

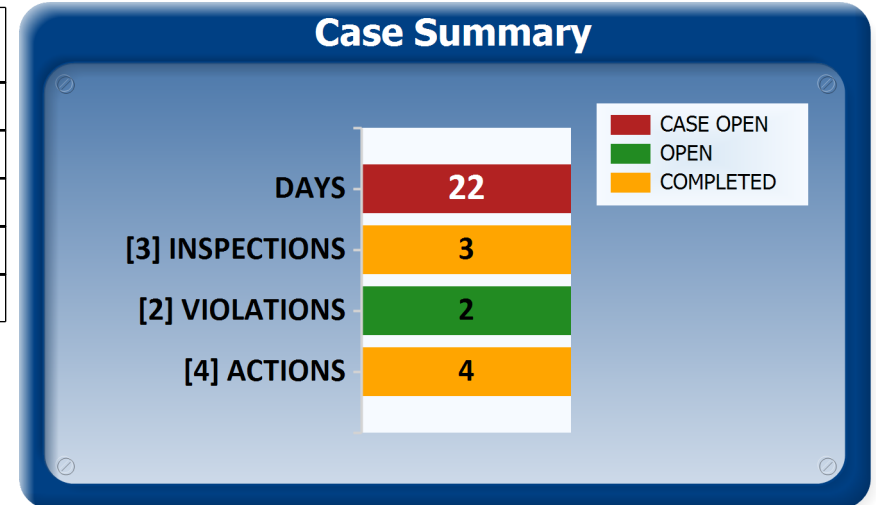


Case Details

City of Key West

Case Number
CC2022-01598

Description: Non-Permitted Work - Project MGMT & Const Development LLC			Status: CLOSED CASE	
Type: BUILDING ORDINANCE		Subtype:		
Opened: 12/8/2022	Closed: 12/30/2022	Last Action: 12/30/2022		Fllw Up: 12/30/2022
Site Address: 628 GRINNELL ST KEY WEST, FL 33040				
Site APN: 00011010-000000		Officer: Sean Davis		
Details:				



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CERTIFICATE OF COMPLIANCE	Sean Davis	12/30/2022	12/30/2022	
NOTICE OF VIOLATION	Sean Davis	12/8/2022	12/8/2022	
PERSONAL CONTACT	Sean Davis	12/8/2022	12/8/2022	
PHONE CALL	Sean Davis	12/9/2022		
STOP WORK ORDER	Sean Davis	12/8/2022	12/8/2022	

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	SCHWARZ PETER M TRUST 5/24/2004	PO Box 87 Macatawa, MI 49434			



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FINANCIAL INFORMATION

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	SD1	12/29/2022	12/29/2022			On December 29, 2022 the contractor (Ireneusz Pluscinski) contacted via phone and explained the permit (BLD2022-3441) for the gutters was approved and issued. He went on to explain that the owners have decided not to move forward with replacing the coral foundation. I informed Mr. Pluscinski that I would have to confirm with the Chief Building Official before removing the stop work order.
FOLLOW UP	SD1	12/30/2022	12/30/2022	IN COMPLIANCE		<p>On December 30, 2022 I met with the Raj Ramsingh (Chief Building Official) to review the case and photographs collected. It was concluded that as long as foundation was not replaced the stop work order could be removed.</p> <p>On the same day upon arriving to the subject address, I spoke to the owner and explained to her that no work to the foundation is permitted. The stop work order was removed. Case closed.</p>



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INITIAL INSPECTION	SD1	12/8/2022	12/8/2022	VIOLATION FOUND	<p>To Wit: During an area canvas, Ofc. Navarro and I observed and photographed non-permitted work being done at 628 Grinnell Street. The individuals conducting the work are employees of Project MGMT & Const Development LLC. The above contactor does have a permit for exterior renovations (siding patch repair (10 boards) and painting - BLD2022-3441) however upon investigation it was determined the work being done was over the scope and required additional permits. Three rain gutters were removed with new ones ready for installation, as well as a concrete beam removed from the foundation of the house that will require replacement. We spoke to the owner's wife and informed her of the violations and the Stop Work Order. I was later contacted by the contractor (Ireneusz Pluscinski) who stated he will apply for the proper permits tomorrow (December 08, 2022). A Stop Work Order was secured to the front window. Evidence photos were placed in File Bound.</p>
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VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
						<p>Count 1:- 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</p>





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						<p>unless a proper permit is so posted.</p> <p>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 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,</p>
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Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions	Sean Davis	12/9/2022				<p>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</p> <p>work to a residential or commercial structure.</p> <p>(b) Professional plans required. Professional plans shall be required as follows:</p> <p>(1) Plans for work requiring a building permit shall be submitted in multiple sets, as determined by the chief</p> <p>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.</p> <p>(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 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.</p> <p>(3) The chief building official may waive the</p>
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					<p>requirements in [subsection]</p> <p>(b)(1) and/or (2) by special permission.</p> <p>To Wit: During an area canvas, Ofc. Navarro and I observed and photographed non-permitted work being done at 628 Grinnell Street. The individuals conducting the work are employees of Project MGMT & Const Development LLC. The above contactor does have a permit for exterior renovations (siding patch repair (10 boards) and painting - BLD2022-3441) however upon investigation it was determined the work being done was over the scope and required additional permits. Three rain gutters were removed with new ones ready for installation, as well as a concrete beam removed from the foundation of the house that will require replacement. We spoke to the owner's wife and informed her of the violations and the Stop Work Order. I was later contacted by the contractor (Ireneusz Pluscinski) who stated he will apply for the proper permits tomorrow (December 08, 2022). A Stop Work Order was secured to the front window. Evidence photos were placed in File Bound.</p> <p>Corrective Action: 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.</p>
					<p>Count 2:- Sec. 14-40. Permits in historic districts.</p> <p>(a) Requirements. No building or work permit required by this Code for work in the historic zoning districts of the city or in tidal waters contiguous to and within 600 feet of the historic zoning districts shall be issued until a certificate of</p>





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Sec. 14-40 Permits in historic districts	Sean Davis	12/9/2022			<p>appropriateness has been granted by vote of the historic architectural review commission (HARC), attested by signature of its presiding member, and until the chief building official finds that the building or work permit conforms to all laws and regulations of the city.</p> <p>(b) Contents. All permits issued by the city shall show the nature and extent of the intended work in detail sufficient to demonstrate that the project is consistent with all city laws and regulations and of HARC.</p> <p>(c) [Scope, etc.] Building permit application shall be identical in scope, description and elevation views of the HARC project.</p> <p>(d) Stop work order, penalty. The chief building official is authorized to post a signed and dated notice to stop work on any site on which work is being performed in violation of the city laws and regulations or of HARC. Any person shall be guilty of an offense punishable as provided in section 1-15 if the person:</p> <p>(1) Performs work with actual or constructive knowledge that the work site has been posted by such notice, which notice has not been withdrawn by a dated, signed order of the chief building official; or</p> <p>(2) Removes, defaces, conceals or alters such notice to stop work, without a dated, signed authorization of the chief building official.</p> <p>Where such offenses are of a continuing nature, no two separate offenses shall be charged against the same person within anyone-hour period.</p>
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						Corrective Action: Please visit or contact the City of Key West Planning Department (HARC) at 1300 White St or (305) 809-3720; to apply for and obtain all after the fact certificate of appropriateness.
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ATTACHMENTS