the fire department connection shall be indicated by an approved sign mounted on the street front or on the side of the building, subject to approval by the fire code official.
 - 704.5.1 Fire department connection access - Ready access to fire department connections shall be maintained at all times without obstruction by fences, bushes, trees, walls or any other fixed or removable object.
- 704.6 Single and multiple station smoke alarms - Single- and multiple-station smoke alarms shall be installed in Group I-1 and R occupancies in accordance with Sections 704.6.1 through 704.6.3
 - 704.6.1 Where required - Existing Group I-1 and R occupancies shall be provided with single-station smoke alarms in accordance with Sections 704.6.1.1 through 704.6.1.4. Interconnection and power sources shall be in accordance with Sections 704.6.2 and 704.6.3.
 - 704.6.1.1 Group R-1 - Single or Multi-station smoke alarms shall be installed in all of the following locations in Group R-1: 1 - Sleeping areas; 2 - In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit; 3 - In each story within the sleeping unit, including basement. For sleeping units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level
 - 704.6.1.2 Groups R-2, R-3, R-4 and I-1 - Single or multi-station alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations: 1 - On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms; 2 - In each room used for sleeping purposes; 3 - In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
 - 704.6.1.3 Installation near cooking appliances - Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section 704.2.1.1 or 704.2.1.2:
 - 1 - Ionization smoke alarms shall not be installed less than 20' horizontally from a permanently installed cooking appliance; 2 - Ionization smoke alarms with an alarm silencing switch shall not be installed less than 10' horizontally from a permanently installed cooking appliance; 3 - Photoelectric smoke alarms shall not be installed less than 6' horizontally from a permanently installed cooking appliance.
 - 704.6.2 Interconnection - Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
 - 704.6.3 Power source - Single station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch.
 - 704.6.4 Smoke detection system - Smoke detectors listed in accordance with UL 268 and provided as part of the building's fire alarm system shall be an acceptable alternative to single or multi station smoke alarms and shall comply with the following: 1 - The fire alarm system shall comply with all applicable requirements in Section 907 of the IFC; Activation of a smoke detector in a swelling or sleeping unit shall initiate alarm notification in the swelling or sleeping unit in accordance with Section 907.5.2 of the IFC; 3 - Activation of a smoke detector in a dwelling or sleeping unit shall not activate alarm notification appliances outside of the swelling or sleeping unit, provided that a supervisory signal is generated and monitored in accordance with Section 907.6.5 of the IFC.
- 704.7 Single- and multiple-station smoke alarms - Single- and multiple-station smoke alarms shall be tested and maintained in accordance with the manufacturer's instructions. Smoke alarms that do not function shall be replaced. Smoke alarms installed in one- and two-family dwellings shall be replaced not more than 10 years from the date of manufacture marked on the unit, or shall be replaced in the date of manufacture cannot be determined.



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida



- 705.1 General - Carbon monoxide alarms shall be installed in dwellings in accordance with Section 1103.9 of the IFC, except that alarms in dwellings covered by the IRC shall be installed in accordance with Section R315 of that code.
- 705.2 Carbon monoxide alarms and detectors - Carbon monoxide alarms and detection systems shall be maintained in accordance with NFPA 720. Carbon monoxide alarms and detectors that become inoperable or being producing end-of-life signals shall be replaced.

Comments

Additional Comments

Property Identification

Site Address: 738 DELAWARE AVE
 Sec/Town/Range: 10/35S/40E
 Parcel ID: 2410-707-0004-000-3
 Jurisdiction: Fort Pierce

Use Type: 0800
 Account #: 23627
 Map ID: 24/10S
 Zoning: Office Co

Ownership

Jean Van Winkle
 738 Delaware AVE
 Fort Pierce, FL 34950

Legal Description

SADIE WHEELER'S S/D LOTS 4 AND 13 (MAP 24/10E) (0.33 AC- 14,375 SF) (OR 2971-1328,1329; 3359-1186)

Current Values

Just/Market Value: \$122,800
 Assessed Value: \$122,800
 Exemptions: \$0
 Taxable Value: \$122,800



Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)
 Download TRIM for this parcel: [Download PDF](#)

Total Areas

Finished/Under Air (SF): 3,459
 Gross Sketched Area (SF): 3,778
 Land Size (acres): 0.33
 Land Size (SF): 14,375

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160
Sources/links:			

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 30, 2012	3359 / 1186	0311	QC	RCF Properties Inc	\$100
May 9, 2008	2971 / 1329	XX03	WD	Soleil Properties Inc	\$100
Nov 20, 2002	1624 / 1113	XX02	QC	VanWinkle Jean	\$100
Oct 16, 2001	1446 / 1434	XX00	WD	Luna Lino E	\$83,000
Oct 22, 1999	1258 / 1155	XX00	WD	Bogert Frederick W	\$55,900
Sep 1, 1984	0443 / 2061	XX01	CV		\$0
Apr 1, 1982	0375 / 1282	XX00	CV		\$53,000

Building Information (1 of 3)

Finished Area: 1,240 SF

Gross Sketched Area: 1,240 SF

Exterior Data

View:
 Building Type: MFH

Roof Cover: Asph Shingle
 Year Built: 1924

Roof Structure: Gable
 Frame:

Grade: MFFQ
 Story Height: 1 Story

Effective Year: 1950
 No. Units: 1

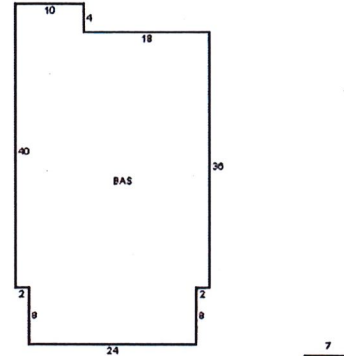
Primary Wall: Wood no Sh
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 2
 Half Baths: 0
 A/C %: 0%

Electric: AVERAGE
 Heat Type:
 Heat Fuel:
 Heated %: 0%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Sing Pine
 Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1240	1240	152

Building Information (2 of 3)

Finished Area: 1,185 SF

Gross Sketched Area: 1,476 SF

Exterior Data

View:
 Building Type: MFH
 Grade: MFFQ
 Story Height: 2 Story

Roof Cover: Roll Comp
 Year Built: 1936
 Effective Year: 1950
 No. Units: 2

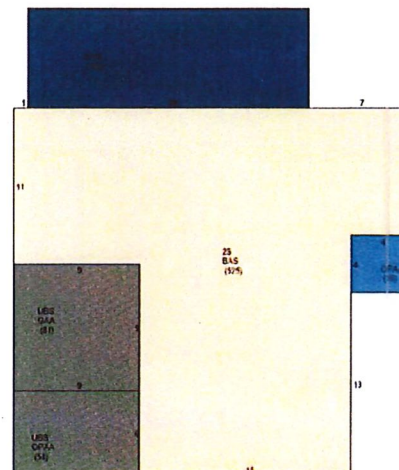
Roof Structure: Gable
 Frame:
 Primary Wall: Wood no Sh
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 2
 Half Baths: 0
 A/C %: 0%

Electric: AVERAGE
 Heat Type:
 Heat Fuel:
 Heated %: 0%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Sing Pine
 Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	525	525	108
BAS	BASE AREA	525	525	108
GAA	Garage Attached Average	81	0	36
OPAA	Open Porch Attached Average	70	0	46
UBS	UPPER BASE AREA/+1	135	135	66
WDK	WOOD DECK	140	0	54

Building Information (3 of 3)

Finished Area: 1,034 SF

Gross Sketched Area: 1,062 SF

Exterior Data

View:
Building Type: MFH
Grade: MFFQ
Story Height: 1 Story

Roof Cover: Fibrglss Shg
Year Built: 1918
Effective Year: 1965
No. Units: 1

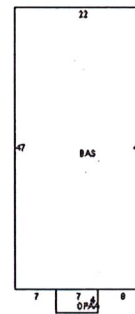
Roof Structure: Gable
Frame:
Primary Wall: Abs Shingle
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 1
Half Baths: 0
A/C %: 0%

Electric: AVERAGE
Heat Type:
Heat Fuel:
Heated %: 0%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1034	1034	138
OPAA	Open Porch Attached Average	28	0	22

Special Features and Yard Items

Type	Qty	Units	Year Blt
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Current Year Values


Current Values Breakdown

Building:	\$72,500
Land:	\$50,300
Just/Market:	\$122,800
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$122,800
Exemption(s):	\$0
Taxable:	\$122,800

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0041	3	Fort Pierce Stormwater Charge	\$207.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2022	\$122,800	\$122,800	\$0	\$122,800
2021	\$115,200	\$115,200	\$0	\$115,200
2020	\$109,500	\$97,224	\$25,000	\$72,224
2019	\$114,300	\$96,616	\$25,000	\$71,616

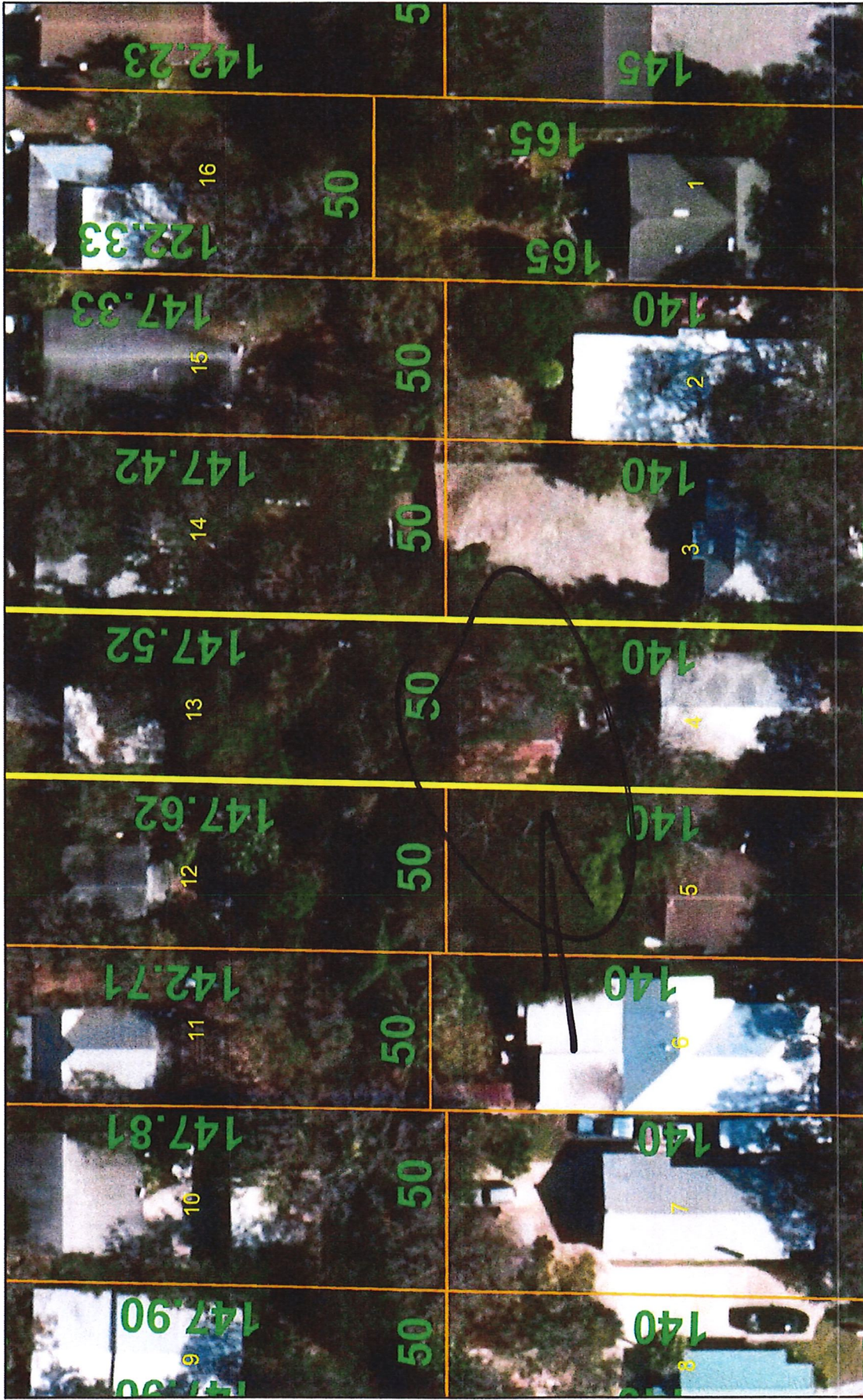
Permits

Number	Issue Date	Description	Amount	Fec
F01-00001425	Oct 23, 2001	Alterations/Remodeling	\$0	\$0
FE2002-58	Dec 18, 2002	Fence	\$120	\$75
RR2002108	Jan 28, 2004	Alterations/Remodeling	\$1,000	\$75
BP10-2173	Nov 3, 2010	Fence	\$100	\$150

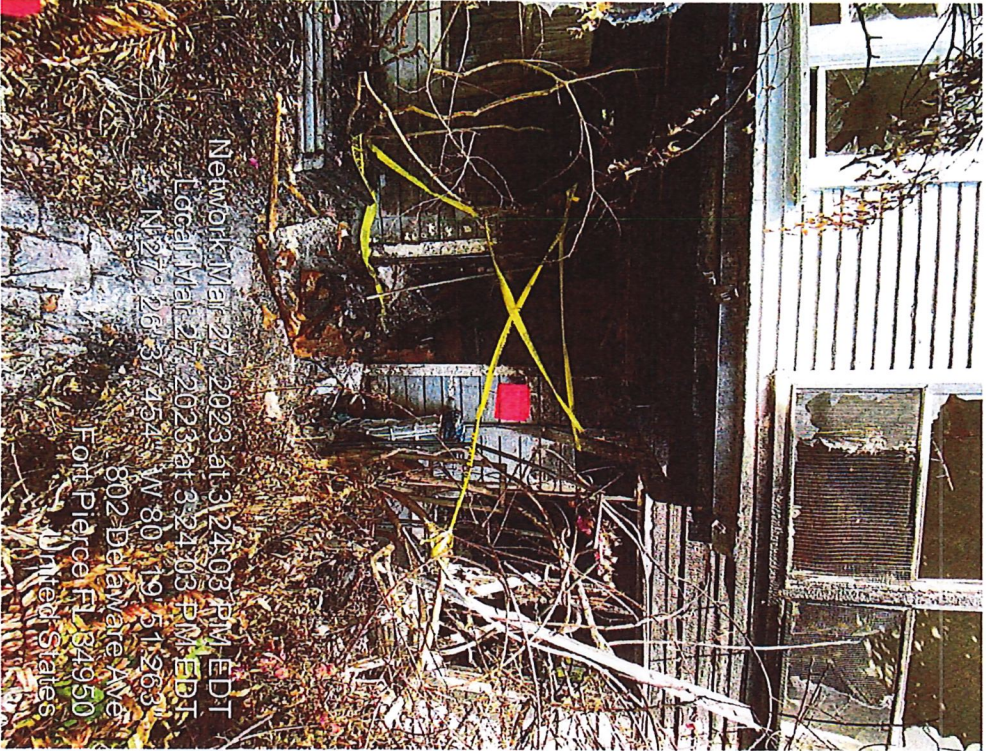
Notice: This does not necessarily represent all the permits for this property.
 Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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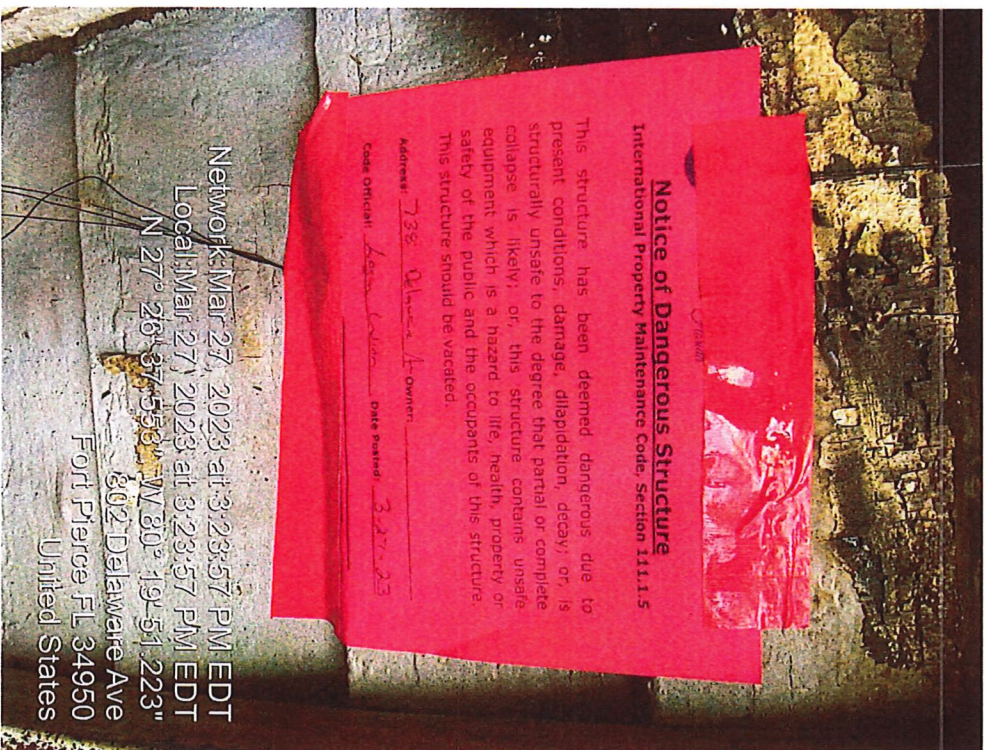
Saint Lucie County Property Appraiser



3/29/2023



Network: Mar 27, 2023 at 3:24:03 PM EDT
Local: Mar 27, 2023 at 3:21:03 PM EDT
N 27° 26' 37.454" W 80° 19' 51.263"
802 Delaware Ave
Fort Pierce FL 34950
United States



Network: Mar 27, 2023 at 3:23:57 PM EDT
Local: Mar 27, 2023 at 3:23:57 PM EDT
N 27° 26' 37.556" W 80° 19' 51.223"
802 Delaware Ave
Fort Pierce FL 34950
United States

Notice of Dangerous Structure
International Property Maintenance Code, Section 111.15

This structure has been deemed dangerous due to present conditions, damage, dilapidation, decay, or is structurally unsafe to the degree that partial or complete collapse is likely; or, this structure contains unsafe equipment which is a hazard to life, health, property or safety of the public and the occupants of this structure. This structure should be vacated.

Address: 738 *Olivera* *H* Owner
Code Official: *Don* *W* Date posted: *3-27-23*



Network: Mar 27, 2023 at 3:14:02 PM EDT
Local: Mar 27, 2023 at 3:14:02 PM EDT
N 27° 26' 37.484", W 80° 19' 50.738"
736 Delaware Ave
Fort Pierce, FL 34950
United States



Network: Mar 27, 2023 at 3:14:00 PM EDT
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N 27° 26' 37.484", W 80° 19' 50.738"
736 Delaware Ave
Fort Pierce, FL 34950
United States



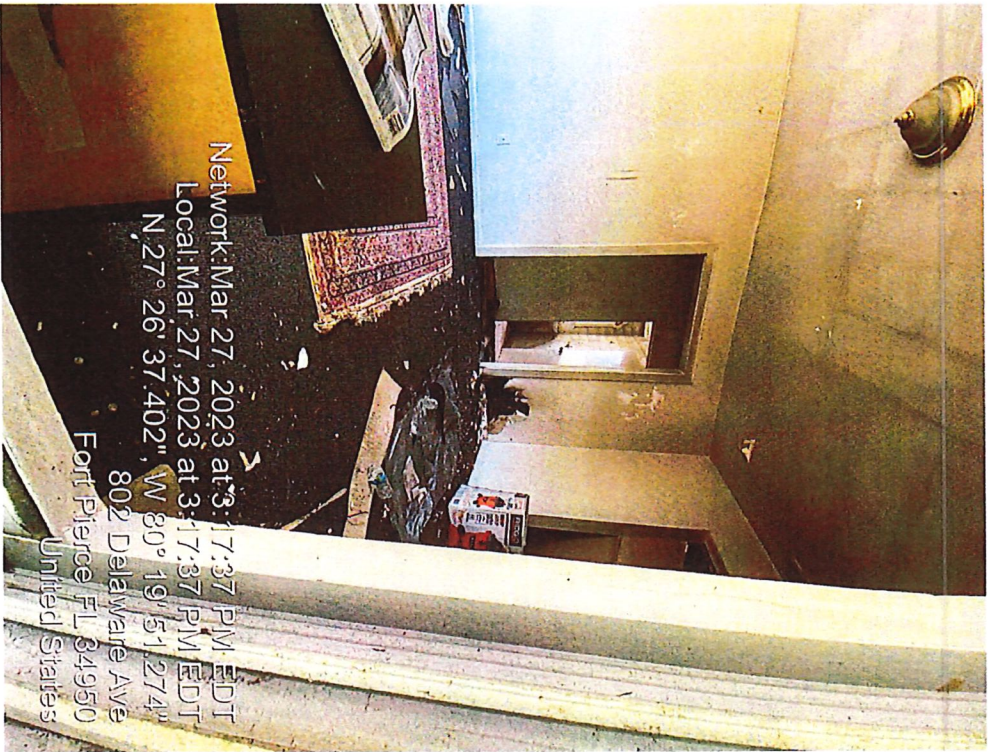




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719 Citrus Ave
Fort Pierce FL 34950
United States



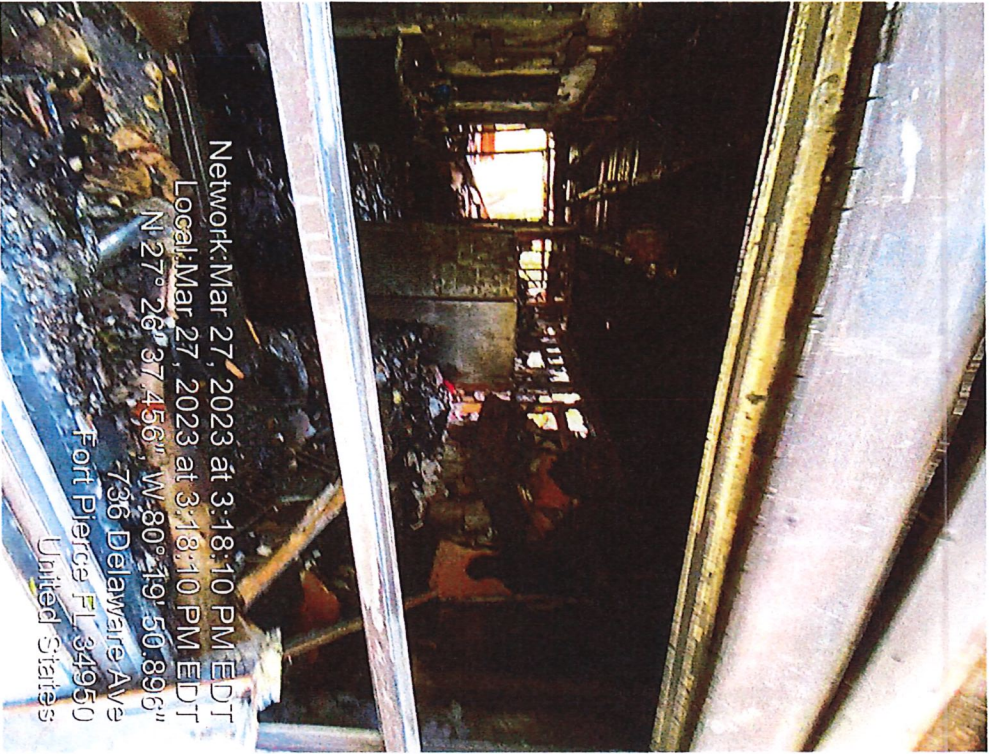
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802 Delaware Ave
Fort Pierce FL 34950
United States



Network: Mar 27, 2023 at 3:17:37 PM EDT
Local: Mar 27, 2023 at 3:17:37 PM EDT
N 27° 26' 37.402", W 80° 19' 51.274"
802 Delaware Ave
Fort Pierce FL 34950
United States



Network: Mar 27, 2023 at 3:17:23 PM EDT
Local: Mar 27, 2023 at 3:17:23 PM EDT
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802 Delaware Ave
Fort Pierce FL 34950
United States



Network: Mar 27, 2023 at 3:18:10 PM EDT
Local: Mar 27, 2023 at 3:18:10 PM EDT
N 27° 26' 37.456" W 80° 19' 50.896"
736 Belwaite Ave
Fort Pierce FL 34950
United States



Network: Mar 27, 2023 at 3:18:04 PM EDT
Local: Mar 27, 2023 at 3:18:04 PM EDT
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736 Belwaite Ave
Fort Pierce FL 34950
United States



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Fort Pierce FL 34950
United States



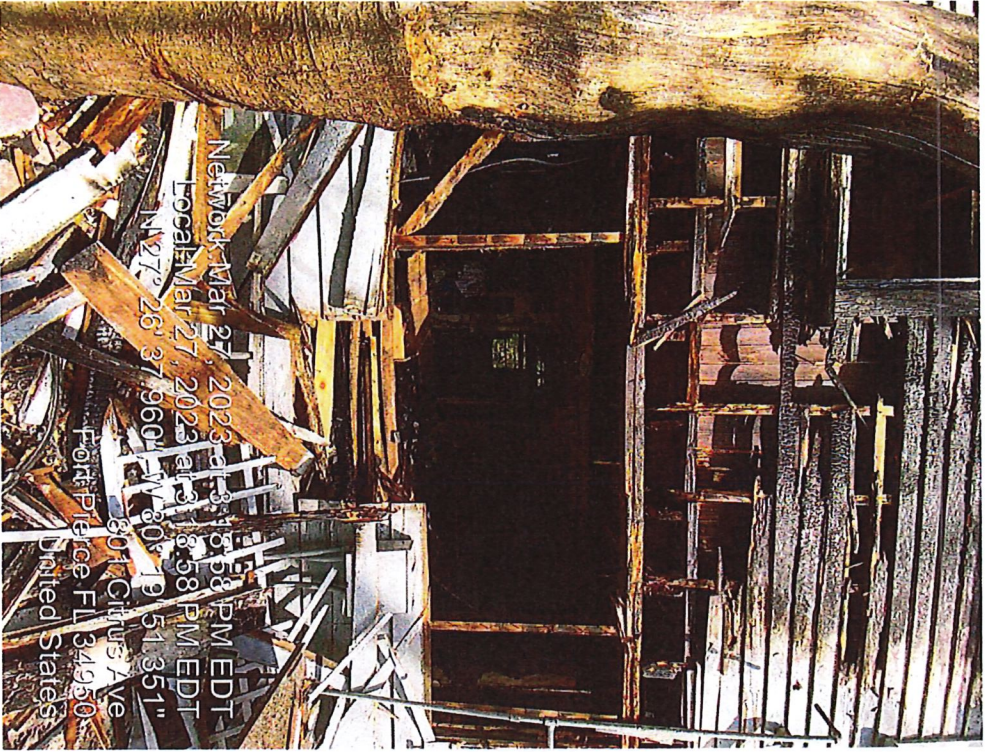
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Fort Pierce FL 34950
United States

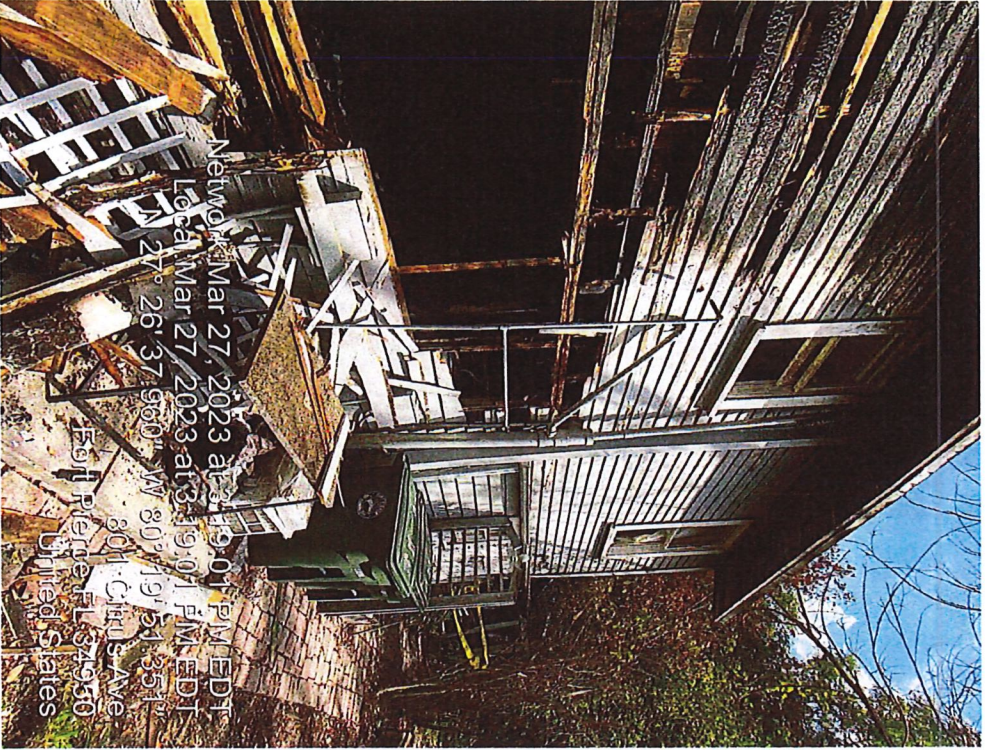


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721 Citrus Ave
Fort Pierce FL 34950
United States

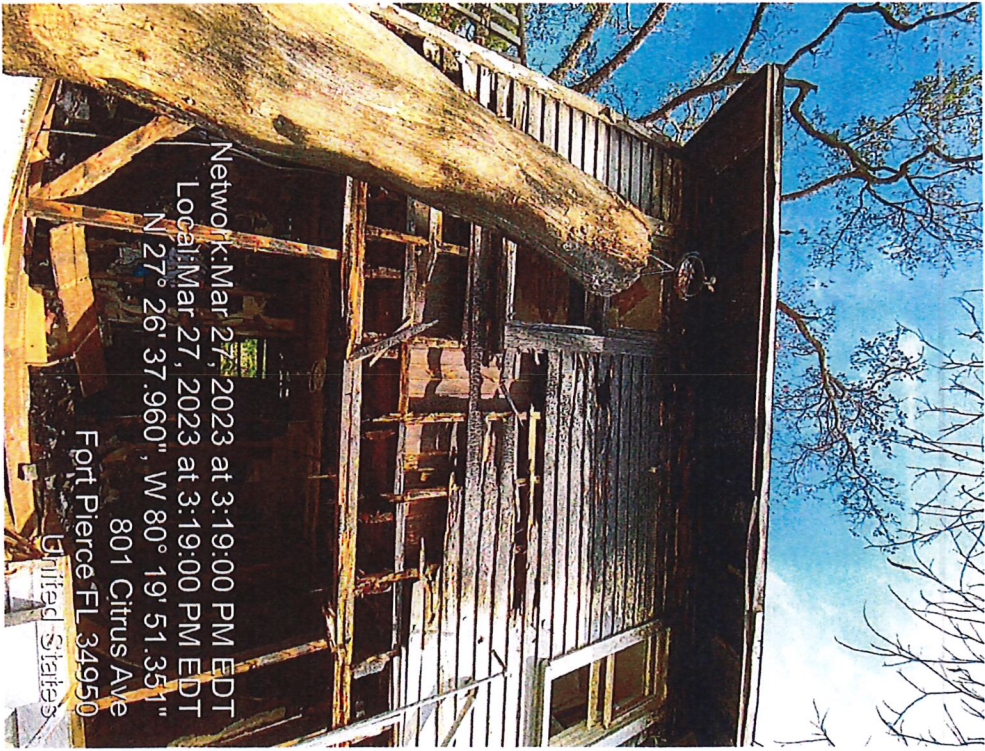


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719 Citrus Ave
Fort Pierce FL 34950
United States





Network: Mar 27, 2023 at 3:19:01 PM EDT
Local: Mar 27, 2023 at 3:19:01 PM EDT
N 27° 26' 37.960", W 80° 19' 51.351"
801 Citrus Ave
Fort Pierce FL 34950
United States



Network: Mar 27, 2023 at 3:19:00 PM EDT
Local: Mar 27, 2023 at 3:19:00 PM EDT
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801 Citrus Ave
Fort Pierce FL 34950
United States