BUILDING & CODE ENFORCEMENT

Circus Arena

Unsafe Buildings

Vince LaPorta, Building Official

February 2013

Circus Arena

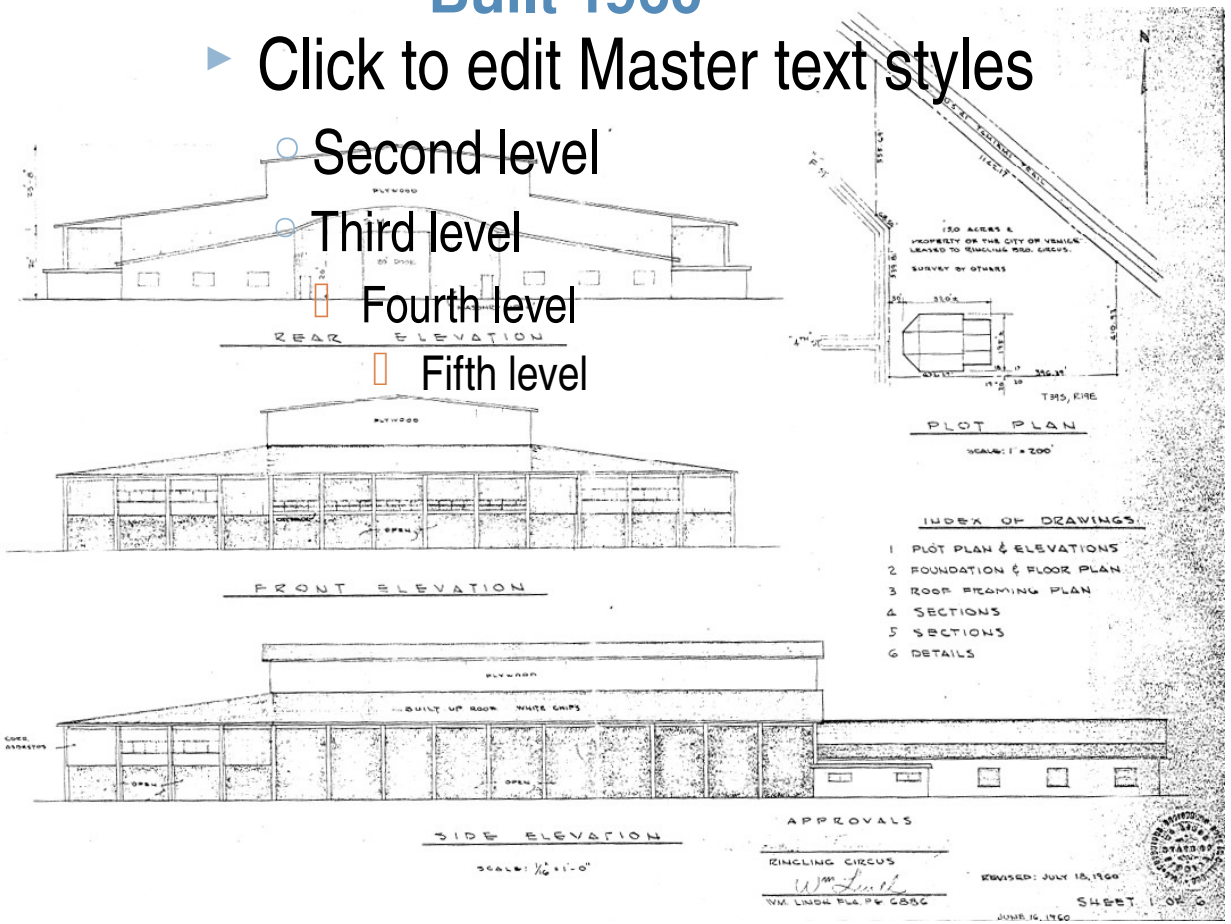
Aerial of Circus Grounds

Building & Code Enforcement

Circus Arena

Built 1960

- Click to edit Master text styles
  - Second level
    - Third level
      - Fourth level
        - Fifth level

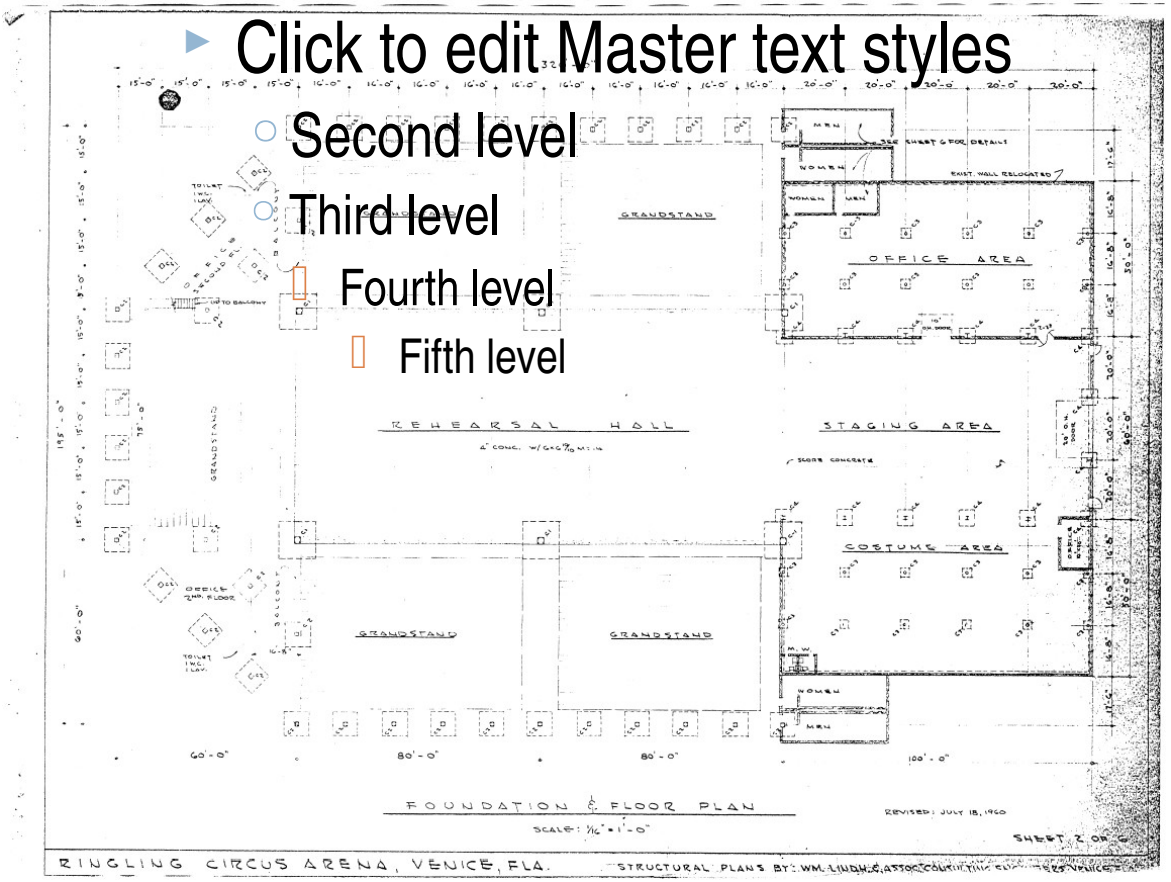


Elevation

Building & Code Enforcement

Circus Arena

Built 1960



Floor Plan

Building & Code Enforcement

Circus Arena

Office area 2006

Office area 2013

Circus Arena

Costume area 2006

Costume area 2013

Building & Code Enforcement

Circus Arena

Costume area 2006

Costume area 2013

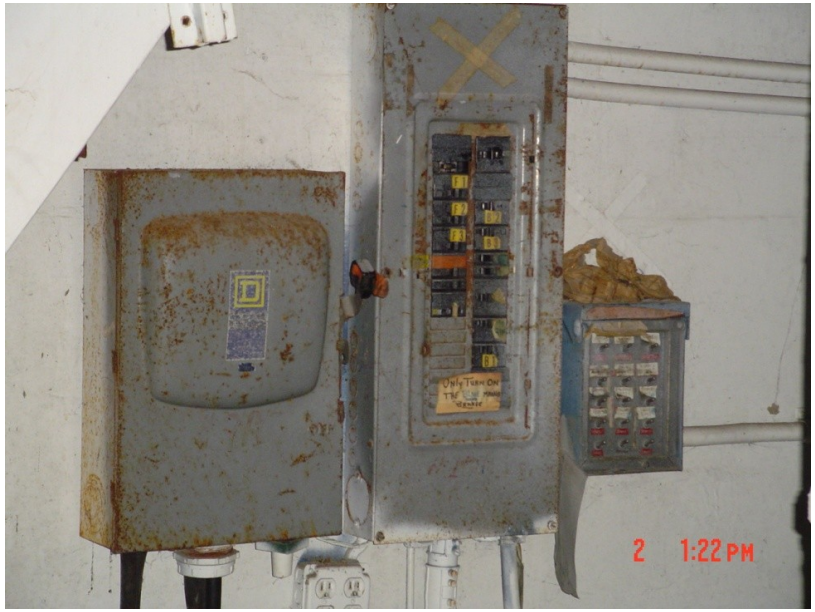
Circus Arena

Rehearsal hall 2006

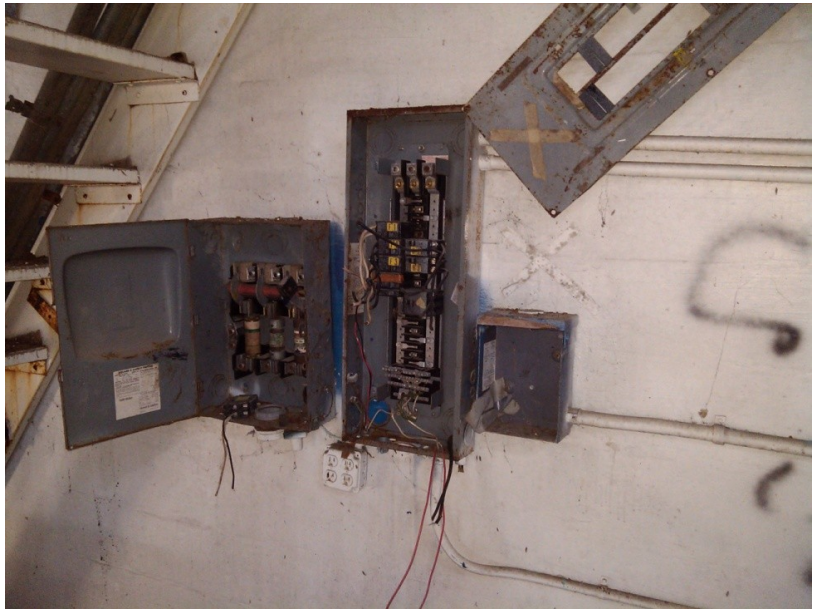
Rehearsal hall 2013

Building & Code Enforcement

Circus Arena



Rehearsal hall 2006



Rehearsal hall 2013

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Costume roof 2006

Costume roof 2013

Circus Arena

Staging / Office area 2013

Circus Arena

Office area 2013

Circus Arena

- Click to edit Master text styles
  - Second level
    - Third level
      - Fourth level
        - Fifth level

Office area 2013

Circus Arena

Office area 2013

Building & Code Enforcement

Circus Arena

Office area 2013

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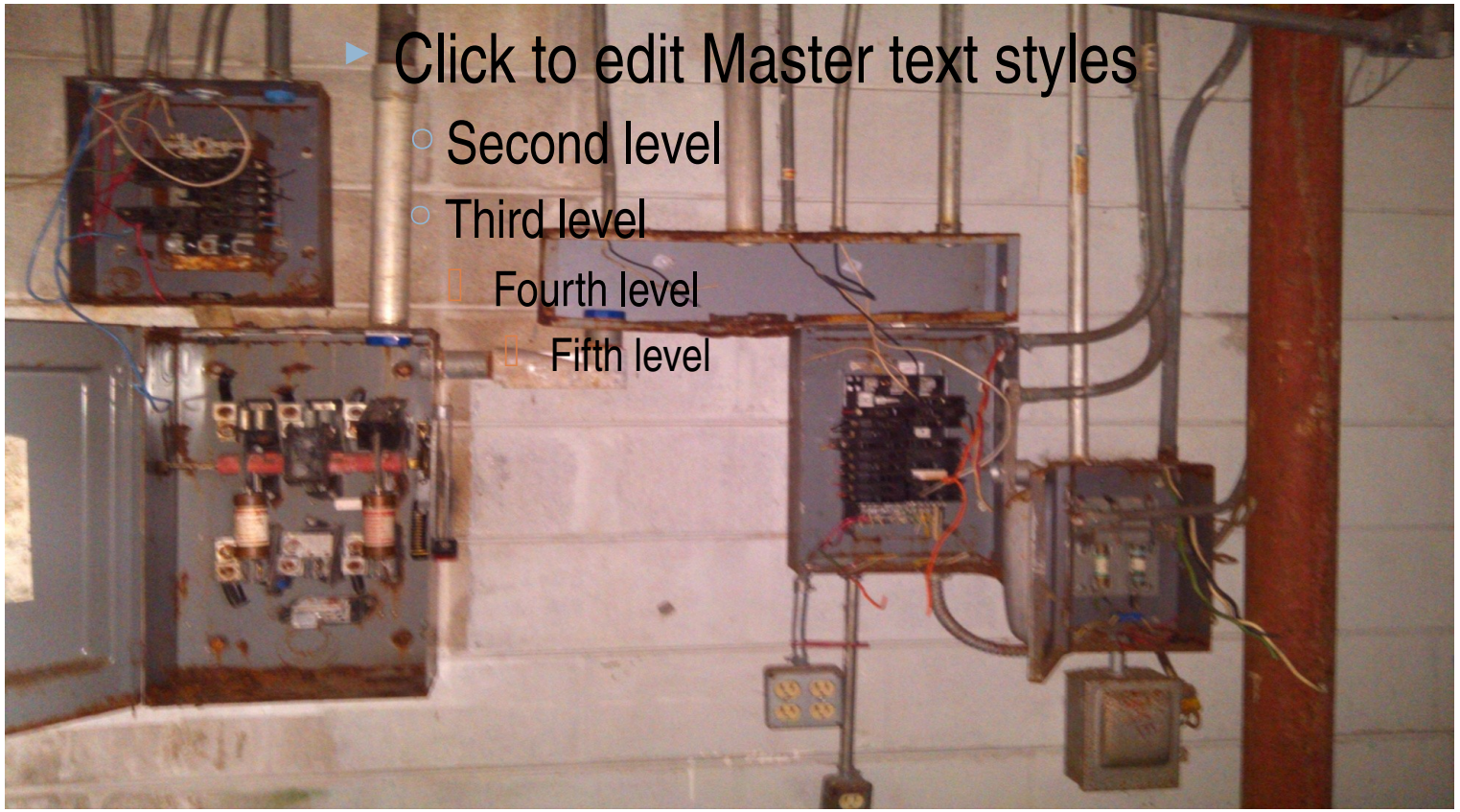
Office area 2013

Building & Code Enforcement

Circus Arena



Office area 2013

Building & Code Enforcement

Circus Arena

Costume area 2013

Circus Arena

Arena left side 2013

Building & Code Enforcement

Circus Arena

Arena left side 2013

Circus Arena

Arena left side 2013

Circus Arena

Arena right side corner 2013

Circus Arena

Arena right side 2013

Circus Arena

Arena right side 2013

Circus Arena

Arena right side 2013

Circus Arena

Staging area 2013

Circus Arena

Staging area 2013

Circus Arena

Staging area 2013

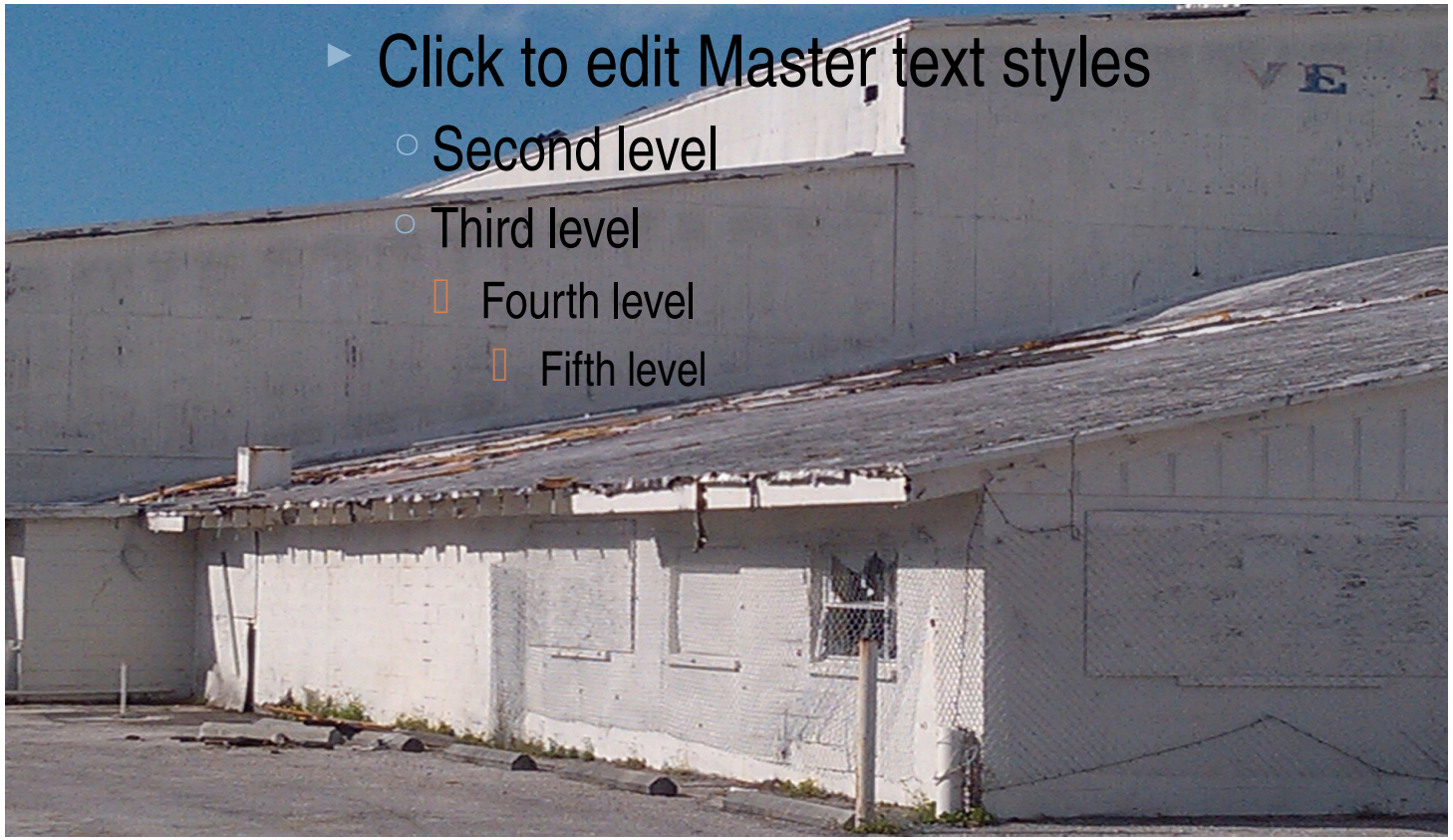
Circus Arena

Arena right side 2013

Circus Arena

Arena right side 2013

Circus Arena



Arena left side 2013

Circus Arena

Octagon building 2013

Circus Arena

Octagon building 2013

Circus Arena

Octagon building 2013

Building & Code Enforcement

Circus Arena

Octagon building 2013

Circus Arena

2010 Florida Building Code, *Existing Building*

Sec. 202, General Definitions.

- **Any building or structure having a significant risk of collapse, detachment or dislodgement of any portion, member, appurtenance or ornamentation under service loads shall be deemed *dangerous*.**

Circus Arena

2010 Florida Building Code, *Existing Building*

Sec. 506.1, Repairs .

- **Regardless of the extent of structural or non-structural damage, *dangerous* conditions shall be eliminated.**
- Regardless of the scope of repair, new structural members and connections used for repair shall comply with the provisions of the Florida Building Code, Building for new buildings of similar structure, purpose and location.

Circus Arena

2010 Florida Building Code, *Existing Building*

Sec. 506.1, Repairs .

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Circus Arena

2010 Florida Building Code, *Existing Building*

Sec. 611.1.1, Reroofing .

- **Not more than 25% of the total roof area or roof section shall be repaired, replaced or recovered unless the entire roofing system or roof section conforms to the requirements of this code.**

Circus Arena

2010 Florida Building Code, *Existing Building*

Sec. 405.1, Scope .

- **Level 3 alterations apply where the work area exceeds 50% of the aggregate area of the building.**
- Level 3 alterations shall comply with the requirements of 2010 Florida Building Codes and the Fire Prevention Code.

Circus Arena

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Circus Arena

Notice of Violation - Unsafe Building

Building and Code Enforcement Department
401 West Venice Avenue
Venice, Florida 34285
Phone: (941) 486-2626 Ext. 22001

NOTICE OF VIOLATION – UNSAFE BUILDING

February 12, 2013

VENICE CITY OF
401 W VENICE AVE
VENICE, FL 34285-2006

Address of Violation: 1401 S. RINGLING DR – CIRCUS ARENA COMPLEX

Dear Property Owner:

Based on complaints received, an inspection has confirmed that the above property is in violation of the Florida Building Codes and the Standard Unsafe Building Abatement Code 1985 which applies to Section 90-202 of the City of Venice Code of Ordinances, which is quoted as follows in Chapter 90, Buildings and Building Regulations, Article IV, Technical Codes:

Sec. 90-201. Codes adopted.

(a) The Florida Building Codes, with the editions and associated technical codes as mandated by the state and in particular F.S. ch. 553, are hereby adopted for the city for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and structures and systems in the city. Each and all of the regulations, provisions, conditions and terms of such codes on file in the office of the city clerk are hereby referred to, adopted and made a part of this chapter as if fully set out in this article; subject, however, to all provisions of this chapter, and to all modifications to such codes contained in this article.
(b) The National Electrical Code (NEC), with the edition as mandated by the state and in particular F.S. ch. 553, is hereby adopted for the city for regulating the electrical work in the construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use and maintenance of all buildings and structures and systems in the city. Each and all of the regulations, provisions, conditions and terms of the National Electrical Code, on file in the office of the city clerk, are hereby referred to, adopted and made a part of this chapter as if fully set out in this article; subject, however, to all provisions of this chapter and all modifications to such code contained in this article.
(Ord. No. 2002-43, § 2, 9-24-02)

Sec. 90-202. Supplements to the Florida Building Codes; housing.
The Florida Building Codes adopted in section 90-201 are hereby supplemented in the following particulars:
(1) The Standard Housing Code, 1994 edition, and the Standard Unsafe Building Abatement Code, 1985 edition, of which one copy each has been and is now filed in the office of the city clerk, are hereby adopted and incorporated as fully as if set forth in this article, and the provisions thereof shall be controlling in the use, maintenance, demolition and occupancy of all dwellings, dwelling units or structures within the area of jurisdiction of the city.

Suite 109 Phone (941) 486-2626 Fax (941) 486-2448

Building & Code Enforcement

Circus Arena

Unsafe Buildings

Any building or structure that constitutes a hazard to safety or health by reason of:

- **Inadequate maintenance**
  - Decay, deterioration, dilapidation
  - Obsolescence or abandonment

Unsafe buildings are:

- Declared to be a public nuisance and unsanitary
- May be abated by rehabilitation or demolition

Circus Arena

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Circus Arena

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Circus Arena

Risk Management

- **The city can be held liable for damage or injury stemming from any defect in an item for which it is responsible for.**

Circus Arena

Recommendation:

- **Asbestos and lead-based paint abatement.**
- **Demolition of the existing structures.**

Circus Arena

Questions?

Building & Code Enforcement