



# Brevard County Fire Rescue

## Office of the Fire Marshal

1040 South Florida Ave.

Rockledge, FL 32955

Office (321) 633-2056

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Email [fire.prevention@brevardcounty.us](mailto:fire.prevention@brevardcounty.us)



<b>Occupant Name:</b>	Sandpiper Towers Condo Assoc Inc.	<b>Inspection Date:</b>	6/30/2021
<b>Address:</b>	205 Highway A1A	<b>InspectionType:</b>	Complaint, Notice of Violation, Technical
<b>Suite:</b>		<b>Structure Name:</b>	Sandpiper Towers
<b>City:</b>	Satellite Beach	<b>Inspected By:</b>	Barry Pettingill 321-637-5660
<b>Zip Code:</b>	32937	<b>Occ. Sq. Ft.:</b>	114362

Insp. Result	Location	Code Set	Code
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N/A	Floor 1	Codes Verifications	101 - Verify square footage. This item is for the fire inspector only. No action is required from occupant/owner.
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<b>Code Violation</b>	Floor 1	FL NFPA 01 2018 Chapter 10 General Safety Requirements	10.1.4.2 - Repairs Shall Be Made
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**Inspector Comments:** Where the technical analysis recommends repairs to the structure, such repairs shall be made.

Any and all deficiencies identified in the report and any and all deficiencies discovered during any repairs or renovations shall be corrected. Building permits are required prior to any repairs, renovation, or reconstruction. Please obtain an approved building permit by July 12, 2021.

<b>Code Violation</b>	Floor 1	FL NFPA 01 2018 Chapter 10 General Safety Requirements	10.1.4.1 - Visible Damage to Structural Elements
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**Inspector Comments:** Where structural elements have visible damage, the AHJ shall be permitted to require a technical analysis prepared in accordance with Section 1.15 to determine if repairs are necessary to restore structural integrity.

A visual inspection for open and obvious structural deficiencies was performed. Numerous concrete cracks and rusted structural members were observed. A report from Keystone Engineering & Consulting, dated 11/11/2019 was provided to Brevard County today 6/30/2021. The report identifies the need to structural repairs in various locations throughout the structure. The engineer's report is being reviewed by our office.

**Inspector Comments:** Responded to complaint by zone inspector for possible issues with this building. Assisted by John Connelly from the building department, Doug Carter, Brian Hill and Gerald Villella from BCFR.

Met with Delores Melton who advised that they have an engineering report and are waiting for the contractor to pull permits for repairs. There was visible damage to joisting over the north garage and below the decking. This area had a large amount of water just in this space prior to the assessment. There are other areas of visible damage, cracking and concrete delaminating. The engineering report will be reviewed by our office and the building department.

Your inspector will return to verify compliance with the adopted Codes on **7/12/2021**.

FAILURE TO COMPLY BEFORE THE ABOVE DATE AND TIME WILL RESULT IN THE COMMENCEMENT OF APPROPRIATE ENFORCEMENT ACTION AND/OR POSSIBLE **FINE OF UP TO \$1000.00** SHOULD THIS MATTER BE REFERRED TO THE SPECIAL MASTER OR THE **BREVARD COUNTY COURTS** FOR RESOLUTION. PURSUANT TO SECTION 2-171(B) OF THE BREVARD COUNTY CODE, IF THE COUNTY PREVAILS IN PROSECUTING THIS CASE, YOU MAY BE REQUIRED TO PAY ALL COSTS INCURRED BY THE COUNTY. IF THE VIOLATION IS CORRECTED PRIOR TO BRINGING THIS CASE BEFORE THE SPECIAL MASTER AND THEN THE VIOLATION RECURS, THE CODE ENFORCEMENT OFFICER WILL REFER THE CASE FOR HEARING EVEN IF THE VIOLATION IS CORRECTED BEFORE THE DATE OF THE HEARING. **NOTE: PURSUANT TO BREVARD COUNTY CODE, SECTION 2-173 (C), WHEN THE SPECIAL MASTER HAS PREVIOUSLY RULED IN FAVOR OF THE COUNTY AND THE VIOLATION OCCURS AGAIN ON THE SAME PROPERTY, IT BECOMES A REPEAT VIOLATION AND THE CODE ENFORCEMENT OFFICER MAY, WITHOUT GIVING THE PERSON A REASONABLE TIME TO CORRECT THE VIOLATION ISSUE A CITATION TO APPEAR IN COUNTY COURT.**

## ENFORCEMENT PROCESS

Pursuant to Chapter 162 of the Florida Statutes, the Board of County Commissioners has created the Code Enforcement Special Magistrate process. The purpose of this process is to provide an equitable, expeditious, effective and inexpensive method of enforcing the codes and ordinances in force in Brevard County, Florida.

You have been issued either a Notice of Violation, Statement of Recurring Violation, Statement of Repeat Violation, or Statement of Irreparable/Irreversible Violation by Brevard County (Code Enforcement, Natural Resources, etc). This makes you a RESPONDENT in a Code Enforcement proceeding. Since proceedings of the Code Enforcement Special Magistrate process are legal in nature, you may wish to retain legal counsel.

### NOTICE OF VIOLATION--

Failure to comply with terms of the Notice of Violation may result in this matter being referred to the Brevard County Code Enforcement Special Magistrate for resolution. If a hearing is required and you are found in violation of the Brevard County Code of Ordinances, the Special Magistrate will assess enforcement costs against you.

### STATEMENT OF RECURRING, REPEAT OR IRREPARABLE/IRREVERSIBLE VIOLATION--

A Notice of Recurring Violation, Notice of Repeat Violation or Notice of An irreparable/Irreversible Violation will be automatically referred to the Special Magistrate for resolution, with a Notice of Hearing reflecting the date and time of the hearing. If you are found in violation of the Brevard County Code of Ordinances, the Special Magistrate will assess costs against you.

You have committed a RECURRING VIOLATION if you were issued a notice of violation for the same violation in the past five years but the matter was resolved BEFORE a hearing was held.

You have committed a REPEAT VIOLATION if the Special Magistrate has issued an Order in the past five years that you were in violation of the same violation. A repeat violation is eligible for enhanced fines. Upon the Special Magistrate's findings that a repeat violation has been committed, the Special Magistrate may order the violator to pay a fine for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code enforcement officer.

You have committed an IRREVERSIBLE/IRREPARABLE violation if you cannot cure the violation (i.e., cutting down a tree, environmental hazard, etc).

### SPECIAL MAGISTRATE--

The Special Magistrate is an independent hearing officer retained to conduct hearings on alleged violation of the County Code as provided for in Chapter 162. Please refer to the Rules of the Special Magistrate for the procedures of the hearing. The Rules of the Special magistrate should be attached to all notices of hearings, however, if you did not receive a copy, please contact Code Enforcement at (321) 633-2086 to obtain a copy.

At the conclusion of the hearing, the Code Enforcement Special Magistrate shall issue findings of fact based on evidence of record and conclusions of law, and shall issue an Order affording the proper relief consistent with powers granted by Florida law and County code.

### FINES--

If you are found in violation of the County Code, pursuant to Section 2-176 of the Code of Ordinances of Brevard

