

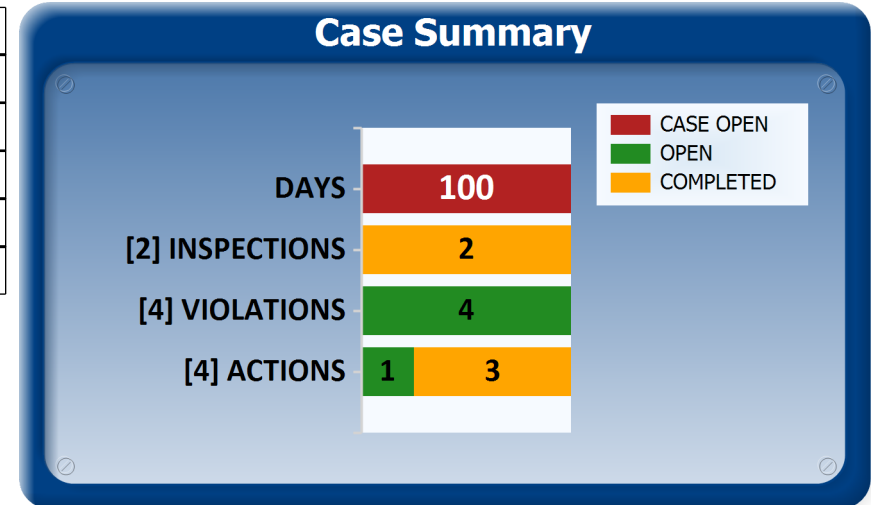


# Case Details

City of Key West

Case Number  
**CC2022-01373**

|   |         |                          |                    |
|---|---------|--------------------------|--------------------|
| Description: Unlicensed contractor - Key West Electric INC. |         |                          | Status: ACTIVE     |
| Type: UNLICENSED BUSINESS                                   |         | Subtype:                 |                    |
| Opened: 10/6/2022   | Closed: | Last Action: 1/26/2023   | Flw Up: 10/20/2022 |
| Site Address: 1518 LAIRD ST KEY WEST, FL 33040              |         |                          |                    |
| Site APN: 00061020-000000                                   |         | Officer: Paul A. Navarro |                    |
| Details:  |         |                          |                    |



## ADDITIONAL SITES

## LINKED CASES

### CHRONOLOGY

| CHRONOLOGY TYPE               | STAFF NAME       | ACTION DATE | COMPLETION DATE | NOTES   |
|-------------------------------|------------------|-------------|-----------------|---|
| ADMINISTRATIVE HEARING        | Ismery Hernandez | 12/15/2022  | 12/16/2022      | This case was previously granted a continuance to 26 January 2023   |
| ADMINISTRATIVE HEARING        | Ismery Hernandez | 1/26/2023   |                 |   |
| ADMINISTRATIVE HEARING        | Paul A. Navarro  | 11/17/2022  | 11/17/2022      | This case was previously granted a continuance to 15 December 2022. |
| NOTICE OF VIOLATION W/HEARING | Paul A. Navarro  | 10/6/2022   | 10/6/2022       |   |

### CONTACTS

| NAME TYPE | NAME              | ADDRESS                                    | PHONE | FAX | EMAIL |
|-----------|-------------------|--|-------|-----|-------|
| OWNER     | ALTSHULER MICHAEL | 1607 Kings Forest Trl Mount Airy, MD 21771 |       |     |       |



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## FINANCIAL INFORMATION

## INSPECTIONS

| INSPECTION TYPE | INSPECTOR | SCHEDULED DATE | COMPLETED DATE | RESULT | REMARKS | NOTES   |
|-----------------|-----------|----------------|----------------|--------|---------|---|
| FOLLOW UP       | PN        | 10/20/2022     | 10/20/2022     |        |         | <p>On October 20, 2022 the subject unlicensed contractor (Jorge Sanchez 786-296-6853) called me and stated that he is no acting as unlicensed contractor within key west, that he's been doing it for over 18years and that he is working on getting his state license.</p> <p>He also sent me an email with his packet for the electrical state license, however I told him that only the Magistrate has the authority to grand a continuance if he is getting his license soon.</p> |



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|                       |    |           |           |  |  |
|-----------------------|----|-----------|-----------|--|--|
| INITIAL<br>INSPECTION | PN | 10/6/2022 | 10/6/2022 |  | <p>To wit: On October 6, 2022, I was informed by the Code Director (Jim Young) that he was notified that Key West Electric INC. which is own by Jorge A Sanchez was hired and completed a project at 1518 Laird St and that they are not licensed. The statement proposal that was executed under State License #ER 13013719 that belongs to JC ELECTRIC OF THE FLORIDA KEYS INC (Juan Carlos Morales) was obtained by Code. JC Electric of the Florida Keys applied (BLD2022-2862) for the work that took place at the subject property, no permit issued, or inspections performed as of October 6, 2022.</p> <p>Upon further investigation I found a website and social media for Key West Electric INC. advertng electrical work within Key West. It should be noted that I was not able to locate a State, County or City License or any other electrical qualifications for Key West Electric Inc. own by Jorge A. Sanchez.</p> <p>Because an electrical project was estimated and completed by the subject unlicensed contractor an Irreparable Notice of Code Violation / Administrative Hearing will be issue to him and to the allegedly licensed contractor vouching for his statement proposals and applying for the work.</p> |
|-----------------------|----|-----------|-----------|--|--|

| VIOLATIONS     |           |               |                |          |         |   |
|----------------|-----------|---------------|----------------|----------|---------|---|
| VIOLATION TYPE | USER NAME | OBSERVED DATE | CORRECTED DATE | LOCATION | REMARKS | NOTES   |
|                |           |               |                |          |         | <p>Count 3: Sec. 14-262. - Request for inspection.</p> <p>A request for the inspection of electrical work, such as roughing-in, equipment installations, final inspection or electrical work for light, heat or</p> |



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|  |                 |            |  |  |   |
|--|-----------------|------------|--|--|---|
| Sec. 14-262<br>Request for<br>inspection | Paul A. Navarro | 10/12/2022 |  |  | <p>power of any character, must be made at the building department as soon as the job is ready. The request for inspection must be made by the person installing the wiring, and failure to request such inspection constitutes a violation of this Code.</p> <p>To wit: On October 6, 2022, I was informed by the Code Director (Jim Young) that he was notified that Key West Electric INC. which is own by Jorge A Sanchez was hired and completed a project at 1518 Laird St and that they are not licensed. The statement proposal that was executed under State License #ER 13013719 that belongs to JC ELECTRIC OF THE FLORIDA KEYS INC (Juan Carlos Morales) was obtained by Code. JC Electric of the Florida Keys applied (BLD2022-2862) for the work that took place at the subject property, no permit issued, or inspections performed as of October 6, 2022.</p> <p>Upon further investigation I found a website and social media for Key West Electric INC. advertng electrical work within Key West. It should be noted that I was not able to locate a State, County or City License or any other electrical qualifications for Key West Electric Inc. own by Jorge A. Sanchez.</p> <p>Because an electrical project was estimated and completed by the subject unlicensed contractor an Irreparable Notice of Code Violation / Administrative Hearing will be issue to him and to the allegedly licensed contractor vouching for his statement proposals and applying for the work.</p> <p>Corrective Action: Please visit or contact the City of Key West Building Department at 1300 White St or</p> |
|--|-----------------|------------|--|--|---|



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|  |  |  |  |  |  |   |
|--|--|--|--|--|--|---|
|  |  |  |  |  |  | (305) 809-3956; to schedule inspections for the unpermitted work.   |
|  |  |  |  |  |  | <p>Count 4: Sec. 14-37. - Building permits; professional plans; display of permits; address; exceptions.</p> <p>(a) Building permit required; display. Building permits shall be procured from the chief building official before performance of any work or construction of any character, whether permanent or temporary. Within 48 hours after it is issued, the applicant must cause the permit to be posted and displayed at the work site so that it is readily visible from an adjacent public street throughout the term of the work. No work shall be performed unless a proper permit is so posted. Inspections may not be performed if the permit is not posted and address numbers are not a minimum of 4" high and clearly visible from the street.</p> <p>Exception 1: Total contract price less than \$1,000.00 per FBC Sect. 105.2.2 Minor Repairs. Ordinary minor repairs may be made with the approval of the chief building official without a building permit, provided the repairs do not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangements of parts of a structure affecting the egress requirements; additionally, ordinary minor repairs shall not include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electrical circuit wiring systems or mechanical equipment or other work affecting public health or</p> |



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|---|-----------------|------------|--|--|--|
| Sec. 14-37<br>Building permits;<br>professional<br>plans; display of<br>permits; address;<br>exceptions | Paul A. Navarro | 10/12/2022 |  |  | <p>general safety, and such repairs shall not violate any of the provisions of the technical codes.</p> <p>Any new electrical circuits or wiring will require a permit.</p> <p>Any new plumbing fixtures or piping will require a permit.</p> <p>Exception 2: Painting, both interior and exterior, residential or commercial does not require a permit. Tile repair or installation, floor covering, including carpet, laminate, resilient, and wood, both residential and commercial, do not require a permit.</p> <p>Work that falls under the \$1,000.00 threshold for a building permit may be performed only by the property owner or a licensed contractor. Unlicensed workers, including 'handymen' are not allowed to conduct any type of work to a residential or commercial structure.</p> <p>(b)Professional plans required. Professional plans shall be required as follows:(1)Plans for work requiring a building permit shall be submitted in multiple sets, as determined by the chief building official, to the chief building official and shall be prepared by, and bear the seal of, an architect or structural engineer duly registered in the state, except if the work is by the owner-occupant upon a one- or two-family residence, and the work is cosmetic, nonstructural repair, alteration or addition.(2)Notwithstanding subsection (b)(1) of this section, plans for work which requires a building permit and which involves mechanical, plumbing or electrical repairs, alterations or</p> |
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additions shall be prepared by and shall bear the impress seal of an engineer duly registered in the state, as reasonably required in the interest of health and safety by the chief building official.

(3)The chief building official may waive the requirements in [subsection] (b)(1) and/or (2) by special permission.

To wit: On October 6, 2022, I was informed by the Code Director (Jim Young) that he was notified that Key West Electric INC. which is own by Jorge A Sanchez was hired and completed a project at 1518 Laird St and that they are not licensed.

The statement proposal that was executed under State License #ER 13013719 that belongs to JC ELECTRIC OF THE FLORIDA KEYS INC (Juan Carlos Morales) was obtained by Code.

JC Electric of the Florida Keys applied (BLD2022-2862) for the work that took place at the subject property, no permit issued, or inspections performed as of October 6, 2022.

Upon further investigation I found a website and social media for Key West Electric INC. advertng electrical work within Key West.

It should be noted that I was not able to locate a State, County or City License or any other electrical qualifications for Key West Electric Inc. own by Jorge A. Sanchez.

Because an electrical project was estimated and completed by the subject unlicensed contractor an Irreparable Notice of Code Violation / Administrative Hearing will be issue to him and to the allegedly licensed contractor vouching for his statement proposals and applying for the work.



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|   |                        |                  |  |  | <b>Corrective Action:</b> Please visit or contact the City of Key West Building Department at 1300 White St or (305) 809-3956; to apply for and obtain all after the fact permits.   |
| <b>Sec. 18-150<br/>Certificate of<br/>competency<br/>required</b> | <b>Paul A. Navarro</b> | <b>10/6/2022</b> |  |  | <p><b>Count 1: Sec. 18-150. - Certificate of competency required.</b></p> <p><b>(a)</b> It shall be unlawful for any person to engage in the business or act in the capacity of a contractor, subcontractor, specialty contractor, electrician or maintenance personnel or perform any trade, as defined in section 18-116, anywhere within the city limits without a current valid certificate of competency issued by the building official having jurisdiction over the several trades concerned. Specialty contractors shall be subject to the requirements of sections 18-152 and 18-154 regarding applications and examinations.</p> <p><b>(b)</b> Any person not possessing a current certificate of competency and holding himself out as plaintiff or defendant in any court of this state or advertising in a newspaper or otherwise to be a contractor shall be subject to the provisions and penalties of this article, and a certified copy of such court records or a copy of the newspaper or other advertising making such an assertion shall be prima facie evidence in court or in any other proceeding authorized by this article that the person purported to have the capacity to act as a contractor.</p> <p><b>To wit:</b> On October 6, 2022, I was informed by the Code Director (Jim Young) that he was notified that Key West Electric INC. which is own by Jorge A Sanchez was hired and completed a project at 1518 Laird St and that they are not licensed. The statement proposal that was executed under</p> |





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|  |  |  |  |  | <p>State License #ER 13013719 that belongs to JC ELECTRIC OF THE FLORIDA KEYS INC (Juan Carlos Morales) was obtained by Code. JC Electric of the Florida Keys applied (BLD2022-2862) for the work that took place at the subject property, no permit issued, or inspections performed as of October 6, 2022.</p> <p>Upon further investigation I found a website and social media for Key West Electric INC. advertizing electrical work within Key West. It should be noted that I was not able to locate a State, County or City License or any other electrical qualifications for Key West Electric Inc. own by Jorge A. Sanchez.</p> <p>Because an electrical project was estimated and completed by the subject unlicensed contractor an Irreparable Notice of Code Violation / Administrative Hearing will be issue to him and to the allegedly licensed contractor vouching for his statement proposals and applying for the work.</p> <p>Corrective Action: Please visit or contact the City of Key West Licensing Department at 1300 White St or (305) 809-3959 to register your Florida State License with the City of Key West; or cease all advertisement and work as a licensed contractor.</p> |
|  |  |  |  |  | <p>Count 2: Section. 66-87. - Business tax receipt required for all holding themselves out to be engaged in business.</p> <p>No person shall engage in, manage, carry on or practice, wholly or in part, within the city limits, any business, profession or occupation without first procuring a city business tax receipt. For the purposes of this article, any person holding himself</p>   |



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| Sec. 66-87<br>Business tax<br>receipt required<br>for all holding<br>themselves out to<br>be engaged in<br>business | Paul A. Navarro | 10/12/2022 |  |  | <p>out to the public by sign, printed matter, telephone directory classified section, city directory or otherwise as being engaged in business or as offering services or property to the public for a consideration, regardless of whether such person actually transacts any business or practices a profession, shall be considered as engaging in business and shall be liable for a business tax receipt fee thereon.</p> <p>To wit: On October 6, 2022, I was informed by the Code Director (Jim Young) that he was notified that Key West Electric INC. which is own by Jorge A Sanchez was hired and completed a project at 1518 Laird St and that they are not licensed. The statement proposal that was executed under State License #ER 13013719 that belongs to JC ELECTRIC OF THE FLORIDA KEYS INC (Juan Carlos Morales) was obtained by Code. JC Electric of the Florida Keys applied (BLD2022-2862) for the work that took place at the subject property, no permit issued, or inspections performed as of October 6, 2022.</p> <p>Upon further investigation I found a website and social media for Key West Electric INC. advertng electrical work within Key West. It should be noted that I was not able to locate a State, County or City License or any other electrical qualifications for Key West Electric Inc. own by Jorge A. Sanchez.</p> <p>Because an electrical project was estimated and completed by the subject unlicensed contractor an Irreparable Notice of Code Violation / Administrative Hearing will be issue to him and to the allegedly licensed contractor vouching for his</p> |
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|  |  |  |  |  |  | <p>statement proposals and applying for the work.</p> <p><b>Corrective Action:</b> Please visit or contact the City of Key West Licensing Department at 1300 White St or (305) 809-3959; to apply for and obtain a Business Tax Receipt with the City of Key West; or cease all advertisement and work as a licensed contractor.</p> |
|--|--|--|--|--|--|--|

## ATTACHMENTS