



CITY OF BROOKSVILLE
26 SOUTH BROOKSVILLE AVENUE
BROOKSVILLE, FLORIDA 34601-2998

TELEPHONE 904-796-4954 FAX 904-799-5874
DEPARTMENT OF PLANNING & DEVELOPMENT
TELEPHONE 904-799-6809

RECEIVED
SEP 08 1993
CITY OF BROOKSVILLE FLORIDA

September 7, 1993

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Margery Spinoza
6099 Patricia Place
Spring Hill, FL 34607

**RE: APARTMENTS LOCATED ON S. MAGNOLIA AVENUE - PROPERTY APPRAISER
KEY NUMBER 00140877**

Dear Ms. Spinoza:

This letter is in follow-up to an inspection that was done at the above referenced property on August 16, 1993, at the request of Mr. Mel Abele. Mr. Abele had requested that Mr. David Padron (Contractor) and Hernando County Inspectors meet at the site to inspect the property for code deficiencies that require repair.

Please find attached to this letter a copy of the inspection report which was compiled by the County Inspector as a result of the August 16, 1993, meeting. This report may be used as a reference by your contractor, but it is acknowledged that when repairs are being made, your contractor may find additional items that may need to be repaired in order for the building to meet all applicable codes for the rental occupancy use of the premises. Your contractor must obtain permits to do the required repairs. Additionally, your contractor may coordinate any questions on code interpretation through my office.

Based on our inspection on August 16, 1993, it appears that you still have at least two of the four units, as they are currently set-up, leased to tenants. These units are being leased in spite of the fact that the electric service to the facility was disconnected on July 9, 1993, due to the hazards to life and health presented by the conditions of the premises. Notices were posted on each of the doors advising your tenants to vacate the premises until such time as the sanitary and safety conditions on the property were corrected. This Notice was also sent to you. To date, the work necessary to bring this building into compliance with all applicable codes has not been undertaken.

Due to the conditions as noted in the inspection report (attached), which, in aggregate, make the building unsafe for occupancy, as



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defined in Section 202 of the Standard Unsafe Building Abatement Code, 1985 edition, you are hereby ordered to comply with code as follows:

- 1) At the option of the owner, the building shall be repaired in compliance with all applicable codes, or demolished; and
- 2) the structure, as per the sum total of violations noted in the attached inspection report, poses an immediate hazard to the safety of its tenants, and is hereby ordered to be vacated, in accordance with the provisions of Sections 302 and 303 of the Standard Unsafe Building Abatement Code, 1985 edition. Tenants must vacate the premises by Monday, September 13, 1993. The water service to the facility will be disconnected as of September 13, 1993, and will remain disconnected until such time as an authorized contractor or contractors can certify that the building meets all applicable codes, for its occupancy class, and passes inspection by the City, and/or its contracted agent authorized to do said inspection services.

*Specific violations of the electric and plumbing codes as referenced in the inspection report, attached, constitute the determination that the building is manifestly unsafe and unsanitary for the purpose for which it is being used, as per the definition for an Unsafe Building, specified in Section 202 of the Standard Unsafe Building Abatement Code, 1985 edition. Any person having a legal interest in the property may appeal this Notice to the City of Brooksville Building/Construction Board of Adjustment & Appeals; and such appeal shall be in writing in the form specified in Section 401 of the Standard Unsafe Building Abatement Code, 1985 edition. The appeal shall be filed with the Building Official within thirty days of the date in which this Notice is served. Failure to appeal in the time specified will constitute a waiver of all rights to an administrative hearing.

A copy of this letter is being provided to each of your tenants as a preliminary Notice to Vacate the premises by September 13, 1993.


The Unsafe Building Notice will be posted on the building, in accordance with Section 304 of the Standard Unsafe Building Abatement Code, 1985 edition.

It is the City's intent to work with you on bringing the building into compliance with all applicable standards, so that it may continue to be used as a housing alternative for residents of the community. It is imperative that you communicate your intentions as it relates to repair or demolition of the building within thirty (30) days of receipt of this letter.

I look forward to hearing from you or your representative in the near future.

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Sincerely,



Bill Geiger
Director of Development

Enclosure

pc: Doug Bevins, City Attorney
James Malcolm, City Manager
George Illi, Fire Inspector
George Rodriguez, Hernando County Building Inspection
Manager/Deputy Building Official
Bill Scarff, Hernando County Inspector
David Padron, ~~Certified Building Contractor~~
P.O. Box 5157
Spring Hill, FL 34606
Fred Dean, Finance Director
Mary Williams, Finance Division
Tenants of Apartments (hand deliver or post)

(MS82093.let)

Inspection of Mel Abele property on S. Magnolia Ave.

DATE: August 16, 1993

Unit A

1. Air Conditioning unit on wall circuit. Circuit can only be rated for 50% of the ampacity of the unit. N.E.C 210-23A. Need a model number, number of amps that is drawn so as to rate this circuit. (Must come from the manufacturer)
2. Need electric outlet at sinks as per N.E.C. 210-52D with GFCI 210.8.
3. Rooms are not wired to code and must be GFCI per N.E.C. 210-8.4B and 210.8.1.
4. Bathroom lights do not meet code. Must be rated for wet and damp locations N.E.C 410-4.
5. Bath rooms must have mechanical ventilation SBC 2001.4.
6. Exposed copper going through shower wall without protection from masonry, Plumbing code 407.1.
7. Light over sink in unit wires are spliced, N.E.C. 410-28D
8. R.2 Occupancy requires a 2-hour fire rating, SBC 403. (Walls, ceiling, doors)
9. Ceiling fan needs a proper fan box. N.E.C 400.8 and 400.9.
10. Windows do not meet egress SBC 1105.4.
11. Windows are not operational, and screens are in need of repair.
12. Supply to water in bathroom is connected with a piece of rubber hose. Rubber connection is not an acceptable connection by the Plumbing code. Not listed in Chapter 5.
13. Must have a shower pan (Plumbing Code 910).

Inspection of Mel Abele property on S. Magnolia Ave.
Date: August 16, 1993
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Unit B

Refer to numerical order on page one on Unit A

1. A/C
2. Electric in sink
3. Wall outlets
4. Bath lights
5. Ventilation in bathroom
6. Copper exposed through masonry walls and floors.
7. Hot water tank has exposed wires
8. 2 Hour Fire walls rating.
9. Hot water tank must set into a safety pan and drain to the outside (pressure relief valve and over flow, Plumbing Code 1213)
10. Windows not meeting egress
11. Windows not operational, replace screens
12. Hot water tank must show working pressure etc., Plumbing Code 921
13. Shower pan
14. Water closet does not meet clearance, Plumbing Code 903.5

Inspection of Mel Abele property on S. Magnolia Ave.
Date: August 16, 1993
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Unit C

Refer to numerical order on page one on Unit A

1. A/C
2. Electric at sink
3. Wall outlets
4. Bathroom light
5. Ventilation (Bath)
6. Copper exposed to cement in floor and wall
7. Wood on shower walls (was a closet) Plumbing Code 910
Drain must be 2". Must have a shower pan.
8. Two-hour fire rating
10. Egress windows
11. Windows not operational, no screens
13. Shower pan

Inspection of Mel Abele property on S. Magnolia Ave.
Date: August 16, 1993
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Unit D

Refer to numerical order on page one on Unit A

1. A/C
2. Outlets at sink
3. Room not wired to code
4. Bath light
5. Bath ventilation
6. Copper exposed to masonry and cement
8. Two hour fire rating
10. Window egress
11. Windows not operational, no screens
13. Shower pan