

**BEFORE THE CONTRACTORS' EXAMINING BOARD
FOR THE CITY OF KEY WEST, FLORIDA**

IN RE:

**Curry A/C
2513 Linda Avenue
Key West, FL 33040**

**Case No. 17-CEB-003
1616 Atlantic Boulevard #6
Key West, FL 33040**

STAFF REPORT

Contractor:

**Curry A/C
2513 Linda Avenue
Key West, FL 33040**

Code Officer: G.L. Leggett

Property Address: 1616 Atlantic Boulevard #6

Code Violation(s):

Count-1: Sec. 14-37. - Building permits; professional plans; display of permits; address; exceptions.

(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.

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.

Any new electrical circuits or wiring will require a permit.

Any new plumbing fixtures or piping will require a permit.

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.

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.

(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 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.

Prior violations: 1 previous violation before Board on September 16, 2015 where a letter of reprimand and a \$100.00 Administrative Fee was imposed.

Factual Allegations:

(Code Officer **G.L. Leggett** 3/7/2017) "**Count-1:** "On March 07, 2017, the City of Key West received an anonymous complaint regarding construction work at the subject address. Code Officers Leggett and Waite arrived on site to investigate. City Building Inspector David Ray observed findings. Our records show you have filed to apply and obtain the proper permitting required for work observed being performed."

Signed this 26th day of April 2017 by the for the Contractors' Examining Board.