

Special Master Agenda for: Thursday, January 17, 2019

9:00AM Special Master Case# **JC07000773** Property Address: 1015 FAIRWAY
 Department Violation # CE06006862 DANIEL E JONAS &W MARY E
AREA NONE Description: SM Initial Hearing **Status: Lien**
 Inspector Comments: REPORT
 Jorge Rios
 Violation Type: paint front of stucture; wood surrounding roof eaves in need of repair; glass at garage door is broken

9:00AM Special Master Case# **JC07000786** Property Address: 1015 FAIRWAY
 Department Violation # CE06006863 DANIEL E JONAS &W MARY E
AREA NONE Description: SM Initial Hearing **Status: Lien**
 Inspector Comments: REPORT
 Jorge Rios
 Violation Type: wooden and chainlink fence surrounding property erected without a permit

9:00AM Special Master Case# **JC10000730** Property Address: 1525 LENOX AV
 Department Violation # CE10000317 Lincoln Mews Condominium Inc.
AREA NONE Description: SM Initial Hearing **Status: Lien**
 Inspector Comments: Request to stop the fines
 Nehru Balgobin
 Violation Type: no occup license no exterminator in over a year roaches & bugs (Code Cases)

9:00AM Special Master Case# **JC16000261** Property Address: 714 15TH ST
 Department Violation # CE15015142 Pennsylvania LLC
AREA NONE Description: SM Initial Hearing **Status: Fine Imposed by Special Master**
 Inspector Comments: REPORT
 Jacqueline Caicedo
 Violation Type: Violation of Section 14-66 (2) b By failing to renew your Certificate of Use in a timely manner. You can comply by renewing your Certificate of Use within 24 hours of receipt of this notice. Failure to comply will result in charges being filed against you with the Special Master. Section 102-360 Failing to timely renew a Business Tax Receipt. Pursuant to Section 102-360 Failure to comply within 24 hours of this notice will result in your prosecution before the Special Master or, in the alternative, other means of enforcement as prescribed by Section 102-377 of the Miami Beach City Code. You can comply by ceasing operations until obtaining a Business Tax Receipt. Failure to pay the imposed fines will lead to the placement of liens on the real and personal property of the violator which will eventually be foreclosed or otherwise collected as provided by Section 102-377. This violation may also be punishable by imprisonment not to exceed sixty (60) days or by imposition of a fine not to exceed five hundred dollars (\$500) or both. Applications for a Business Tax Receipt and / or stock and renewal payments may be made at the License Section, 1700 Convention Center Drive, 1st Floor, Miami Beach, FL 33139. Phone (305) 673-7420. REF: RL-0300917 - YR 2015-2016G Contreras 734 (Code Cases)

9:00AM
AREA
NONE
 Inspector Andrew Yanes
 Special Master Case# **JC16000268** Property Address: 1311 MERIDIAN AV
 Department Violation # CE15010912 Euclid LC
 Description: SM Initial Hearing **Status: Fine Imposed by Special Master**
 Comments: REPORT
 Violation Type: Sec- 14-66 (3) bFailing to renew your certificate of use in a timely mannerSEC.102-360Failing to renew a business tax receipt 24 hours to comply 724 E.Pelaez/ 751 A.Yanes (Code Cases)

9:00AM
AREA
South Beach, Zone 3
 Inspector Jacqueline Caicedo
 Special Master Case# **JC16000344** Property Address: 1560 EUCLID AV
 Department Violation # CE16001761 Euclid Depot LP
 Description: SM Initial Hearing **Status: Fine Imposed by Special Master**
 Comments: REPORT- FINES ARE STOPPED
 Violation Type: Use of public right of way without first obtaining revocable permit. Section 82-91, 82-92, 82-93, 82-94. Ref: driveway approach installed in sidewalk P. Whitehead (705) (Code Cases)

9:00AM
AREA
South Beach, Zone 6
 Inspector Nehru Balgobin
 Special Master Case# **SMC2016-00273** Property Address: 1130 11th
 Department Violation # PM2016-00114 The Apollo Condominium Inc
 Description: SM Initial Hearing **Status: Open**
 Comments: REPORT
 Violation Type: Property maintenance violations. A Vega /722 Complaint # 010333-2016

9:00AM
AREA
South Beach, Zone 3
 Inspector Jacqueline Caicedo
 Special Master Case# **SMC2016-00289** Property Address: 1560 EUCLID AV
 Department Violation # CE16001766 Euclid Depot LP
 Description: SM Initial Hearing **Status: Open**
 Comments: REPORT
 Violation Type: CE16001766- (505) exterior surfaces of structure shall be scraped and painted Ref: entire bldg. ; (510) cracked and broken stucco shall be repaired in a workmanlike manner Ref: entire bldg. ; (672) door not weather tight and in poor condition following location Ref: storage closet for water heater; (560) wood metal etc. is deteriorated and shall be repaired in following locations Ref: tiles on steps leading to Apt. #5P. Whitehead (705) (Code Prop Maint Vio) PHILLIP WHITEHEAD

9:00AM
AREA
South Beach,
Zone 6
Inspector
Nehru Balgobin

Special Master Case# **SMC2017-00451** Property Address: 1525 LENOX
 Department Violation # PM2016-00523 Lincoln Mews Condominium, Inc.
 Description: SM Initial Hearing **Status: Lien**
 Comments: Request to stop the fines
 Violation Type: PM2016-00523- Section 505,510, 515, 520, 525, 599.
 Fix the a/c's, Paint Entire Building, Clean the property, Cut the grass, Prevent stagnant water,
 Exterminate the property, Fix the stucco.

9:00AM
AREA
South Beach,
Zone 3
Inspector
Joardeen Jarquin

Special Master Case# **SMC2018-00834** Property Address: 1219 PENNSYLVANIA AVE
 Department Violation # PM2018-02055 1219 PENNSYLVANIA AVE INC-c/o Marion Hoogerwere
 Description: SM Initial Hearing **Status: Open**
 Comments: NEW CASE
 Violation Type: Grass overgrowth on the swale, hedges overgrown encroaching over onto sidewalk; low hanging bougainvillea over sidewalk; pile of yard debris in front yard; deteriorated wood on the front window and needs to be painted in apt. 4 and hole above front window in apt. 4.

9:00AM
AREA
South Beach,
Zone 4
Inspector
Jacqueline
Caicedo

Special Master Case# **SMC2018-00836** Property Address: 1629 COLLINS AVE
 Department Violation # CC2018-05055 SOUTH BEACH BAKERY LLC dba LA PROVANCE
 Description: SM Initial Hearing **Status: Open**
 Comments: NEW CASE
 Violation Type: Section 102 — 311 — 102 — 322: Failing to remit resort tax returns. Acct: 2071913

9:00AM
AREA
Middle Beach,
Zone 3
Inspector
Manny Bastos

Special Master Case# **SMC2018-00842** Property Address: 1831 W 23 ST
 Department Violation # CC2018-05122 DAVID HABER TRUST
 Description: SM Initial Hearing **Status: Open**
 Comments: REPORT
 Violation Type: Sect. 82-91 - 94: Use of right of way without a revocable permit.
 1831 W 23rd Street has started the construction of(3) driveway approaches in the City swale. No Public Works Dept. permit was obtained for this work

9:00AM
AREA
South Beach,
Zone 3
Inspector
Anthony Perez

Special Master Case# **SMC2018-00916** Property Address: 1440 OCEAN DR
Department Violation # ZV2018-02099 BETSY ROSS OWNER, LLC c/o CT Corporation System
Description: SM Initial Hearing **Status: Open**
Comments: NEW CASE
Violation Type: Sections 114-8, 118-503, 118-533, 118-561: Altering a property without obtaining a Certificate of Appropriateness. RE: Speakers on the exterior of the hotel

9:00AM
AREA
South Beach,
Zone 3
Inspector
Rafael Rosquete

Special Master Case# **SMC2018-00924** Property Address: 1500 WASHINGTON AVE
Department Violation # CC2018-06394 MONUMENT RESTAURANTS VI (SB) LLC C/O CAPITOL CORPORATE SERVICES INC
Description: SM Initial Hearing **Status: Open**
Comments: New Case
Violation Type: Section 102-311: FALLING TO REMIT RESORT TAX Account number: Ref- 1903216. 1ST OFFENSE.

9:00AM
AREA
South Beach,
Zone 2
Inspector
Anthony Perez

Special Master Case# **SMC2018-00925** Property Address: 736 OCEAN DR
Department Violation # ZV2018-02092 COLONY HOTEL, LLC. - C/O R.A. KROOP, RICHARD ESQ.
Description: SM Initial Hearing **Status: Open**
Comments: NEW CASE
Violation Type: Section 138-3 (6): Having a sign which is not maintained in good condition and appearance. RE: Colony Hotel Sign not lit completely

9:00AM
AREA
South Beach,
Zone 3
Inspector
Anthony Perez

Special Master Case# **SMC2018-00928** Property Address: 1220 OCEAN DR
Department Violation # ZV2018-02204 CG TIDES LLC C/O Liber, Oren Esq.
Description: SM Initial Hearing **Status: Open**
Comments: NEW CASE
Violation Type: Section 138-3 (1): Erecting, constructing, posting, painting, altering, maintaining or relocating a sign without first obtaining a permit from the Building Official. RE: Construction sign with no permit

9:00AM
AREA
South Beach,
Zone 6
Inspector
Nehru Balgobin

Special Master Case# **SMC2018-00931** Property Address: 1326 15
 Department Violation # PM2017-01153 ANDREA & ENRIQUE L LESLIE ,R PINO
 Description: SM Initial Hearing **Status: Open**
 Comments: NEW CASE
 Violation Type: Ref: 30 days Property maintenance violation issued. Paint where is needed. Crack and/or broken stucco should be repaired throughout the building. Exterior railings should be paint and repair: throughout the building.

9:00AM
AREA
South Beach,
Zone 6
Inspector
Nehru Balgobin

Special Master Case# **SMC2018-00932** Property Address: 1326 15
 Department Violation # PM2017-01155 ANNABELLE L BURWICK TR
 Description: SM Initial Hearing **Status: Open**
 Comments: NEW CASE
 Violation Type: Ref: 30 days Property maintenance violation issued. Paint where is needed. Crack and/or broken stucco should be repaired throughout the building. Exterior railings should be paint and repair: throughout the building.

9:00AM
AREA
South Beach,
Zone 6
Inspector
Nehru Balgobin

Special Master Case# **SMC2018-00933** Property Address: 1326 15 ST
 Department Violation # PM2017-01156 ANDREW D SKLAWER JODI SKLAWER
 Description: SM Initial Hearing **Status: Open**
 Comments: NEW CASE
 Violation Type: Ref: 30 days Property maintenance violation issued. Paint where is needed. Crack and/or broken stucco should be repaired throughout the building. Exterior railings should be paint and repair: throughout the building.

9:00AM
AREA
South Beach,
Zone 6
Inspector
Nehru Balgobin

Special Master Case# **SMC2018-00934** Property Address: 1326 15 ST
 Department Violation # PM2017-01157 MICHAEL SER ET ALS
 Description: SM Initial Hearing **Status: Open**
 Comments: NEW CASE
 Violation Type: Ref: 30 days Property maintenance violation issued. Paint where is needed. Crack and/or broken stucco should be repaired throughout the building. Exterior railings should be paint and repair: throughout the building.

9:00AM
AREA
North Beach,
Zone 1
Inspector
Samuel Cecere

Special Master Case# **SMP2018-00033** Property Address: 8701 COLLINS AVE
 Department Violation # PV2018-00223 8701 COLLINS DEV LLC
 Description: SM Initial Hearing **Status: Open**
 Comments: Cont from 09/2018 - new case - first offense
 Violation Type: Section 106-99 (2) (a). All construction related parking (whether for employees, contractors, subcontractors, suppliers, etc.) shall be located on-site where the construction is to take place, or at an approved off-site locations, as approved by city staff. Swale right-of-way, or parking metered locations may be permitted, upon approval of the parking director, to be used for loading, deliveries, and supplies. However, this temporary authorization shall not be considered a proper parking area for employees, subcontractors or contractors under the CMP. FIRST OFFENSE: \$5,000.00

9:00AM
AREA
North Beach,
Zone 1
Inspector
Samuel Cecere

Special Master Case# **SMP2018-00034** Property Address: 8701 COLLINS AVE
 Department Violation # PV2018-00222 JOHN MORIARTY & ASSOCIATES/FLO CGC057640
 Description: SM Initial Hearing **Status: Open**
 Comments: COnt from 09/20/2018- new case - first offense
 Violation Type: Section 106-99 (2) (a). All construction related parking (whether for employees, contractors, subcontractors, suppliers, etc.) shall be located on-site where the construction is to take place, or at an approved off-site locations, as approved by city staff. Swale right-of-way, or parking metered locations may be permitted, upon approval of the parking director, to be used for loading, deliveries, and supplies. However, this temporary authorization shall not be considered a proper parking area for employees, subcontractors or contractors under the CMP. FIRST OFFENSE: \$ 5,000.00

9:00AM
AREA
North Beach,
Zone 2
Inspector
Samuel Cecere

Special Master Case# **SMP2018-00044** Property Address: 6755 HARDING AVE
 Department Violation # PV2018-00238 North Beach Properties II LLC
 Description: SM Initial Hearing **Status: Open**
 Comments: Cont from 10/18/2018
 Violation Type: Section 106-99 (2) (a). All construction related parking (whether for employees, contractors, subcontractors, suppliers, etc.) shall be located on-site where the construction is to take place, or at an approved off-site locations, as approved by city staff. Swale right-of-way, or parking metered locations may be permitted, upon approval of the parking director, to be used for loading, deliveries, and supplies. However, this temporary authorization shall not be considered a proper parking area for employees, subcontractors or contractors under the CMP. FIRST OFFENSE: \$5,000.00

9:00AM
AREA
Middle Beach,
Zone 3
Inspector
Samuel Cecere

Special Master Case# **SMP2018-00050** Property Address: 6596 ALLISON RD
 Department Violation # PV2018-00364 MICHAEL BURKE & BRIGITTE BURKE
 Description: SM Initial Hearing **Status: Open**
 Comments: New Case
 Violation Type: Section 106-99 (2) (a). All construction related parking (whether for employees, contractors, subcontractors, suppliers, etc.) shall be located on-site where the construction is to take place, or at an approved off-site locations, as approved by city staff. Swale right-of-way, or parking metered locations may be permitted, upon approval of the parking director, to be used for loading, deliveries, and supplies. However, this temporary authorization shall not be considered a proper parking area for employees, subcontractors or contractors under the CMP. FIRST OFFENSE: \$5,000.00



9:00AM
AREA
Middle Beach, Zone 3
Inspector
Samuel Cecere

Special Master Case# **SMP2018-00051** Property Address: 6596 ALLISON RD
 Department Violation # PV2018-00366 TWENTY-TWO GROUP, LLC CGC1522278
 Description: SM Initial Hearing **Status: Open**
 Comments: New Case
 Violation Type: Section 106-99 (2) (a). All construction related parking (whether for employees, contractors, subcontractors, suppliers, etc.) shall be located on-site where the construction is to take place, or at an approved off-site locations, as approved by city staff. Swale right-of-way, or parking metered locations may be permitted, upon approval of the parking director, to be used for loading, deliveries, and supplies. However, this temporary authorization shall not be considered a proper parking area for employees, subcontractors or contractors under the CMP. FIRST OFFENSE: \$5,000.00

9:00AM
AREA
Middle Beach, Zone 2
Inspector
Samuel Cecere

Special Master Case# **SMP2018-00052** Property Address: 5712 BAY RD
 Department Violation # PV2018-00367 5712 NORTH BAY ROAD LLLP
 Description: SM Initial Hearing **Status: Open**
 Comments: New Case
 Violation Type: Section 106-99 (2) (a). All construction related parking (whether for employees, contractors, subcontractors, suppliers, etc.) shall be located on-site where the construction is to take place, or at an approved off-site locations, as approved by city staff. Swale right-of-way, or parking metered locations may be permitted, upon approval of the parking director, to be used for loading, deliveries, and supplies. However, this temporary authorization shall not be considered a proper parking area for employees, subcontractors or contractors under the CMP. FIRST OFFENSE: \$5,000.00

9:00AM
AREA
Middle Beach, Zone 2
Inspector
Samuel Cecere

Special Master Case# **SMP2018-00053** Property Address: 5712 BAY RD
 Department Violation # PV2018-00368 BART REINES CONSTRUCTION INC - CGC042105
 Description: SM Initial Hearing **Status: Open**
 Comments: New Case
 Violation Type: Section 106-99 (2) (a). All construction related parking (whether for employees, contractors, subcontractors, suppliers, etc.) shall be located on-site where the construction is to take place, or at an approved off-site locations, as approved by city staff. Swale right-of-way, or parking metered locations may be permitted, upon approval of the parking director, to be used for loading, deliveries, and supplies. However, this temporary authorization shall not be considered a proper parking area for employees, subcontractors or contractors under the CMP. FIRST OFFENSE: \$5,000.00

2:00PM
AREA NONE
 Inspector Rafael Rosquete

Special Master Case# **JC14000277** Property Address: 600 OCEAN DR
 Department Violation # CE13011060 Beach Paradise Hotel
 Description: SM Initial Hearing **Status: Fine Imposed by Special Master**
 Comments: REPORT
 Violation Type: Failing to renew BTR/CU RL99000926OFC G Del Favero (Code Cases)

2:00PM
AREA NONE
 Inspector Griselda Contreras

Special Master Case# **JC15000386** Property Address: 4833 COLLINS AV
 Department Violation # CE15004651 Miami Beach Resort Owner LLC
 Description: SM Initial Hearing **Status: Open**
 Comments: REPORT
 Violation Type: Section 102-376. Violation of Section 102-376. By failing to obtain a Certificate of Use as required under Section 14-66 (2) a) Failing to obtain a Business Tax Receipt. REF: 2012-2013 2013-2014G Contreras 734 (Code Cases)

2:00PM
AREA NONE
 Lazcano

Special Master Case# **JF10000001** Property Address: 5101 COLLINS AV
 Department Violation # FI07001847 Deauville
 Description: SM Initial Hearing **Status: Lien**
 Comments: report
 Violation Type: COMPLAINT (Fire Cases)

2:00PM
AREA Middle Beach, Lazcano

Special Master Case# **JF14000005** Property Address: 333 41ST ST
 Department Violation # FI11004182 APH Corporation
 Description: SM Initial Hearing **Status: Fine Imposed by Special Master**
 Comments: REPORT
 Violation Type: ANNUAL (Fire Cases)

2:00PM
AREA Lazcano

Special Master Case# **JF15000017** Property Address: 5555 COLLINS AV
 Department Violation # FI14002612 Oceanside Plaza Conodo Assoc
 Description: SM Initial Hearing **Status: Open**
 Comments: REPORT
 Violation Type: annual (Fire Cases)

2:00PM	Special Master Case#	SMC2018-00827	Property Address:	2740 BAY RD
AREA Middle Beach, Zone 3	Department Violation #	PM2017-01429	Simone Mechali Simone Dray	
Inspector Manny Bastos	Description:	SM Initial Hearing	Status: Open	
	Comments:	REPORT		
	Violation Type:	Sect. 58 -299D, 58-299J,58-299C,58-299F,58-299K: Fence damaged and fell on sidewalk		
2:00PM	Special Master Case#	SMC2018-00847	Property Address:	5101 PINE TREE DR
AREA Middle Beach, Zone 2	Department Violation #	ZV2018-01822	RICHARD MERUELO & MARIA MERUELO	
Inspector Mindy Blanco	Description:	SM Initial Hearing	Status: Open	
	Comments:	NEW CASE		
	Violation Type:	Section 118-251: Failing to comply with the Design Review Criteria . Ref: Sculpture and art display on exterior surface of home		
2:00PM	Special Master Case#	SMC2018-00878	Property Address:	4711 ALTON RD
AREA Middle Beach, Zone 2	Department Violation #	PM2018-02417	Arkadiy Uryash	
Inspector Michael Coakley	Description:	SM Initial Hearing	Status: Open	
	Comments:	New Case		
	Violation Type:	Ref. Debris littered throughout the property, also the paint on the garage door and side of the house needs to be redone and there is a deteriorated structure in the back yard.		
2:00PM	Special Master Case#	SMC2018-00879	Property Address:	4430 NAUTILUS DR
AREA Middle Beach, Zone 2	Department Violation #	PM2017-01631	VIRTUS DEVELOPMENTS LLC C/O BORJA, CESAR	
Inspector Michael Coakley	Description:	SM Initial Hearing	Status: Open	
	Comments:	New Case		
	Violation Type:	Ref. Uprooted hedges, shrubbery dumped on the swale, broken gate and overgrown hedges. Section 58-297e 58-293c: The wood, metal, etc. is deteriorated and shall be repaired in the following locations: Section 58-298e: Exterior premise is not properly maintained and is not free from excessive growth of grass, weeds and/or other flora.		

2:00PM
AREA
North Beach,
Zone 2
Inspector
Alexis Tejeda

Special Master Case# **SMC2018-00913** Property Address: 6940 COLLINS AVE
 Department Violation # ZV2018-01595 IRON SUSHI, LLC C/O FINE, DAVID
 Description: SM Initial Hearing **Status: Open**
 Comments: New Case
 Violation Type: Section 138-3 (1): Erecting, constructing, posting, painting, altering, maintaining or relocating a sign without first obtaining a permit from the Building Official.

2:00PM
AREA
Middle Beach,
Zone 2
Inspector
Mindy Blanco

Special Master Case# **SMC2018-00939** Property Address: 760 W 50 ST
 Department Violation # ZV2018-02079 Marcos/Suzanne Burgos
 Description: SM Initial Hearing **Status: Open**
 Comments: New Case
 Violation Type: Section 142-1132 (c): By storing a boat, boat trailer, camper trailer, or recreational vehicle on other than a paved, permanent surface within the side or rear yard and/or visible from any right-of-way or adjoining property. REF: boat stored where visible

2:00PM
AREA
Middle Beach,
Zone 2
Inspector
Mindy Blanco

Special Master Case# **SMC2018-00940** Property Address: 6218 LA GORCE DR
 Department Violation # CC2018-05966 Stephen Denham
 Description: SM Initial Hearing **Status: Open**
 Comments: NEW CASE
 Violation Type: Section 82-91; 82-92; 82-93; 82-94: Use of public property without first obtaining a revocable permit. Ref: Constructing three parking spaces with paver strips on city swale.

2:00PM
AREA
Middle Beach,
Zone 2
Inspector
Mindy Blanco

Special Master Case# **SMC2018-00941** Property Address: 5170 PINE TREE DR
 Department Violation # CC2017-04315 Lenore Sender
 Description: SM Initial Hearing **Status: Open**
 Comments: NEW CASE
 Violation Type: Section 82-91; 82-92; 82-93; 82-94: Use of public property without first obtaining a revocable permit. Ref: Cactus like plants on swale of La Gorce side of property

2:00PM
AREA
North Beach, Zone 1
Inspector
Osvaldo Iglesias

Special Master Case# **SMF2017-00167** **Property Address:** 7625 HARDING AVE
Department Violation # FD2017-02504 **ODESSA CONDO INC.**
Description: SM Initial Hearing **Status: Open**
Comments: REPORT
Violation Type: The annual inspection/ and or testing of the Fire Alarm System is due. All smoke detectors in your building are due for the annual testing. Unapproved locking device on exit doors. GUARDRAILS/HANDRAILS HAVE OPENINGS GREATER THAN 6". GUARDRAILS MUST BE A MINIMUM OF 42" IN HEIGHT.

2:00PM
AREA
NONE
Inspector
JOSE LAZCANO

Special Master Case# **SMF2016-00002** **Property Address:** 5838 COLLINS AVENUE
Department Violation # F114005523 **THE 5838 CONDOMINIUM INC.**
Description: SM Initial Hearing **Status: Open**
Comments: REPORT **TOTAL: \$ 500**
Violation Type: FIRE VIOLATIONS

2:00PM
AREA
South Beach, Zone 6
Inspector
Ulysses Canizares

Special Master Case# **SMF2018-00254** **Property Address:** 934 16 ST
Department Violation # FD2017-03836 **DANIEL SHINA DANIEL SHINA**
Description: SM Initial Hearing **Status: Open**
Comments: REPORT
Violation Type: Annual testing report for Smoke Detectors has not been provided. Emergency lighting is not maintained. Required self closing/latching device inoperative. GUARDS/HANDRAILS MISSING AND/OR IN NEED OF REPAIRS.

2:00PM
AREA
North Beach, Zone 1
Inspector
Osvaldo Iglesias

Special Master Case# **SMF2018-00258** **Property Address:** 8011 ABBOTT AVE
Department Violation # FD2017-02258 **GURKIN FAMILY LTD PARTNERSHIP**
Description: SM Initial Hearing **Status: Open**
Comments: Reset from 10/18/2018 - new case
Violation Type: Annual testing report for Smoke Detectors has not been provided. Emergency lighting is not maintained. Required self closing/latching device inoperative. Unenclosed vertical opening/shaft(Have a Licensed design professional analyze the condition and submit plans for correction for review. INTERIOR STAIRS.)



