



DEVELOPMENT SERVICES
DEPARTMENT

City of Tarpon Springs, Florida

324 E. PINE STREET
P.O. BOX 5004
TARPON SPRINGS, FL 34688-5004
(727) 942-5617
Fax (727) 943-4651
www.ctsfl.us

Code Enforcement Update Memo

Date: 01/10/17
To: Mark LeCouris, City Manager
From: Anthony Mastracchio, Building Development Director
RE: 57 West Tarpon Avenue (Sunbay Motel)

57 West Tarpon Avenue Property Violations List

BUILDING DEVELOPMENT DEPARTMENT CODE VIOLATIONS

- Fill all opening on the exterior walls, soffit area and fascia.
- Repair and damaged and/or broken window screening.
- Repair any damaged and/or broken window(s).
- Repair or replace deteriorated door frames.
- Repair or replace deteriorated window frames.
- Install structures address on the front elevation per City Standards.
- **Repair or replace the exterior lighting fixture located in the stairway ceiling.**
- **Repair the second floor vinyl vented soffit area or replace.**
- **Repair the loose wood flooring on the second floor wood deck to the north rooms.**
- Foam/seal any opening in the second floor ceiling area.
- Repair the second floor fascia that is missing and/or damaged.
- Paint/seal any exposed wood located on the second floor flat roof area and the first floor fascia.
- **Ensure the rear exterior emergency egress stairs are structurally sound.**
- Repair any deteriorated doors.
- Remove all debris under the rear second floor egress wood walkway.
- Remove or permit the rear non-permitted structure/room.
- Foam/seal around all A/C units installed in the rear first floor sealed up window openings.

- Remove the brick on the first riser of the rear egress stairs and install concrete area for stability. Also, ensure riser height meets Florida Building Code.
- Repair any damaged wood/chain link fencing around the property.
- Re-establish and ensure the dumpster enclosure is operable.
- Exposed plywood/particle board between first floor soffit and second floor fascia/soffit on the side elevation.
- Provide an engineer's letter on the second floor exposed roof joists that display signs of termite and possible mold damage.
- Repair all deteriorated/wet areas in the ceiling drywall on the second floor.
- Repair any holes in the drywall in the second floor walls.
- Repair the second floor area that is missing laminate at the door opening.
- Replace any second floor light fixture that has experienced dampness and/or water from the roof leaking.
- Repair all exposed electrical wiring on the second floor.
- Provide a safety inspection letter from a Florida licensed electrical contractor.
- Reinstall all interior door and floor trim.
- Repair the electrical double gang box in the office area.
- Repair the ceiling corner of the first floor office area that was damaged by water intrusion.
- Remove all exposed romex wiring in the rear first floor area at the hallway location to the non-permitted room.
- Remove all electrical in the non-permitted room.
- Remove all plumbing in the non-permitted room.
- Revise the gas water heater on the exterior first floor adjacent to the unpermitted room. The exhaust terminates on the adjacent property.
- Ensure the gas water heater cabinet is weather tight.
- Clear out the laundry room on the rear first floor adjacent to the unpermitted room to provide required clearances for the electrical service.
- Ensure no infestation of insects/bed bugs exist as the occupants indicated.

FIRE MARSHAL/FIRE DEPARTMENT CODE VIOLATIONS

- Install 10 year battery smoke detectors in each room.
- Unsafe storage of materials and excess debris.
- Remove all combustibles below the second floor rear deck.
- Exposed wires and connectors.
- Rear non-permitted room does not meet NFPA 1.
- Gas water heater not property vented.
- Electrical room behind the manager's office wiring not per code and obstructed, too narrow.
- Several light fixtures behind the manager's office /storage room have no globes.
- Exposed wires over the stairwell light fixture.
- Ceiling fans on the second floor rooms not per code.

- Provide emergency instructions to occupants/guests for each room.
- Furnishings, mattresses, and decorations not identified as compliant with NFPA 1.
- Facility does not provide heat as required per Florida Statute 83- Residential Tenancies.
- Portable space heaters not authorized per NFPA 1.

NOTE: All items delineated in red have been satisfactorily completed and inspected by the fire department and building department.

