



**City of Pembroke Pines Fire Rescue**  
**Fire Prevention Bureau**  
 601 City Center Way 3rd FL  
 Pembroke Pines, FL 33025  
 PH (954) 499-9560



**FIRE SAFETY INSPECTION REPORT**

<b>Occupant Name:</b>	Heron Pond	<b>Inspection Date:</b>	6/14/2023
<b>Address:</b>	401 Southwest 85 Avenue	<b>Inspected By:</b>	Victor Santos
<b>Suite:</b>	Bldg. - #14	<b>Property Use Type:</b>	Multifamily dwelling
<b>Occupant Number:</b>		<b>InspectionType:</b>	Work without Permits
<b>Occ. Sq. Ft.:</b>	20000	<b>Number of AEDs:</b>	0

Insp. Result	Location	Code Set	Code
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<b>Deficiency</b>		FL NFPA 01 2018 ADMINISTRATION	1.7.12.1 - Work W/O Permits COPP Sec. 155.388 (see photo 1.1, 1.2, 1.3, 1.4)
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**Inspector Comments:** Work has been conducted without permits that is concealing structural damage and without permission from the city's building department. Authorization for work will need to obtain through the appropriate permitting and application process. Work includes plywood, stucco, and paint in areas previously noted to have compromised structural members. All current and future covering of these areas must stop until an approved method is conducted through the previously mentioned approval process.

The AHJ shall have the authority to require plans and specifications to ensure compliance with applicable codes and standards.

<b>Deficiency</b>		FL NFPA 01 2018 OWNER RESPONSIBILITY	10.2.1 - Owner Responsibility
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**Inspector Comments:** \*\*\*\*The owner, operator, or occupant shall be responsible for compliance with Florida Life Safety Code.\*\*\*\*

**ALL VIOLATIONS MUST BE ABATED IMMEDIATELY**

**Any and all violations must be corrected prior to the noted re-inspection date. Failure to remedy said deficiencies on or before the re-inspection date will result in a re-inspection fee and may also subject you to further action by the Fire Marshal's office.**

The Inspector will return on or after **7/14/2023**.

**MISSION STATEMENT**

*"The Pembroke Pines Fire Department is dedicated to the preservation of life, property and the environment. Our goal is to provide quality, cost effective professional services predicated upon the knowledge, skills, and abilities of our members."*

**Inspector:**

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Signature valid only in mobile-eye documents

Victor Santos  
6/14/2023

**1.1 -**  
1.7.12.1.



**1.2 -**  
1.7.12.1.



**1.3 -**  
1.7.12.1.



**1.4 -**  
1.7.12.1.



Ref: 72369