



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final - Final

Contractors Examining Board

Wednesday, September 14, 2016

3:00 PM

Old City Hall

Call Meeting To Order - 3:02 P.M.

Roll Call

Mr. Merrill Sands was also in attendance

Absent 2 - Mr. Wood, and Mr. Vazquez

Present 3 - Mr. Balbuena Sr, Mr. Millelli, and Mr. Castellanos

Pledge of Allegiance to the Flag

Approval of Agenda

Approval of Minutes

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number 1-800-955-8771 or for voice 1-800-955-8770 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

1 July 13, 2016 (Regular)

Attachments: [Minutes](#)

A motion was made that the Minutes be Approved. The motion passed by an unanimous vote.

Action Items

2 16CEB82 ECI Construction Inc
Code Officer Taull (presented by Officer Leo Hernandez)
1800 Atlantic Blvd #C436

CHARGE: Violation of Code of Ordinance Section 14-37 Building Permit
Required
On 7/15/16 Code Officer Taull issued a stop work order at 1800 Atlantic Blvd

C436 for unpermitted interior structural work.
Permit was applied for on 8/11/16.
Approved and picked up on 8/15/16.
Slab inspection on 9/7/16; no final inspection as of 9/12/16.

LICENSING: ECI Construction Inc, John Jackson Qualifier, is a Certified Building Contractor was active State and City licenses.

HISTORY: No previous violation before CEB.

Attachments: [ECI Code note](#)
 [ECI license](#)
 [ECI notice](#)
 [1800 Atlantic Blvd 436 pic 5](#)
 [1800 Atlantic Blvd 436 pic 6](#)
 [1800 Atlantic Blvd 436 pic 8](#)
 [1800 Atlantic Blvd 436 pic 9](#)
 [1800 Atlantic Blvd 436 pic 10](#)
 [1800 Atlantic Blvd 436 pic 11](#)
 [1800 Atlantic Blvd 436 pic 13](#)

A motion was made by Mr. Richard Millelli, seconded by Mr. Sands that the Action Item be Dismissed. The motion passed by 3 votes in support to dismiss and 1 No vote from Chairman Castellanos

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16CEB83 Rainsaver Gutter Systems Inc.
Code Officer Taull (presented by Code Manager Jim Young)
1101 Eaton Street

CHARGE: Violation of Code of Ordinance Section 102-152 (HARC) and 14-37 (Building Permit Display).

On July 21, 2016 Code Officer Eric Taull issued a stop work order at 1101 Eaton Street to Rainsaver Gutter Systems for replacing rain gutters with no HARC or Building permit.

Permit was applied for 7/21/16.
HARC approved 7/22/16.
Building approved and printed on 7/25/16.
Paid for and picked up on 8/3/16.
Final inspection approved on 8/5/16.

LICENSING: Rainsaver Gutter Systems Inc, Mark Luttenberger qualifier is a specialty contractor with active City competency card and local business license.

HISTORY: No previous violation before CEB.

Attachments: [Rainsaver code note](#)
 [Rainsaver app & permit](#)
 [Rainsaver notice](#)
 [Rainsaver licenses](#)
 [1101 Eaton pic \(4\)](#)
 [1101 Eaton pic \(3\)](#)
 [1101 Eaton pic \(2\)](#)
 [1101 Eaton pic \(1\)](#)

A motion was made by Mr. Merrill Sands, seconded by Mr. Richard Millelli, that the Action Item be Dismissed. The motion passed by an unanimous vote.

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16CEB84 Island Refrigeration & AC Inc. (hearing)
Code Officer Kenneth JW Waite
524 Porter Lane

CHARGE: Violation of Section 14-37 Building Permit Required: 102-152 HARC; 14-325 Mechanical Permit

On August 18 Code Compliance received a complaint in reference to a fence that was cut down to install an a/c at 524 Porter Ln without permits. On arrival officer Waite observed and photographed an Island Refrigeration A/C truck parked in the rear of the property. A condenser had been removed from a small concrete slab in the setback, and a new condenser was boxed up on the sidewalk. He observed an approximate 5 foot section of fencing that was cut down to install the a/c. He issued a stop work order and advised the owner Dave to obtain all required permits. Work ceased immediately.

Permit was applied for: 8/19/16.

HARC approved 8/22/16.

Mechanical approved 8/26/16.

Paid for and picked up 8/30/16.

No inspections scheduled as of 9/12/16.

LICENSING: Island Refrigeration & A/C Inc, David McCain Qualifier, is a Certified Air Conditioning Contractor with active State and City licenses.

HISTORY: Noticed in June of 2012 but Code Officer dismissed prior to CEB meeting.

Attachments: [Isl Refrig licenses](#)
 [Isl Refrig notice](#)
 [Isl Refrig Code notice & pics](#)

A motion was made by Mr. Richard Millelli, seconded by Mr. Frank Balbuena, Sr, that the Action Item be Passed as amended to include a letter of reprimand and a \$100.00 Administrative fee. The motion passed by an unanimous vote.

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16CEB86 Southcoast Electric Corp

Code Officer Lopez and Code Officer Fraser
2305 Patterson Avenue

CHARGE: Violation of Code of Ordinances Section 14-261: Failure to obtain electrical permit.

Code Officer Jorge Lopez had issued a verbal SWO on July 1 [code case #16-860], yet the contractor returned to the site and renewed their work.

A spokesperson for South Coast Electric said their worker was only moving old wiring. However, he was observed wiring the building with new Romex leading to a new electrical panel inside the building.

Multiple permit applications are pending, but are listed for the front of the building [13025]. However, the work is occurring at the rear of the building, which has a different property location number [19893].

Also appears another addition is planned, which adds to the pending question regarding the number of legal living units at this site.

Permit was applied for on 8/5/16.

Permit approved on 9/7/16 and picked up on 9/8/16.

No final inspections scheduled as of 9/12/16.

LICENSING: Southcoast Electric Corp is a state registered electrical contractor with current State and City license. City comp card is delinquent.

HISTORY: CEB found in violation for commencing work without a permit at 618 Duval St in May 2013; however Board voted to not assess any fines or letter of reprimand.

Attachments: [Southcoast permit app](#)
 [Southcoast code note](#)
 [Southcoast pics](#)
 [Southcoast notices](#)
 [Southcoast licenses](#)

A motion was made by Mr. Richard Millelli, seconded by Mr. Sands that the Action Item be Dismissed. The motion passed by an unanimous vote.

Staff Report

Adjournment -3:45 P.M.