

Permit #: RC-15-12-5612
Master permit #:

Permit type: rc010 - BUILDING RE CERTIFICATION
Routing queue: rc012 - STRUCTURE CERTIFICATION

Address: 600 BILTMORE WAY
COMMON AREAS
CORAL GABLES, FL 33134-7541

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
1 - BOARDS - GENERATE F	calc fees	CALCULATE FEES	12/18/2015	comp	bgarcia	
2 - CASHIER	collect	COLLECT FEES	1/7/2016	waived	vgoizueta	RECERTIFICATION REPORT REVIEW FEES PAID ON RC13051886
3 - PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	1/8/2016	apvd	mlopez	
3 - PLAN REVIEW	collect	COLLECT FEES				
3 - PLAN REVIEW	prelec	ELECTRICAL PLAN REVIEW				
3 - PLAN REVIEW	prelec	ELECTRICAL PLAN REVIEW	1/8/2016	reject	gmoreno	
4 - RE CERTIFIED LETTER	letter	GENERATE LETTER				

CITY'S
EXHIBIT 4

BEFORE THE CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

Case # 15-4614

Petitioner,

vs.

BILTMORE II CONDOMINIUM
ASSOCIATION, INC.
a Florida not for profit corporation

Respondent.

**NOTICE OF UNSAFE STRUCTURE VIOLATION FOR
FAILURE TO RECERTIFY AND NOTICE OF HEARING**

Date: December 29, 2015

To:

Condominium Association
Biltmore II Condominium
Association, Inc.
c/o David H. Rogel
Registered Agent
Becker & Poliakoff, P.A.
121 Alhambra Plaza, 10th Floor
Coral Gables, FL 33134

Return receipt number:

91 7108 2133 3932 7181 7341

Re: The twelve-story residential condominium buildings consisting of 232 units ("Structure"), built in 1973 (40-year recertification required), and located at 600 Biltmore Way, Coral Gables, FL 33134-7541, legally described as all of Block 8, of PLAT CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as

CITY'S

EXHIBIT

5

recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-025-0001 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code as follows:

On March 1, 2013, the City sent the Property Owner a 90-day Notice of Required Inspection for the Property's requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

On June 2, 2015, the City sent the Property Owner the City sent the Property Owner notices that the Report was past due.

To date, the Owner has not a) submitted the Report; b) completed the required repairs and c) submitted a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report")(collectively referred to as "Required Action").

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on January 11, 2016, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence, however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that, if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and recover the costs incurred against the Property and the Owner of record.

If the Property Owner or other interested party does not take all Required Action or appeal the decision of the Building Official, the Construction Regulation Board may enter an order of

demolition and assess all costs of the proceedings and demolition and other Required Action for which the City shall have a lien against the Property and the Property Owner.

Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com, or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: mlopez@coralgables.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.


Manuel Z. Lopez, P.E.
Building Official

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on December 29, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated above, and by hand-delivery or posting at the Property.


Manuel Z. Lopez, P.E.
Building Official

NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.

ADA Assistance: The City complies with the provisions of the American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.



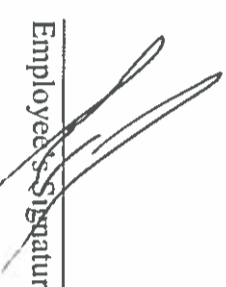
CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4614

Title of Document Posted: Construction Regulation Board Case

I, JORGE PERD, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 600 Biltmore Way, ON 12/29/15
AT 1:50 am.

J. PERD
Employee's Printed Name


Employee's Signature

STATE OF FLORIDA)
)
SS.)
COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me this 29 day of December, in
the year 20 15, by Jorge A Perd who is personally known to
me.

My Commission Expires:




Notary Public



12/29/2015 13:49

BEFORE THE CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES

CITY OF CORAL GABLES

Case # 15-4614

Petitioner:

vs.

BILTMORE II CONDOMINIUM
ASSOCIATION,

Respondent

600 Biltmore Way

NOTICE OF UNSAFE STRUCTURE VIOLATION FOR
FAILURE TO RECERTIFY AND NOTICE OF HEARING

Date: December 29, 2015

To:

Condominium Association
Biltmore II Condominium
Association, Inc.
c/o David H. Rogas
Registered Agent
Becker & Colakoff, P.A.
121 Alhambra Plaza, 19th Floor
Coral Gables, FL 33134

Return receipt number:

91 7108 2133 3932 7161 7341

Re: The twelve-story residential condominium building consisting of 232 units
("Structure"), built in 1973 (40-year recertification required), and located at 600
Biltmore Way, Coral Gables, FL 33134-7541, legally described as all of Block 8, of
PLAT CORAL GABLES BILTMORE SECTION, according to the Plat thereof.

12/29/2015 13:48

City of Coral Gables

15-4614

Page 1 of 3

600
BILTMORE

BEFORE THE CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

Case # 15-4614

Petitioner.

vs.

BILTMORE II CONDOMINIUM
ASSOCIATION, INC.
a Florida not for profit corporation

Respondent.

**NOTICE OF UNSAFE STRUCTURE VIOLATION FOR
FAILURE TO RECERTIFY AND NOTICE OF HEARING**

Date: January 22, 2016

To:

Condominium Association
Biltmore II Condominium
Association, Inc.
c/o David H. Rogel
Registered Agent
Becker & Poliakoff, P.A.
121 Alhambra Plaza, 10th Floor
Coral Gables, FL 33134

Return receipt number:

91 7108 2133 3932 6905 4161

Re: The twelve-story residential condominium buildings consisting of 232 units ("Structure"), built in 1973 (40-year recertification required), and located at 600 Biltmore Way, Coral Gables, FL 33134-7541, legally described as all of Block 8, of PLAT CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-025-0001 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code as follows:

On March 1, 2013, the City sent the Property Owner a 90-day Notice of Required Inspection requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

On June 2, 2015, the City sent the Property Owner the City sent the Property Owner notices that the Report was past due.

The Report, submitted to the City on January 6, 2016, stated that the Structure did not meet the minimum requirements to be recertified as structurally and electrically safe. The Report noted that the following items required repair or modification: Electrical: 1) electrical service; 2) gutters; 3) electrical panels; 4) branch circuits; 5) grounding service; 6) grounding of equipment; 7) service conduits/raceways; 8) service conductor and cables; 9) types of wiring methods; 10) feeder conductors; 11) emergency lighting; 12) building egress illumination; 13) wiring in parking garage areas; 14) garage areas and egress illumination; 15) swimming pool wiring; 16) wiring to mechanical equipment; 17) electrical conduits are not firestopped; 18) corroded/damaged electrical equipment; 19) electrical equipment missing covers and improperly terminated wires; 20) conduits, receptacles and wiring not securely fastened; 21) disconnecting devices not marked; 22) receptacles without required protection or missing; 23) branch circuit cables for the landscape fixtures not buried; and 24) garbage disposal conduits are corroded.

To date, the Owner has not a) completed the required repairs and b) submitted a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report")(collectively referred to as "Required Action").

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on February 8, 2016, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence. However, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that, if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys


Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and recover the costs incurred against the Property and the Owner of record.

If the Property Owner or other interested party does not take all Required Action or appeal the decision of the Building Official, the Construction Regulation Board may enter an order of demolition and assess all costs of the proceedings and demolition and other Required Action for which the City shall have a lien against the Property and the Property Owner.

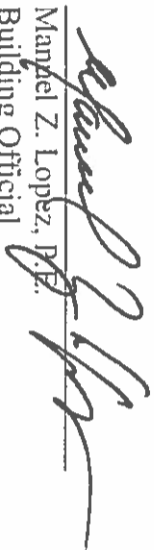
Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com, or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: mlopez@coralgables.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.


Manuel Z. Lopez, P.E.
Building Official

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on January 22, 2016, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated above, and by hand-delivery or posting at the Property.


Manuel Z. Lopez, P.E.
Building Official

NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.

ADA Assistance: The City complies with the provisions of the American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4614

Title of Document Posted: Construction Regulation Board Case

I, Dennis Poin, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 600 Biltmore Way ON 1-22-16
AT 9:00 AM.

Dennis Poin
Employee's Printed Name
Dennis Poin
Employee's Signature

STATE OF FLORIDA)
SS.)
COUNTY OF MIAMI-DADE)

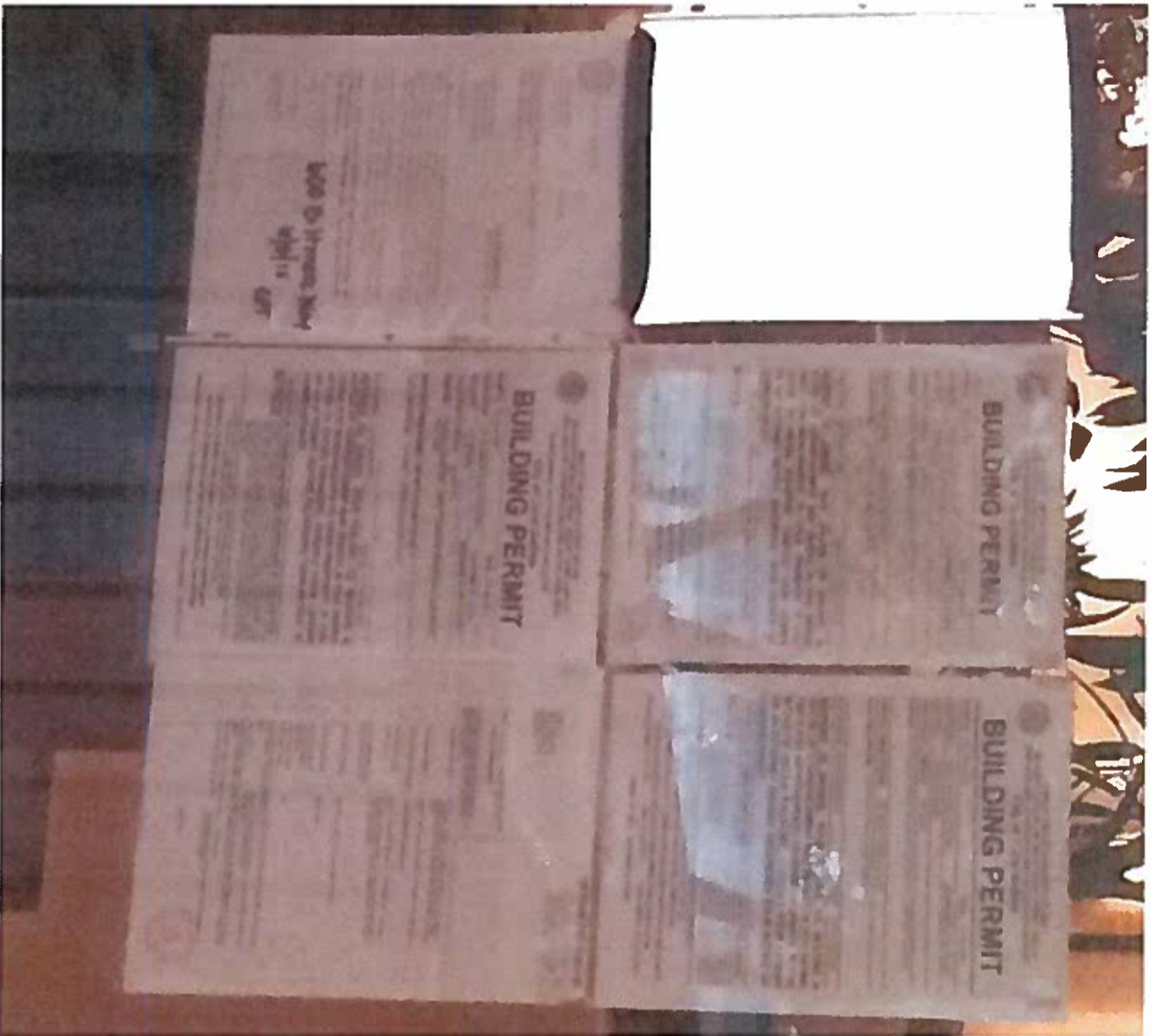
Sworn to (or affirmed) and subscribed before me this 22nd day of January, in
the year 2016, by Dennis Poin who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

600 Biltmore Way



After recording return to:
Belkys Garcia
Secretary to the Construction
Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134-5717

**CITY OF CORAL GABLES
CONSTRUCTION REGULATION BOARD**

CITY OF CORAL GABLES,

Case # 15-4614

Petitioner,

vs.

BILTMORE II CONDOMINIUM
ASSOCIATION, INC.
a Florida not for profit corporation

Respondent.

ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on February 8, 2016, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact

1. The City properly served the Notice on the owner, Biltmore II Condominium Association, Inc. ("Owner"), and any lienholders of record of the twelve-story residential condominium buildings consisting of 232 units ("Structure"), built in 1973 (40-year recertification required), and located at 600 Biltmore Way, Coral Gables, FL 33134-7541, legally described as all of Block 8, of PLAT CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-025-0001 ("Property").
2. The Notice alleges that the Structure is unsafe because an inspection report pursuant to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"), and furnished by or on behalf of the Owner on January 6, 2016, revealed that the Structure did not meet the minimum requirements to be recertified as structurally and electrically safe.
3. The Report revealed that the following items required repair or modification:
Electrical: 1) electrical service; 2) gutters; 3) electrical panels; 4) branch circuits; 5) grounding

service; 6) grounding of equipment; 7) service conduits/raceways; 8) service conductor and cables; 9) types of wiring methods; 10) feeder conductors; 11) emergency lighting; 12) building egress illumination; 13) wiring in parking garage areas; 14) garage areas and egress illumination; 15) swimming pool wiring; 16) wiring to mechanical equipment; 17) electrical conduits are not firestopped; 18) corroded/damaged electrical equipment; 19) electrical equipment missing covers and improperly terminated wires; 20) conduits, receptacles and wiring not securely fastened; 21) disconnecting devices not marked; 22) receptacles without required protection or missing; 23) branch circuit cables for the landscape fixtures not buried; and 24) garbage disposal conduits are corroded.

4. On December 29, 2015, the City notified the Owner that it must complete the repairs and submit a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report").

5. To date, the Owner has not completed the required repairs and has not submitted a Compliance Report ("Required Action").

Conclusions of Law

6. The Structure is presumed and is hereby declared unsafe pursuant to Section 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Order

It is, therefore, ORDERED:

7. *Required Action.* The Owner shall take the Required Action as follows: a) the Owner shall pass final inspection on all required permits to meet the minimum requirements as noted in the Report and shall submit a Compliance Report within 30 days from the date of this Order. Otherwise, the Owner shall provide a status report at the March 14, 2016 hearing, including a written agreement from a licensed architect or engineer to provide a Compliance Report by a specific deadline.

8. *Request for compliance inspection.* It is the responsibility of the Owner to contact the Building Official to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.

9. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. **Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further**

development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order:

10. *Requests for extension of time.* The Building Official, in his sole discretion, may extend any of the above deadlines for good cause beyond the control of the Owner and that the Owner acted in good faith and exercised due diligence in the efforts to take all Required Action, to apply for any required permits, and to request an extension of any deadlines, as applicable.

11. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs and the costs of corrective action, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.

12. *City's remedies are cumulative.* This Order notwithstanding, the City may enforce its code by any other lawful means.

13. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134-5717, bgarcia@coralgable.com, tel: (305) 460-5229. Failure to request an administrative hearing within seven (7) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 16 day of February, 2016.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES


Board Chairperson


Notice of Deadline to Appeal

PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY DAYS OF THE FILING OF THIS ORDER.

Certificate of Filing and Service

I HEREBY CERTIFY that the original of this Order was filed with the Secretary of the Board, on this 16 day of February, 2016 and that, on the same date, a true and correct copy of the foregoing was served by certified mail, return receipt requested, and by first class mail (and via e-mail at any e-mail address indicated below) on:

Condominium Association
Biltmore II Condominium
Association, Inc.
c/o David H. Rogel
Registered Agent
Becker & Poliakoff, P.A.
121 Alhambra Plaza, 10th Floor
Coral Gables, FL 33134
Return receipt number:
91 7108 2133 3932 6726 2146


Belkys Garcia
Secretary to the Board

BEFORE THE CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

Case # 15-4614

Petitioner.

vs.

BILTMORE II CONDOMINIUM
ASSOCIATION, INC.,
a Florida not for profit corporation.

Respondent.

**NOTICE OF HEARING ON NON-COMPLIANCE
WITH UNSAFE STRUCTURES ORDER**

Date: February 24, 2016

To:

Condominium Association
Biltmore II Condominium
Association, Inc.
c/o David H. Rogel
Registered Agent
Becker & Poliakoff, P.A.
121 Alhambra Plaza, 10th Floor
Coral Gables, FL 33134

Return receipt number:

91 7108 2133 3932 7179 1610

Re: The twelve-story residential condominium buildings consisting of 232 units ("Structure"), built in 1973 (40-year recertification required), and located at 600 **Biltmore Way**, Coral Gables, FL 33134-7541, legally described as all of Block 8, of PLAT CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-025-0001 ("Property").

You are directed to appear for a hearing before the before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on March 14, 2016, at 2:00 p.m.

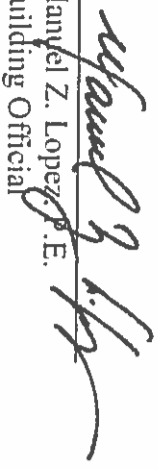
The hearing will be held regarding the Notice of Non-Compliance with Unsafe Structures Order and Right to Request Hearing. **The hearing shall be strictly limited to determining whether and when you took the Required Action or demolished the Structure and paid the administrative costs as required by the Order and the amount of the fine to be imposed based upon the length of time the violation(s) have continued to exist.**

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence, however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that, if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgable.com, tel: (305) 460-5229.

If you do not prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$250 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$150, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

If you comply with the Board's prior order before the hearing, please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgable.com, or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: mlopez@coralgable.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.


Manuel Z. Lopez, P.E.
Building Official

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on February 24, 2016, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail and by hand-delivery or posting at the Property:


Manuel Z. Lopez, PE.
Building Official

NOTICES

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Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.

ADA Assistance: The City complies with the provisions of the American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Dona M. Spain, ADA Coordinator, at (305) 460-5095, TTY/TDD (305) 460-5010, with requests for auxiliary aids or services at least three business days before the hearing in order to request such assistance.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4614

Title of Document Posted: Construction Regulation Board Case

I, Dennis Poin, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 650 Biltmore Way, ON 2-24-16
AT 9:00.

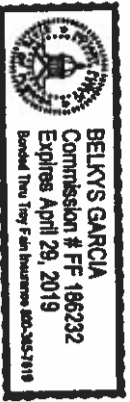
Dennis Poin
Employee's Printed Name

Dennis Poin
Employee's Signature

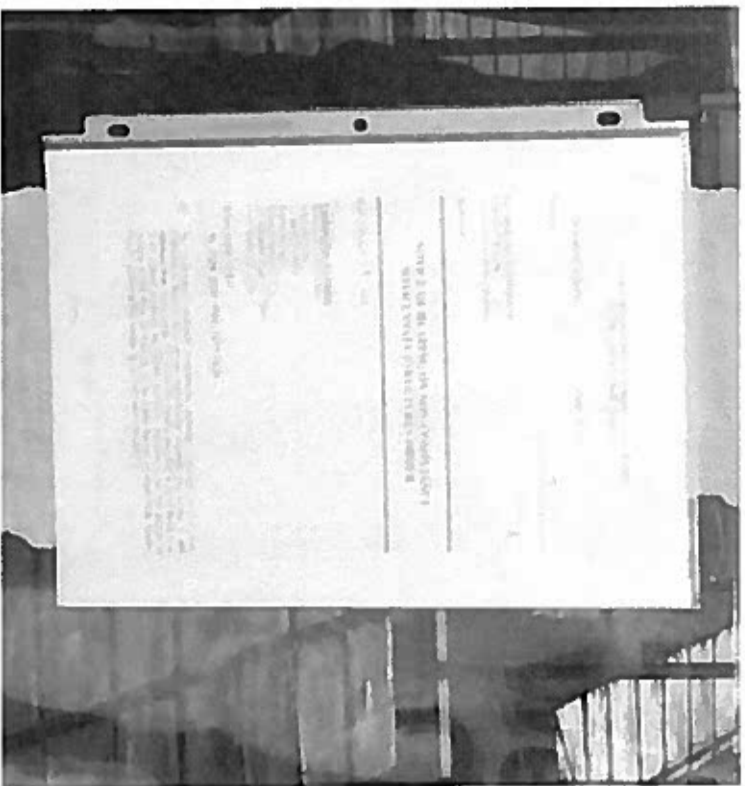
STATE OF FLORIDA)
SS.)
COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me this 24th day of February, in
the year 20 16, by Dennis Poin who is personally known to
me.

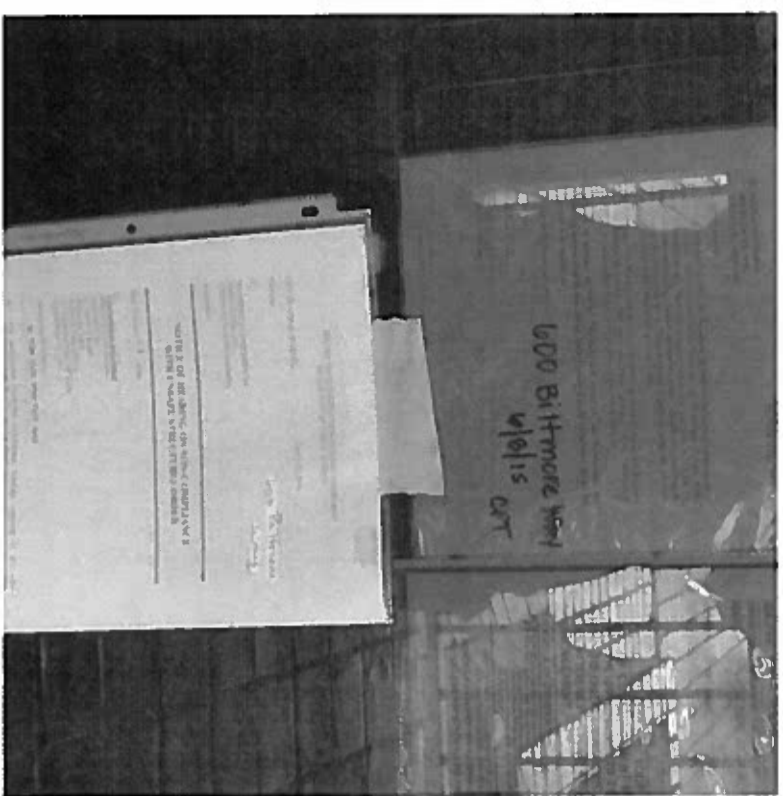
My Commission Expires:



Belkys Garcia
Notary Public



600 Biltmore Way



This instrument prepared by and
after recording return to:
Belkys Garcia
Secretary to the Construction
Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134-5717

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES, Case No. 15--4614

Petitioner.

vs.

BILTMORE II CONDOMINIUM
ASSOCIATION, INC.
A Florida not for profit corporation
c/o David H. Royel
Registered Agent
Becker & Poliakoff, P.A.
121 Alhambra Plaza, 10th Floor
Coral Gables, Florida 33134
Respondent.

Return receipt number:
91 7108 2133 3932 7179 2962

NOTICE OF ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on March 14, 2016, on the Notice of Unsafe Structure Violation for Failure to Rectify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact

1. The City properly served all required notices on the owner, Biltmore II Condominium Association, Inc., and any lienholders of record for the structure located on the property at 600 Biltmore Way, Coral Gables, FL 33134-7541, and having folio number 03-4117-025-0001 (the "Structure").
2. As of the date this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, the Structure is presumed and is hereby declared unsafe pursuant to

Section 105-186(j) (13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Order

3. It is, therefore, ORDERED: The Owner shall take the Required Action as follows: a) the Owner is to submit within 30 days of the date of this Order to the City's Development Services Department a signed and sealed letter from a licensed engineer stating whether the common areas of the Structure are electrically recertified; b) the Owner is to provide within 90 days of the date of this Order an update to the Board on the progress of the electrical recertification, specifically the number of unit permits issued. The owner is to be present at the hearing.

4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.

5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.

6. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.


7. *City's remedies are cumulative.* This Order notwithstanding, the City may enforce its code by any other lawful means.

8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134-5717, bgarcia@coralgable.com, tel: (305) 460-5229. Failure to

request an administrative hearing within seven (7) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 21st day of March, 2016.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES


Secretary of the Board

Notice of Deadline to Appeal

PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY DAYS OF THE FILING OF THIS ORDER.

This instrument prepared by and
after recording return to:
Belkys Garcia
Secretary to the Construction
Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134-5717

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

Case No. 15-4614

Petitioner,

vs.

BILTMORE II CONDOMINIUM
ASSOCIATION, INC.
A Florida not for profit corporation
c/o David H. Rogel
Registered Agent
Becker & Pollakoff, P.A.
121 Alhambra Plaza, 10th Floor
Coral Gables, Florida 33134

Return receipt number:
92 7108 2133 3932 7279 1962

Respondent.

NOTICE OF ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on March 14, 2016, on the Notice of Unsafe Structure Violation for Failure to Rectify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact

1. The City properly served all required notices on the owner, Biltmore II Condominium Association, Inc., and any lienholders of record for the structure located on the property at 600 Biltmore Way, Coral Gables, FL 33134-7541, and having folio number 03-4117-025-0001 (the "Structure").
2. As of the date this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, the Structure is presumed and is hereby declared unsafe pursuant to

Section 105-186(j) (13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Order

3. It is, therefore, ORDERED: The Owner shall take the Required Action as follows: a) the Owner is to submit within 30 days of the date of this Order to the City's Development Services Department a signed and sealed letter from a licensed engineer stating whether the common areas of the Structure are electrically recertified; b) the Owner is to provide within 90 days of the date of this Order an update to the Board on the progress of the electrical recertification, specifically the number of unit permits issued. The owner is to be present at the hearing.

4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.

5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.

6. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.


7. *City's remedies are cumulative.* This Order notwithstanding, the City may enforce its code by any other lawful means.

8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. Failure to

request an administrative hearing within seven (7) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 21st day of March, 2016.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES


Secretary of the Board

Notice of Deadline to Appeal

PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY DAYS OF THE FILING OF THIS ORDER.

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 15-4614

vs.

BILTMORE II CONDOMINIUM
ASSOCIATION, INC.
c/o David H. Royce
Becker & Poliakoff, P.A.
121 Alhambra Plaza, 10th Floor
Coral Gables, Florida 33134

Return receipt number:
91 7108 2133 3932 7177 0103

Respondent.

**NOTICE OF UNSAFE STRUCTURE VIOLATION FOR FAILURE TO RECERTIFY
AND NOTICE OF HEARING**

Date: April 29, 2016

Re: **600 Biltmore Way**, Coral Gables, Florida 33134-7541, and legally described as all of Block 8, of
CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat
Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio
number 03-4117-025-0001 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in
accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-
11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The
Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section
105-1-86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification
requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

**Therefore, this matter is set for hearing before the City's Construction Regulation Board
("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida
33134, on May 16, 2016, at 2:00 p.m.**

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have
the right to be represented by an attorney and may present and question witnesses and evidence; however,
formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being
heard in your absence. Please be advised that if someone other than an attorney will be attending the
hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing.
Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of
Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134.

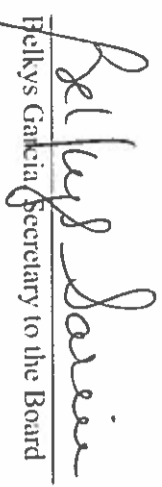
bgarcia@coralgables.com, tel: (305) 460-5229.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$250 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.


Felkys Garcia, Secretary to the Board

ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.

ADA Assistance: The City complies with the provisions of the Americans with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Dona M. Spain, ADA Coordinator, at (305) 460-5095. TTY DD (305) 460-5010, with requests for auxiliary aids or services at least three business days before the hearing in order to request such assistance.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4614

Title of Document Posted: Construction Regulation Board Case

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 600 Baltimore Way, ON 4-29-16
AT 8:45 AM.

EDUARDO MARTIN
Employee's Printed Name

Eduardo Martin
Employee's Signature

STATE OF FLORIDA)
SS.)
COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me this 29th day of April, in
the year 20 16, by Eduardo Martin who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public



This instrument prepared by and
after recording return to:
Belkys Garcia
Secretary to the Construction
Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134-5717

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 15-4614

vs.

BILTMORE II CONDOMINIUM
ASSOCIATION, INC.
A Florida not for profit corporation
c/o David H. Rogel
Registered Agent
Becker & Poliakoff, P.A.
121 Alhambra Plaza, 10th Floor
Coral Gables, Florida 33134

Return receipt number:

91 7108 2133 3932 7177 0424

Respondent.

NOTICE OF ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on May 16, 2016, on the Notice of Unsafe Structure Violation for Failure to Rectify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact

1. The City properly served all required notices on the owner, BILTMORE II CONDOMINIUM ASSOCIATION, INC., and any lienholders of record for the structure located on the property at 600 Biltmore Way, Coral Gables, Florida, 33134-7541, and having folio number 03-4117-025-0001 (the "Structure").
2. As of the date this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, the Structure is presumed and is hereby declared unsafe pursuant to

Section 105-186(j) (13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Order

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall submit within 90 days of the date of this Order a signed and sealed letter from an electrical engineer certifying the common areas of the structure; b) the owner shall submit a monthly schedule identifying the number of units pending with an attached status report listing the units compliant with the required electrical permits to the City's Chief Electrical Official; c) the owner is to appear before the Board in 90 days to provide recertification status.
4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.
5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.
6. Lien for costs and notice to subsequent purchasers. The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.
7. City's remedies are cumulative. This Order notwithstanding, the City may enforce its code by any other lawful means.
8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. Failure to request an administrative hearing within seven (7) days after service of the Notice shall

constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 17~~th~~ day of May, 2016.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES


Secretary to the Board

Notice of Deadline to Appeal
PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY DAYS OF THE FILING OF THIS ORDER.

This instrument prepared by and
after recording return to:
Belkys Garcia
Secretary to the Construction
Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134-5717

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 15-4614

vs.

BILTMORE II CONDOMINIUM
ASSOCIATION, INC.
A Florida not for profit corporation
c/o David H. Rogel
Registered Agent
Becker & Poliakoff, P.A.
121 Alhambra Plaza, 10th Floor
Coral Gables, Florida 33134

Return receipt number:

93 7308 2133 3932 7377 0424

Respondent.

NOTICE OF ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on May 16, 2016, on the Notice of Unsafe Structure Violation for Failure to Rectify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

- Findings of Fact
1. The City properly served all required notices on the owner, BILTMORE II CONDOMINIUM ASSOCIATION, INC., and any lienholders of record for the structure located on the property at 600 Biltmore Way, Coral Gables, Florida, 33134-7541, and having folio number 03-4117-025-0001 (the "Structure").
 2. As of the date this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, the Structure is presumed and is hereby declared unsafe pursuant to

Section 105-186(j) (13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Order

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall submit within 90 days of the date of this Order a signed and sealed letter from an electrical engineer certifying the common areas of the structure; b) the owner shall submit a monthly schedule identifying the number of units pending with an attached status report listing the units compliant with the required electrical permits to the City's Chief Electrical Official; c) the owner is to appear before the Board in 90 days to provide recertification status.
4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.
5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.
6. Lien for costs and notice to subsequent purchasers. The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.
7. City's remedies are cumulative. This Order notwithstanding, the City may enforce its code by any other lawful means.
8. NOTICE: If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134-5717, bgarcia@coralgalbes.com, tel: (305) 460-5229. Failure to request an administrative hearing within seven (7) days after service of the Notice shall

constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 17th day of May, 2016.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES


Secretary to the Board

Notice of Deadline to Appeal
PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY DAYS OF THE FILING OF THIS ORDER.

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 15-4614

vs.

BILTMORE II CONDOMINIUM
ASSOCIATION, INC.
A Florida not for profit corporation
c/o David H. Rogel
Registered Agent
Becker & Poliakoff, P.A.
121 Alhambra Plaza, 10th Floor
Coral Gables, Florida 33134

Return receipt number:
91 7108 2133 3932 7314 2455

Respondent.

**NOTICE OF UNSAFE STRUCTURE VIOLATION FOR FAILURE TO RECERTIFY
AND NOTICE OF HEARING**

Date: July 28, 2016

Re: **600 Biltmore Way**, Coral Gables, Florida 33134-7541 and legally described as all of Block 8, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-025-0001 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section 105-1 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on August 8, 2016, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing.

Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$250 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.

ADA Assistance: The City complies with the provisions of the Americans with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Dona M. Spain, ADA Coordinator, at (305) 460-5095, TTY/DD (305) 460-5010, with requests for auxiliary aids or services at least three business days before the hearing in order to request such assistance.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 15-4614

Title of Document Posted: Construction Regulation Board Case

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 600 BILTHMORE WAY, ON July 28, 2016
AT 9:00 A.M.

EDUARDO MARTIN
Employee's Printed Name


Employee's Signature

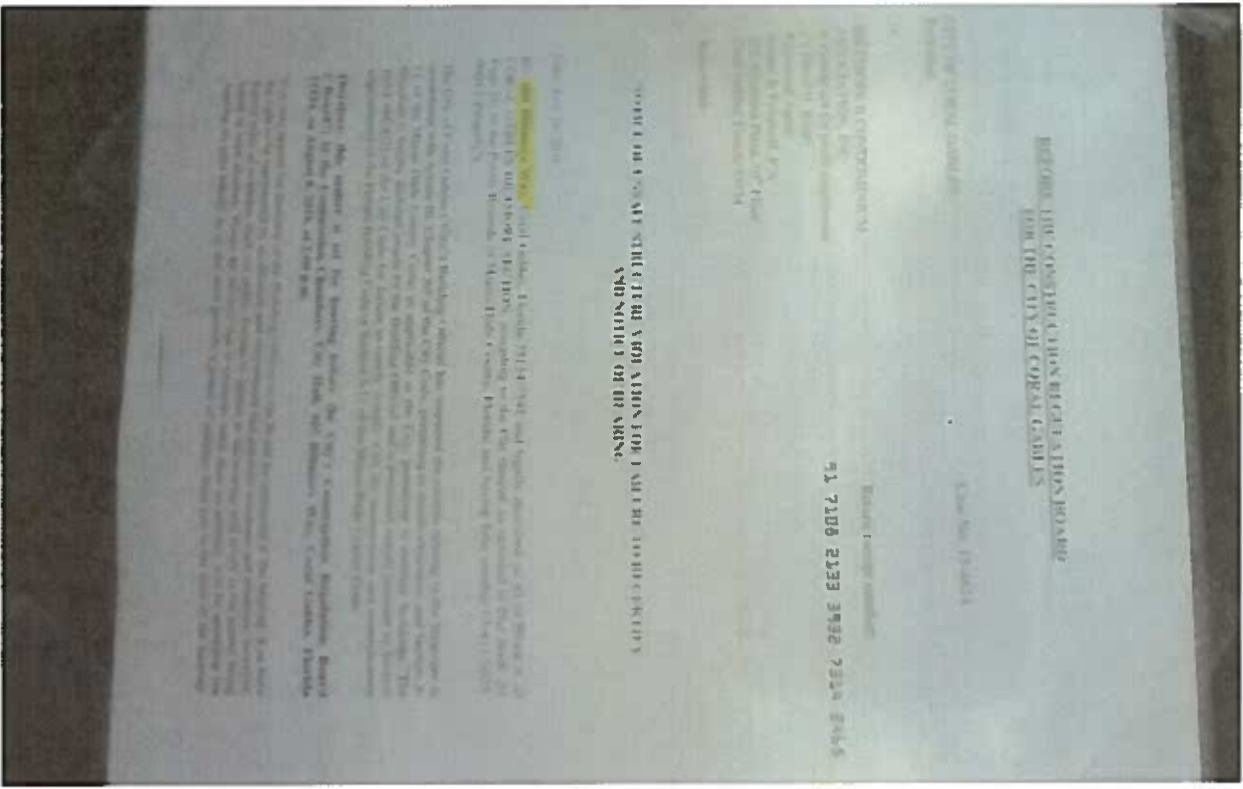
STATE OF FLORIDA)
SS.)
COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me this 28th day of July, in
the year 2016, by Eduardo Martin who is personally known to
me.

My Commission Expires:


Notary Public





This instrument prepared by and
after recording return to:
Belkys Garcia
Secretary to the Construction
Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134-5717

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner.

Case No. 15-4614

vs.

BILTMORE II CONDOMINIUM
ASSOCIATION, INC.
A Florida not for profit corporation
c/o David H. Rogel
Registered Agent
Becker & Poliakoff, P.A.
121 Alhambra Plaza, 10th Floor
Coral Gables, Florida 33134

Return receipt number:

91 7108 2133 3932 7314 2144

Respondent.

NOTICE OF ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on August 8, 2016, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact

1. The City property served all required notices on the owner, BILTMORE II CONDOMINIUM ASSOCIATION, INC., and any lienholders of record for the structure located on the property at **600 Biltmore Way**, Coral Gables, Florida, 33134-7541, and having folio number 03-4117-025-0001 (the "Structure").
2. As of the date this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, the Structure is presumed and is hereby declared unsafe pursuant to

Section 105-186(j) (13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.


Order

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall recertify the property within 180 days of the date of this Order; to include permits and inspections, if applicable, and submittal of Recertification Report; b) if all requirements are not completed within the 180 days the owner shall pay a daily fine of \$250 for each day the violation continues.
4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.
5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within seven (7) days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.
6. Lien for costs and notice to subsequent purchasers. The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.
7. City's remedies are cumulative. This Order notwithstanding, the City may enforce its code by any other lawful means.
8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134-5717, bgarcia@coralgalbes.com, tel: (305) 460-5229. Failure to request an administrative hearing within seven (7) days after service of the Notice shall

constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 9th day of August, 2016.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES


Secretary to the Board

Notice of Deadline to Appeal

PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY DAYS OF THE FILING OF THIS ORDER.

This instrument prepared by and
after recording return to:
Belkys Garcia
Secretary to the Construction
Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134-5717

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 15-4614

vs.

BILTMORE II CONDOMINIUM
ASSOCIATION, INC.
A Florida not for profit corporation
c/o David H. Rogel
Registered Agent
Becker & Poliakoff, P.A.
121 Alhambra Plaza, 10th Floor
Coral Gables, Florida 33134

Return receipt number:

91 7108 2133 3532 7314 2144

Respondent.

NOTICE OF ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on August 8, 2016, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact

1. The City properly served all required notices on the owner, BILTMORE II CONDOMINIUM ASSOCIATION, INC., and any lienholders of record for the structure located on the property at 600 Biltmore Way, Coral Gables, Florida, 33134-7541, and having folio number 03-4117-025-0001 (the "Structure").
2. As of the date this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, the Structure is presumed and is hereby declared unsafe pursuant to

Section 105-186(f) (13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.


Order

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall recertify the property within 180 days of the date of this Order; to include permits and inspections, if applicable, and submittal of Recertification Report; b) if all requirements are not completed within the 180 days the owner shall pay a daily fine of \$250 for each day the violation continues.
4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.
5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within seven (7) days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.
6. Lien for costs and notice to subsequent purchasers. The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.
7. City's remedies are cumulative. This Order notwithstanding, the City may enforce its code by any other lawful means.
8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. Failure to request an administrative hearing within seven (7) days after service of the Notice shall

constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 9th day of August, 2016.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES


Secretary to the Board

Notice of Deadline to Appeal

PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY DAYS OF THE FILING OF THIS ORDER.

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 15-4614

vs.

BILTMORE II CONDOMINIUM
ASSOCIATION, INC.

Return receipt number:

A Florida not for profit corporation
c/o David H. Rogel

91 7108 2133 3932 7093 3677

Registered Agent

Becker & Poliakoff, P.A.

121 Alhambra Plaza, 10th Floor

Coral Gables, Florida 33134

Respondent.

**NOTICE OF UNSAFE STRUCTURE VIOLATION FOR FAILURE TO RECERTIFY
AND NOTICE OF HEARING**

Date: December 20, 2016

Re: **600 Biltmore Way**, Coral Gables, Florida 33134-7541 and legally described as all of Block 8, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-025-0001 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section 105-1 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on January 9, 2017, at 2:00 p.m.

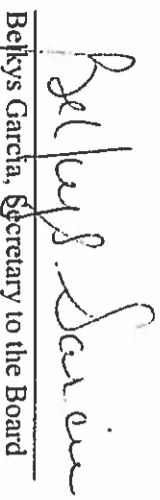
You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of

Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

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Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

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Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 15-4614

Title of Document Posted: Construction Regulation Board Case

I, Jose Paz, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 600 Biltmore Way, ON 12-20-16
AT 9:25 am.

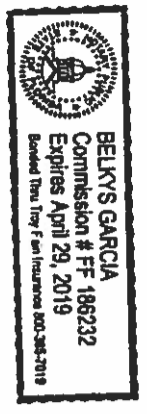
Jose Paz
Employee's Printed Name


Employee's Signature

STATE OF FLORIDA)
ss.)
COUNTY OF MIAMI-DADE)

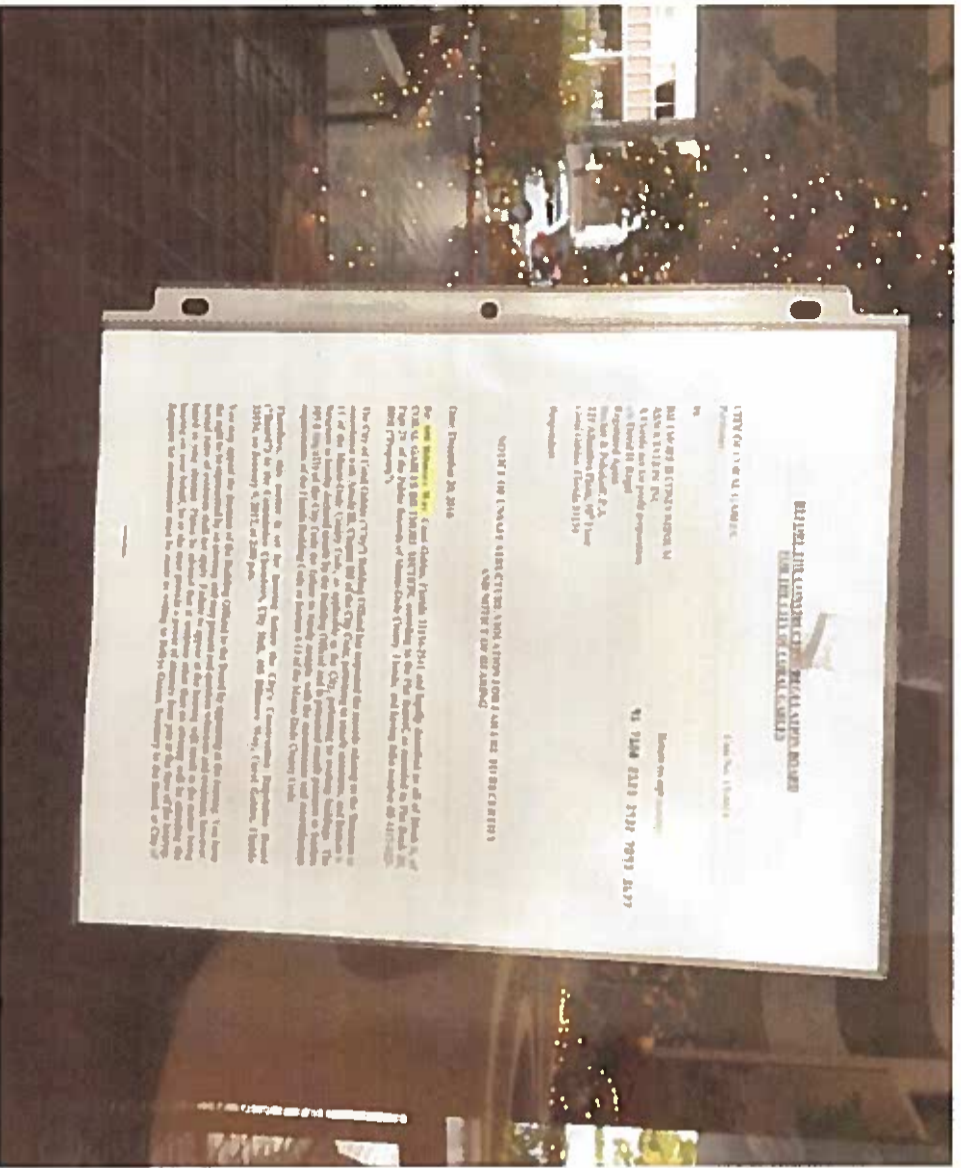
Sworn to (or affirmed) and subscribed before me this 20th day of December in
the year 20 16, by Jose Paz who is personally known to
me.

My Commission Expires:



Belky Garcia
Notary Public

600 Biltmore Way



FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Not For Profit Corporation

BILTMORE II CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number 737310
FEI/EIN Number 59-1700590
Date Filed 11/16/1976
State FL
Status ACTIVE

Principal Address

600 BILTMORE WAY
CORAL GABLES, FL 33134

Mailing Address

600 BILTMORE WAY
CORAL GABLES, FL 33134

Registered Agent Name & Address

ROGEL, DAVID H
BECKER & POLIAKOFF, P.A.
121 ALHAMBRA PLAZA, 10TH FL
CORAL GABLES, FL 33134

Name Changed: 09/11/2006

Address Changed: 09/11/2006

Officer/Director Detail

Name & Address

Title President

VIDE PEREZ, MAYRA
600 BILTMORE WAY
CORAL GABLES, FL 33134

Title SEC

ANDING, VOLKER

CITY'S

EXHIBIT

6

600 BILTMORE WAY
MIAMI, FL 33134

Title TREA

KOMRAD, EUGENE
600 BILTMORE WAY
CORAL GABLES, FL 33134

Title D

MCKINLEY, TERRY
600 BILTMORE WAY
CORAL GABLES, FL 33134

Title VP

SHWEDEL, GINNY
600 BILTMORE WAY
CORAL GABLES, FL 33134

Title DIRECTOR

KOHLER, INGRID
600 BILTMORE WAY
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2014	03/03/2014
2014	10/28/2014
2015	03/24/2015

Document Images

03/24/2015 -- ANNUAL REPORT	View image in PDF format
10/28/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
03/03/2014 -- ANNUAL REPORT	View image in PDF format
03/25/2013 -- ANNUAL REPORT	View image in PDF format
04/09/2012 -- ANNUAL REPORT	View image in PDF format
03/09/2011 -- ANNUAL REPORT	View image in PDF format
02/16/2010 -- ANNUAL REPORT	View image in PDF format
06/22/2009 -- ANNUAL REPORT	View image in PDF format
03/10/2008 -- ANNUAL REPORT	View image in PDF format
03/06/2007 -- ANNUAL REPORT	View image in PDF format
09/11/2006 -- Reg. Agent Change	View image in PDF format

[01/17/2006 -- ANNUAL REPORT](#)
[03/07/2005 -- ANNUAL REPORT](#)
[07/09/2004 -- ANNUAL REPORT](#)
[04/25/2003 -- ANNUAL REPORT](#)
[05/15/2002 -- ANNUAL REPORT](#)
[05/11/2001 -- ANNUAL REPORT](#)
[05/08/2000 -- ANNUAL REPORT](#)
[04/30/1999 -- ANNUAL REPORT](#)
[05/05/1998 -- ANNUAL REPORT](#)
[05/08/1997 -- ANNUAL REPORT](#)
[04/30/1996 -- ANNUAL REPORT](#)
[04/19/1995 -- ANNUAL REPORT](#)

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FOLIO: 03-4117-025-2240
SUB-DIVISION: BILTMORE II CONDO
OWNER: HOWARD & BETTY ROXBOROUGH (TRUST)
PROP. ADDR: 600 BILTMORE WAY UNIT: PH104
CORAL GABLES



FOLIO: 03-4117-025-2250
SUB-DIVISION: BILTMORE II CONDO
OWNER: FINANCIERA EMPERADOR S A
3RD FLOOR SCOTIABANK BUILDING
PROP. ADDR: 600 BILTMORE WAY UNIT: PH105
CORAL GABLES



FOLIO: 03-4117-025-2260
SUB-DIVISION: BILTMORE II CONDO
OWNER: HOLLY DAVIDSON WINER
PROP. ADDR: 600 BILTMORE WAY UNIT: PH106
CORAL GABLES



FOLIO: 03-4117-025-2270
SUB-DIVISION: BILTMORE II CONDO
OWNER: ROBERT PETZINGER
CRISTINA MORAN
PROP. ADDR: 600 BILTMORE WAY UNIT: PH107
CORAL GABLES



FOLIO: 03-4117-025-2280
SUB-DIVISION: BILTMORE II CONDO
OWNER: ALINE JIDY TRS
PROP. ADDR: 600 BILTMORE WAY UNIT: PH108
CORAL GABLES



FOLIO: 03-4117-025-2290
SUB-DIVISION: BILTMORE II CONDO
OWNER: EUGENE KOMRAD & W AUDREY
PROP. ADDR: 600 BILTMORE WAY UNIT: PH109
CORAL GABLES



FOLIO: 03-4117-025-2300
SUB-DIVISION: BILTMORE II CONDO
OWNER: GEORGIA H THEISS TR
GEORGIA H & GEORGE B THEISS (BEN)
PROP. ADDR: 600 BILTMORE WAY UNIT: PH110
CORAL GABLES



FOLIO: 03-4117-025-2310
SUB-DIVISION: BILTMORE II CONDO
OWNER: MARIE FRANCE FOSSEY BEITZ TRS
MARIE FRANCE FOSSEY BEITZ (BEN)
PROP. ADDR: 600 BILTMORE WAY UNIT: PH111
CORAL GABLES



600 Baltimore Way

Goizueta, Virginia

From: Lopez, Manuel
Sent: Tuesday, June 09, 2015 2:19 PM
To: 'Jonatan Mendez'
Cc: Ashar Anwaar; Goizueta, Virginia
Subject: RE: Building Recertification - Folio #03-4117-025-0001

Good, in that case I am giving you a six month extension to provide the report.

Manuel Z. Lopez P.E.
Building Official
City of Coral Gables
Development Services Department
405 Baltimore Way, 3rd Floor
Coral Gables Florida, 33134
305-460-5242



CORAL GABLES
INCORPORATED 1925
Celebrating 90 years of a dream realized.

From: Jonnatan Mendez [mailto:JMendez@paniami.com]
Sent: Tuesday, June 09, 2015 1:02 PM
To: Lopez, Manuel
Cc: Ashar Anwaar
Subject: RE: Building Recertification - Folio #03-4117-025-0001

Mr. Lopez:

Truthfully, assuming that everything goes swell with the electrical repairs, construction should be completed within 6 months. The important thing is that we are overseeing every aspect of it. Once repairs are completed, we will issue a letter of compliance for the structural and electrical portion of the building.

Please advise for an extension given the information above.

Best regards,

Jonnatan R. Mendez, PE
Structural Engineer

PISTORINO & ALAM
CONSULTING ENGINEERS, INC.
7171 SW 62nd Ave, 4th Floor
Miami, FL 33143

CITY'S
EXHIBIT 1

Office Phone: (305) 669-2700
Cell Phone: (786) 273-1682
Fax: (305) 669-2165

From: Lopez, Manuel [mailto:mlopez@coralgables.com]
Sent: Tuesday, June 09, 2015 12:37 PM
To: Jonnatan Mendez
Cc: Ashar Anwaar
Subject: RE: Building Recertification - Folio #03-4117-025-0001

How much time do you need?

Manuel Z. Lopez P.E.
Building Official
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables Florida, 33134
305-460-5242



Celebrating 90 years of a dream realized.

From: Jonnatan Mendez [mailto:JMendez@paniami.com]
Sent: Tuesday, June 09, 2015 11:55 AM
To: Lopez, Manuel
Cc: Ashar Anwaar
Subject: Building Recertification - Folio #03-4117-025-0001

Mr. Lopez:

I tried contacting your office but could not reach you. My reason for calling is to discuss the recertification at the property referenced above. It's my understanding that a final notice has been issued to the building for non-compliance. Please allow me to provide you with a summary of events that transpired since the initial notification to the building was issued. We, Pistorino & Alam, Inc. (P&A) conducted an overall inspection report of the building for the 40 Year Recertification and prepared repair specifications to address observed structural conditions, as well as, special inspections during construction. The permit for structural repairs has been closed. Electrical repairs are still ongoing and we are providing inspection services for such.

Please allow us an extension and let us know what steps need to be taken in order to resolve this matter in timely fashion and avoid any penalties.

Let me know should you have any questions.

Sincerely,

Jonnatan R. Mendez, PE
Structural Engineer



PISTORINO & ALAM
CONSULTING ENGINEERS, INC.
7171 SW 62nd Ave, 4th Floor
Miami, FL 33143
Office Phone: (305) 669-2700
Cell Phone: (786) 273-1682
Fax: (305) 669-2165

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

Silio, Antonio

From: Ana Abramowitz <biltmore2mgr@gmail.com>
Sent: Monday, December 23, 2013 9:56 AM
To: Lopez, Manuel
Silio, Antonio
Subject: FW: Biltmore II Condominium-600 Biltmore Way, Coral Gables- 40 Year Building Recertification Project
Attachments: Power One Electrical contract.pdf.html; CA Lindman Painting Proposal revised.pdf.html

Good Morning Mr. Lopez: Please see a copy of the email sent to Mr. Silio who is currently out on vacation.

Merry Christmas and Happy New Year! Should you require any assistance please feel free to call me.

Ana Abramowitz, LCAM

General Manager
Biltmore II Condominium Assoc., Inc.
600 Biltmore Way
Coral Gables, FL 33134
biltmore2mgr@gmail.com
Tel: 305-448-4765
Fax # 786-206-3063

From: Ana Abramowitz [mailto:biltmore2mgr@gmail.com]
Sent: Monday, December 23, 2013 8:55 AM
To: 'asilio@coralgables.com'
Cc: Juan Puig; Eugene Komrad (ekomrad@aol.com); 'Bill & Marie France Beltz'; 'Jose Jaudenes'; Robert Pesqueira
Subject: Biltmore II Condominium-600 Biltmore Way, Coral Gables- 40 Year Building Recertification Project

Dear Tony: This notice serves to inform you that Biltmore II has awarded the 40 Year Building Recertification structural AND electrical contracts to respective contractors. The work is being supervised by Pistorino & Alam, P.E. and will begin in early 2014.

Electrical Contract: Attached is a copy of the signed Power One Contract. The NOC has been obtained and Power One is in the process of obtaining the permit. Work should begin in late January.

Structural Contract: CA Lindman of South Florida LLC has been awarded this contract. It is currently being reviewed by our engineers and once corrections made it will be forwarded to CA Lindman for signature. If all works as planned we anticipate beginning work no later than early February 2014. (Attached is the "draft" of the CA Lindman contract between Biltmore II).

Our building committee is being copied of the attached.

Respectfully,

Ana Abramowitz, LCAM
General Manager

Biltmore II Condominium Assoc., Inc.
600 Biltmore Way
Coral Gables, FL 33134
biltmore2mgr@gmail.com
Tel: 305-448-4765
Fax # 786-206-3063

**BECKER &
POLIAKOFF**

David H. Rogel, Esq.
Attorney at Law
Phone: (305) 260-1015 Fax: (305) 442-2232
drogel@bplegal.com

121 Alhambra Plaza, 10th Floor
Coral Gables, Florida 33134

January 5, 2016

VIA U.S. MAIL AND EMAIL - bgarcia@coralgables.com

City of Coral Gables
Attention: Belkys Garcia, Secretary to the
Construction Regulation Board
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134


Re: Request for Continuance
City of Coral Gables v. Biltmore II Condominium Association, Inc.
Case No. 15-4614

Dear Ms. Garcia:

This firm serves as counsel to Biltmore II Condominium Association, Inc. We are seeking a continuance of the hearing currently scheduled for January 11th at 2:00 p.m. before the Construction Regulation Board ("Board"). The purpose of the continuance is to allow our client additional time in which to complete the requirements imposed by applicable law for the recertification of the building.

The substantial portion of the recertification process has been completed and our client's engineer can confirm that all structural issues have been addressed. Nonetheless, based upon a lack of completion of work by the electrical engineer, a small amount of the recertification process remains. The request for a continuance is intended to avoid the need for the Board to use its valuable time and resources for a matter which would most likely be resolved without the Board's intervention. If there is any documentation or information that can be provided to further this request, please advise me.

While I have placed this matter on my calendar, I am hopeful that the Board can provide the continuance requested so that all attention can be paid to resolving the minor electrical issues which remain the only impediment to completion of the recertification process.

Sincerely,

David H. Rogel
For the Firm

DHR:ma

cc: Biltmore II Condominium Association, Inc.
ACTIVE: B00129/202598.8000503_1

www.bplegal.com care@bplegal.com

Florida New Jersey New York Virginia Washington, DC Prague



7171 S.W. 62nd Ave., Fourth Floor • Miami, Florida 33143
(305) 669-2700 • Fax: (305) 669-2165

August 15, 2016

Ms. Belkys Garcia, Secretary to the Construction Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134

Re: Case No. 15-4614, Biltmore II Condominium Association - 40 Year Electrical Re-certification

Dear Ms. Belky's:

To the best of my knowledge, belief and professional judgement, the common area portions of the property at 600 Biltmore Way, Coral Gables, Fl. 33134 meet the intent of the 40 Year Recertification Report. This statement is based in a reasonable fashion and on the Miami-Dade County Board of Rules and Appeals Section 8-11 of the Miami-Dade County Code for 40 Year Electrical Re-certification guidelines. We are recommending the common areas for forty-year electrical recertification. The building's common areas are electrically safe.

They are almost completed with the certification of compliance with parking lot illumination standards in Chapter 8C of the code of Miami-Dade County.

This recertification pertains solely to the common areas at the above referenced project. I will not certify the entire building as being electrically safe until the individual units have completed repairs and have proven that the smoke detectors in each unit are operating properly.

Very truly yours,

Vincent Sancho, P.E.
Electrical Engineer

Cc: Gladys Lage, LCAM, Property Manager
Biltmore II Condominium Association, Inc.

Garcia, Belkys

From: alp@alp-law.com
Sent: Tuesday, January 05, 2016 2:36 PM
To: Rogel, David
Cc: Aguilar, Margarita; Garcia, Belkys; Goizueta, Virginia
Subject: Re: City of Coral Gables v. Biltmore II CAI - Case No. 15-4614 - Request for Continuance

Dear Mr. Rogel:

The City agrees to continue the case until the hearing of February 8, 2016 at 2:00p p.m. Please confirm your availability for that hearing, unless the compliance report is submitted and approved and all fees and administrative costs of \$600 are paid.

Thank you.

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
main (305) 375-9510, ext. 303
direct +1 (305) 417-9007
fax (305) 375-9511
alp@alp-law.com
www.alp-law.com <<http://www.alp-law.com>>

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On 1/5/16, 11:49 AM, "Aguilar, Margarita" <MAguilar@bplegal.com> wrote:

>Please see attached letter dated January 5, 2016, regarding the above
>matter. Thank you.

>

>Margarita Aguilar

>Legal Assistant to Michael C. Góngora, Esq., David H. Rogel, Esq. and

>Adam Kravitz, Esq.

>

>Becker & Poliakoff, P.A.

>Alhambra Towers | 121 Alhambra Plaza, 10th Floor | Coral Gables, FL

>33134

>Tel: 305.262.4433 | Fax: 305.442.2232 | MAguilar@bplegal.com

>www.bplegal.com

>

>The Becker & Poliakoff Client CARE Center is here to serve our valued

>clients. If we can be of assistance in any way, please call us

>toll-free at 1-844-CAREBP1 (1-844-227-3271) or by email at care@bplegal.com.

Garcia, Belkys

From: Goizueta, Virginia
Sent: Thursday, January 07, 2016 4:07 PM
To: 'Claudia Mariategui'
Cc: alp@alp-law.com; Garcia, Belkys
Subject: RE: Notice of Unsafe Structure - Biltmore II Condominium Building (Case #15-4614)

Good afternoon Claudia,

On May, 30, 2013 a recertification report RC-13-05-1886 was submitted for 600 Biltmore Way and a fee of \$481.08 was paid. The fee for the review of this report was \$380.63 plus \$ 2.45 per page of documentation submitted (41 pages). The report was rejected due to the requirement for repairs. Additional review fees will not be required since the new report will be superseding the old report.

The new report received on January 6, 2016 was assigned number RC-15-12-5616 and was forwarded to electrical and building for review.

When the extensions to recertify the building expired, the case was forwarded to the Construction Regulation Board for non-compliance. This process has an administrative fee of \$600.00 plus recording fees, if a board order is recorded. As per the owner's request the hearing was postponed until February 8, 2016.

There is a current balance of \$600 dollars required to be paid prior to the City's issuance of a recertification letter.

Please let me know if you need further information on this matter.

Virginia Goizueta

Building Service Coordinator

City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: 305-460-5250



CORAL GABLES
INCORPORATED 1925

Celebrating 90 years of a dream realized.

From: Claudia Mariategui [mailto:claudiam@pamiami.com]
Sent: Thursday, January 07, 2016 3:22 PM
To: Goizueta, Virginia
Subject: Re: Notice of Unsafe Structure - Biltmore II Condominium Building (Case #15-4614)

Thank you!

Sent from my iPhone

On Jan 7, 2016, at 3:20 PM, Goizueta, Virginia <ygoizueta@coralgables.com> wrote:

Good afternoon Ms. Mariategui,

I've forward your e-mail to City Council, Mr. Alexander Palenzuela which can explain the specifics on the case. His information is outlined below.

From: Alexander Palenzuela <alp@alp-law.com>
Date: Thursday, January 7, 2016 at 1:02 PM
To: "mavelino@bellsouth.net" <mavelino@bellsouth.net>
Subject: 131 Zamora Ave

Dear Ms. Martinez:

Virginia Goizueta forwarded your email to me. I just tried calling your cell and was unable to leave a message. Please call me to discuss this matter.

Thank you.

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
main (305) 375-9510, ext. 303
direct +1 (305) 417-9007
fax (305) 375-9511
alp@alp-law.com
www.alp-law.com

Virginia Goizueta

Building Service Coordinator

City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: 305-460-5250



CORAL GABLES
1926-2016

Celebrating 90 years of a dream realized.

From: Claudia Mariategui [mailto:claudiam@pamiami.com]
Sent: Thursday, January 07, 2016 3:11 PM
To: Goizueta, Virginia
Subject: Fwd: Notice of Unsafe Structure - Biltmore II Condominium Building (Case #15-4614)

Good afternoon Ms. Goizueta:

Any update on this matter?

Thank you !

Begin forwarded message:

From: Claudia Mariategui <claudiam@pamiami.com>
Date: January 6, 2016 at 4:16:43 PM EST
To: "ygoizueta@coralables.com" <ygoizueta@coralables.com>
Cc: Ashar Anwaar <ashar@pamiami.com>
Subject: Notice of Unsafe Structure - Biltmore II Condominium Building (Case #15-4614)

Good afternoon Ms. Goizueta:

My name is Claudia Mariategui from Pistorino and Alam Consulting Engineers. we spoke yesterday regarding the letter and report we are submitting to the city regarding the above referenced. Our runner went today to submit the report with the filing fee check but he said the gentleman that helped him told him to hold on to the check because there is another fee due of about \$600.00 which is due before February. Can you please confirm your receipt of the report? Also, if you can please give me the exact amount of the fee that is owed so we can make payment immediately.

Thank you,

Claudia Mariategui, Project Support Manager



Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.



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Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees	Duc
BL-08-01-0034	01/02/2008	600 BILTMORE WAY	MISCELLANEOUS WORK	MOULDING FOR DIGITAL CABLE LINES \$6,000	final	04/24/2008	09/24/2008	0.00	
BL-08-02-0504	02/12/2008	600 BILTMORE WAY	POOL / SPA / FOUNTAIN / POND	EXTERIOR RENOVATIONS TO PROPERTY (INCLUDING RESURFACE POOL & REPLACE COPING, REBUILD PLANTERS ALUM FENCE, CBS WALLS, GLASS RAILINGS, PAVER POOL DECK, LANDSCAPING - \$200,000 REVISED BY BL 11125647 TO ADD 1 KITCHEN WINDOW TO SCOPE OF WORK - INSPECTIONS UNDER THIS MASTER PERMIT	final	07/25/2008	03/12/2014	0.00	
BL-08-08-0402	08/07/2008	600 BILTMORE WAY PH1	DOOR/GARAGE DOOR/SHUTTER/WINDOW	***CANCELLED*** 5 ACCORDION SHUTTERS (BRONZE) \$8992	final	09/22/2009	09/22/2009	0.00	
BL-08-08-0403	08/07/2008	600 BILTMORE WAY PH1	SHUTTERS / LOUVERS / SECURITY BARS	5 ACCORDION SHUTTERS (BRONZE) \$8992	final	08/11/2008	08/25/2008	0.00	
BL-08-08-0405	08/07/2008	600 BILTMORE WAY 814	SHUTTERS / LOUVERS / SECURITY BARS	1 ACCORDIAN SHUTTER (BRONZE) \$1655	final	08/11/2008	10/06/2008	0.00	
BL-08-08-0891	08/21/2008	600 BILTMORE WAY	SHUTTERS / LOUVERS / SECURITY BARS	12 ACCORDION SHUTTERS ON GROUND FLOOR COMMON AREAS \$30200	final	08/28/2008	11/17/2008	0.00	
BL-08-09-0565	09/12/2008	600 BILTMORE WAY 207	SHUTTERS / LOUVERS / SECURITY BARS	5 BRONZE ACCORDION SHUTTERS \$5,000	final	09/15/2008	12/12/2008	0.00	
BL-08-09-0723	09/17/2008	600 BILTMORE WAY	SHUTTERS / LOUVERS / SECURITY BARS	24 ACCORDION SHUTTERS AT BOTH ENDS OF THE 12 STORY BUILDING COMMON AREAS \$21500	final	09/29/2008	11/17/2008	0.00	
BL-08-12-0655	12/04/2008	600 BILTMORE WAY 417	SHUTTERS / LOUVERS / SECURITY BARS	*** CANCELLED CHANGE OF CONTRACTOR TO BL13100077 *** ALUM ACCORDION SHUTTERS FOR 2 SLIDING DOORS & 2 WINDOWS (BRONZE) \$4150	cancelled	01/21/2009	10/02/2013	0.00	
BL-09-01-1852	01/14/2009	600 BILTMORE WAY 100	GARAGE DOORS	PERMIT CANCELLED LOGGED IN INCORRECTLY - SEE ZN09101515	final	01/14/2009	01/14/2009	0.00	
BL-09-04-2855	04/24/2009	600 BILTMORE WAY 120	MISCELLANEOUS WORK	INSTALL INTERIOR DOUBLE POCKET DOORS \$1,200	final	04/30/2009	11/03/2009	0.00	
BL-09-07-1840	07/02/2009	600 BILTMORE WAY 607	SHUTTERS / LOUVERS / SECURITY BARS	5 ACCORDION SHUTTERS (BRONZE) \$5076	final	07/15/2009	10/07/2009	0.00	
BL-09-09-2514	09/17/2009	600 BILTMORE WAY	GENERAL REPAIRS	COMM INTER RENOVATIONS KIT CABINETS, BATHS, WOOD FLRS \$35000	final	10/23/2009	12/18/2009	0.00	
BL-09-10-3029	10/19/2009	600 BILTMORE WAY	SKYLIGHT / WINDOW - STRUCTURAL	REPAIR SKYLIGHT SEALANT BETWEEN GLASS FRAMES \$38,376.55	final	10/19/2009	12/09/2010	0.00	
BL-09-11-1814	11/10/2009	600 BILTMORE WAY 917	INTERIOR ALTERATION ONLY	INTERIOR ALTERATIONS (24 SF) \$750	final	11/17/2009	12/22/2009	0.00	
BL-09-12-2646	12/17/2009	600	ROOF / LIGHT WEIGHT	LOW SLOPE FLAT REROOF	final	12/17/2009	11/18/2010	0.00	

CITY'S

EXHIBIT 8

BL-10-04-3876	04/12/2010	600	MISCELLANEOUS WORK	REPLACE 5 AREAS OF 2' X 2' INTERIOR DRYWALL ON CEILING, CAULK & PATCH SEPARATED SOFFIT & PLASTER TO MATCH EXISTING @ 12TH FLOOR	final	04/13/2010	05/24/2010	0.00
BL-10-04-4402	04/20/2010	600	INTERIOR ALTERATION	COMMERCIAL INTERIOR RENOVATIONS @ UNIT 417- KITCHEN & BATH \$7,000 REVISED (ADDED INTERIOR TILING)	final	06/21/2010	09/01/2010	0.00
BL-10-05-4054	05/13/2010	600	INTERIOR ALTERATION	COMMERCIAL INTERIOR ALTERATIONS STE #702	final	07/06/2010	07/31/2012	0.00
BL-10-05-4730	05/24/2010	600	INTERIOR ALTERATION	COMMERCIAL INTERIOR ALTERATIONS (BATHROOM)	final	06/04/2010	04/11/2013	0.00
BL-10-07-5150	07/27/2010	600	INTERIOR ALTERATION	COMM INTER ALTER #818 \$39,323	final	11/30/2010	05/27/2011	0.00
BL-10-10-5132	10/19/2010	600	MISCELLANEOUS WORK	REPLACE SHEETROCK, PLASTER AND PAINT INT \$750	final	10/25/2010	11/01/2010	0.00
BL-11-01-4072	01/04/2011	600	INTERIOR ALTERATION	COMMERCIAL INTERIOR ALTERATIONS STE #420 \$37,000	final	02/11/2011	02/11/2015	0.00
BL-11-06-7971	06/30/2011	600	RAILING	INSTALLATION OF ALUMINUM RAILINGS ON THE ROOF \$1700	final	07/18/2011	02/23/2012	0.00
BL-11-09-5815	09/08/2011	600	MISCELLANEOUS WORK	REPLACE SHEETROCK IN CLOSET WALLS \$850	final	09/08/2011	10/07/2011	0.00
BL-11-12-5647	12/09/2011	600	DOOR/GARAGE DOOR/SHUTTER/WINDOW	CANCELLED - REVISION ADDING 1 NEW KITCHEN WINDOW TO SCOPE OF WORK INSPECTIONS UNDER MASTER PERMIT	cancelled	07/16/2013		0.00
BL-11-12-6264	12/16/2011	600	INTERIOR ALTERATION	COMM INTER RENOVATIONS (INTERIOR TILING OF BATHROOMS, KITCHEN CABINETS, INTERIOR DOORS & BASEBOARDS, INTERIOR PAINT) \$20,000	final	12/28/2011	05/22/2012	0.00
BL-12-03-8851	03/23/2012	600	GENERAL REPAIRS	PLASTERFORM CHASE FOR FIRE SPRINKLER PIPES FLOORS 2-12 \$170,200	final	04/25/2012	09/14/2012	0.00
BL-12-04-7887	04/09/2012	600	INTERIOR ALTERATION	COMMERCIAL INTERIOR ALTERATIONS (532 SF) & INTERIOR RENOVATIONS (3,282 SF) PAINT INTERIOR @ COMMON AREAS \$20,000	stop work	07/05/2012		0.00
BL-12-04-8194	04/12/2012	600	INTERIOR ALTERATION	COMMERCIAL INTERIOR RENOVATIONS (KITCHEN) @ STE # 517 \$21,330	final	04/17/2012	09/13/2012	0.00
BL-12-06-8453	06/07/2012	600	DOOR/GARAGE DOOR/SHUTTER/WINDOW	INSTALL 3 WINDOWS AND 2 SLIDING DOORS IMPACT \$10,600	final	06/29/2012	01/15/2013	0.00
BL-12-06-9340	06/19/2012	600	INTERIOR ALTERATION	CANCELLED ***CHANGE OF CONTRACTOR TO BL14032312***COMMERCIAL INTERIOR ALTERATIONS STE#1017 \$47,000	cancelled	08/16/2012	03/07/2014	0.00
BL-12-07-0357	07/06/2012	600	DOOR/GARAGE DOOR/SHUTTER/WINDOW	INSTALL 3 ALUMINUM WINDOWS AND 1 SLIDING GLASS DOOR \$9,800	final	08/09/2012	08/15/2012	0.00
BL-12-07-0625	07/11/2012	600	DEMOLITION	COMMERCIAL INTERIOR DEMO (REMOVAL OF FLOOR TILE - ASBESTOS) \$3,900...	final	07/13/2012	07/30/2012	0.00
BL-12-07-0704	07/12/2012	600	WATERPROOFING	RESURFACE / WATERPROOF FOUNTAINS \$10,000	final	07/13/2012	07/31/2012	0.00
BL-12-08-0795	08/14/2012	600	INTERIOR ALTERATION	COMMERCIAL INTERIOR RENOVATIONS (KITCHEN)	final	08/28/2012	10/23/2012	0.00
BL-12-11-1204	11/20/2012	600	INTERIOR ALTERATION	COMMERCIAL INTERIOR ALTERATIONS (KITCHEN & BATHROOM) INTERIOR TILE	final	12/03/2012	08/16/2013	0.00

BL-13-01-1105	01/23/2013	600	INTERIOR ALTERATION	BATHROOM REMODEL \$1,700	final	02/04/2013	11/21/2013	0.00	\$28,000
		BILTMORE ONLY							
BL-13-03-1608	03/25/2013	600	INTERIOR ALTERATION	COMMERCIAL INTERIOR RENOVATIONS (KITCHEN)	final	04/01/2013	06/12/2013	0.00	\$5,000
		BILTMORE ONLY							
BL-13-05-0074	05/01/2013	600	INTERIOR ALTERATION	COMM INTER RENOVATIONS- 2 BATHROOMS \$12,000	final	05/08/2013	08/05/2013	0.00	
		BILTMORE ONLY							
BL-13-06-1266	06/19/2013	600	INTERIOR ALTERATION	COMMERCIAL INTERIOR ALTERATIONS (KITCHEN & BATHROOMS) DROP CEILING W/ GWB \$35,000	final	07/22/2013	05/19/2015	0.00	
		BILTMORE ONLY							
BL-13-06-1386	06/20/2013	600	INTERIOR ALTERATION	COMM INTER ALTER STE #620 \$10,000	final	07/08/2013	01/08/2014	0.00	
		BILTMORE ONLY							
BL-13-09-0397	09/09/2013	600	INTERIOR ALTERATION	COMM INTER ALTER \$18,000	final	09/23/2013	04/07/2014	0.00	
		BILTMORE ONLY							
BL-13-09-0667	09/13/2013	600	INTERIOR ALTERATION	COMMERCIAL RENOVATIONS (KITCHEN), FLOORING THROUGHOUT \$11,000	final	09/25/2013	02/21/2014	0.00	
		BILTMORE ONLY							
BL-13-10-0077	10/02/2013	600	BID SIMPLE CHANGE OF CONTRACTOR	ALUM ACCORDION SHUTTERS FOR 2 SLIDING DOORS & 2 WINDOWS (BRONZE) \$4,150 *** CHANGE OF CONTRACTOR FROM BL08120655 ***	final	10/03/2013	01/30/2014	0.00	
		BILTMORE ONLY							
BL-13-10-1445	10/24/2013	600	DEMOLITION	COMMERCIAL INTERIOR DEMO ONLY \$4,000	stop work	11/07/2013		0.00	
		BILTMORE ONLY							
BL-13-11-2627	11/15/2013	600	INTERIOR ALTERATION	COMM INTER RENOVATIONS (KITCHEN) AND BATHROOMS, FLOORING	final	12/04/2013	06/16/2014	0.00	\$25,600
		BILTMORE ONLY							
BL-13-12-2812	12/20/2013	600	INTERIOR ALTERATION	*** CANCELLED *** CHANGE OF CONTRACTOR TO BL14123991 *** COMMERCIAL INTERIOR ALTERATIONS STE #719 \$40,000	cancelled	03/12/2014	12/15/2014	0.00	
		BILTMORE ONLY							
BL-13-12-2996	12/27/2013	600	INTERIOR ALTERATION	COMM INTERIOR ALTERATION ONLY \$10,000	final	03/06/2014	01/09/2015	0.00	
		BILTMORE ONLY							
BL-14-02-1788	02/04/2014	600	INTERIOR ALTERATION	COMMERCIAL INTERIOR ALTERATIONS (KITCHEN & BATHROOM) \$21,972	final	02/25/2014	08/05/2014	0.00	
		BILTMORE ONLY							
BL-14-03-2040	03/03/2014	600	GENERAL REPAIRS	SPECIAL INSPECTOR JOSE A TOLEDO P.E. POST TENSION CABLE REPAIR @ CEILING OF EAST PARKING GARAGE \$4,200	final	03/07/2014	07/16/2014	0.00	
		BILTMORE ONLY							
BL-14-03-2312	03/07/2014	600	BLDG PERMIT CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FROM BL14032312***COMMERCIAL INTERIOR ALTERATIONS STE#1017 \$47,000	final	03/07/2014	11/21/2014	0.00	
		BILTMORE ONLY							
BL-14-03-3070	03/20/2014	600	INTERIOR ALTERATION	CANCELLED- CHANGE OF CONTRACTOR TO BL14124511***COMMERCIAL INTERIOR RENOVATIONS (KITCHEN / BATHROOM) \$419 \$8,000	cancelled	04/22/2014	12/29/2014	0.00	
		BILTMORE ONLY							
BL-14-04-2426	04/08/2014	600	COMMERCIAL FLOORING	INSTALL INIT TILE (NO BATHROOMS) \$5,000	final	04/22/2014	06/12/2014	0.00	
		BILTMORE (INTERIOR ONLY)							
BL-14-04-2656	04/11/2014	600	COMMERCIAL FLOORING	COMMERCIAL INTERIOR FLOORING \$18,500	final	04/29/2014	07/09/2014	0.00	
		BILTMORE (INTERIOR ONLY)							
BL-14-04-2957	04/17/2014	600	INTERIOR ALTERATION	COMMERCIAL INTERIOR RENOVATIONS (KITCHEN) \$15,500	final	04/23/2014	06/05/2014	0.00	
		BILTMORE ONLY							
BL-14-04-3867	04/30/2014	600	COMMERCIAL FLOORING	INTERIOR TILE REPLACEMENT \$5,500	final	05/08/2014	09/18/2014	0.00	
		BILTMORE (INTERIOR ONLY)							
BL-14-06-3217	06/17/2014	600	INTERIOR ALTERATION	COMMERCIAL INTERIOR ALTERATIONS PH107 \$100,000	final	07/15/2014	11/26/2014	0.00	
		BILTMORE ONLY							

BL-14-07-2463	07/07/2014	600	DOOR/GARAGE BILTMORE DOOR/SHUTTER/WINDOW WAY	***COMMERCIAL*** IMPACT WINDOWS \$18000	final	07/14/2014	11/20/2014	0.00
BL-14-08-3335	08/21/2014	600	INTERIOR ALTERATION BILTMORE ONLY	COMM INTER RENOVATIONS- KITCHEN & BATHROOM # 1003 \$17,500	final	09/08/2014	12/03/2014	0.00
BL-14-08-3870	08/28/2014	600	INTERIOR ALTERATION BILTMORE ONLY	COMMERCIAL INTERIOR RENOVATIONS (KITCHEN & BATHROOM) 304 \$20,000	final	09/24/2014	07/30/2015	0.00
BL-14-09-2212	09/10/2014	600	INTERIOR ALTERATION BILTMORE ONLY	COMMERCIAL INTERIOR RENOVATIONS (BATHROOM) \$6,000	final	09/24/2014	10/30/2014	0.00
BL-14-09-3067	09/23/2014	600	GENERAL REPAIRS BILTMORE	STRUCTURAL REPAIR (GENERAL) \$200,000	final	10/17/2014	03/20/2015	0.00
BL-14-10-2064	10/02/2014	600	COMMERCIAL FLOORING BILTMORE (INTERIOR ONLY) WAY	INSTALL INT TILE FLOOR (NO BATHROOMS) # 412 \$3,000	approved			243.59
BL-14-10-3601	10/23/2014	600	INTERIOR ALTERATION BILTMORE ONLY	COMM INTER RENOVATIONS (KITCHEN & BATHROOMS) 401 \$9,000	final	10/28/2014	06/15/2015	0.00
BL-14-10-3813	10/27/2014	600	INTERIOR ALTERATION BILTMORE ONLY	COMMERCIAL INTERIOR RENOVATION (KITCHEN AND FLOORING) #504 \$21,000	final	11/25/2014	02/03/2015	0.00
BL-14-10-3905	10/28/2014	600	GENERAL REPAIRS BILTMORE	REPLACE DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE ON FLOORS 2 THROUGH 10 IN CORRIDORS ONLY \$25,150	stop work	11/14/2014		0.00
BL-14-10-4271	10/31/2014	600	GENERAL REPAIRS BILTMORE	REPLACE (20 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 806 \$500	stop work	11/19/2014		0.00
BL-14-10-4272	10/31/2014	600	GENERAL REPAIRS BILTMORE	REPLACE (80 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 804 \$750	stop work	11/19/2014		0.00
BL-14-10-4273	10/31/2014	600	GENERAL REPAIRS BILTMORE	CANCELLED AS PER CONTRACTORS REQUEST- REPLACE (30 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 803 \$500	cancelled	11/19/2014		0.00
BL-14-10-4274	10/31/2014	600	GENERAL REPAIRS BILTMORE	REPLACE (16 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 802 \$500	final	11/19/2014	02/02/2015	0.00
BL-14-10-4275	10/31/2014	600	GENERAL REPAIRS BILTMORE	REPLACE (40 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 704 \$500	stop work	11/19/2014		0.00
BL-14-10-4276	10/31/2014	600	GENERAL REPAIRS BILTMORE	REPLACE (12 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 706 \$500	final	11/19/2014	02/02/2015	0.00
BL-14-10-4277	10/31/2014	600	GENERAL REPAIRS BILTMORE	REPLACE (16 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 703 \$500	final	11/19/2014	02/11/2015	0.00
BL-14-10-4278	10/31/2014	600	GENERAL REPAIRS BILTMORE	REPLACE (60 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 604 \$1,000	stop work	11/19/2014		0.00
BL-14-10-4279	10/31/2014	600	GENERAL REPAIRS BILTMORE	REPLACE (50 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 504 \$1,000	stop work	11/19/2014		0.00
BL-14-10-4280	10/31/2014	600	GENERAL REPAIRS BILTMORE	REPLACE (90 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 304 \$750	stop work	11/19/2014		0.00
BL-14-10-4294	10/31/2014	600	GENERAL REPAIRS BILTMORE	REPLACE DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE (25 SF) @ UNIT 902 \$1,000	stop work	01/12/2015		0.00
BL-14-10-4295	10/31/2014	600	GENERAL REPAIRS BILTMORE	CANCELLED AS PER CONTRACTORS REQUEST- REPLACE ((20 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT	cancelled	11/19/2014		0.00

BL-14-10-4296	10/31/2014	600	GENERAL REPAIRS	903 \$500	REPLACE (225 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT	final	11/19/2014	02/11/2015	0.00
BL-14-10-4297	10/31/2014	600	GENERAL REPAIRS	904 \$2,100	REPLACE (16 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT	final	11/19/2014	02/11/2015	0.00
BL-14-10-4298	10/31/2014	600	GENERAL REPAIRS	905 \$500	REPLACE (90 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT	stop work	11/19/2014		0.00
BL-14-10-4299	10/31/2014	600	GENERAL REPAIRS	906 \$1750	REPLACE (50 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT	stop work	01/12/2015		0.00
BL-14-10-4300	10/31/2014	600	GENERAL REPAIRS	1003 \$500	REPLACE (30 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT	stop work	11/19/2014		0.00
BL-14-10-4301	10/31/2014	600	GENERAL REPAIRS	1005 \$500	REPLACE (120 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT	stop work	11/19/2014		0.00
BL-14-10-4302	10/31/2014	600	GENERAL REPAIRS	1006 \$750	CANCELLED AS PER CONTRACTORS REQUEST- REPLACE DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT	stop work	11/19/2014		0.00
BL-14-11-3588	11/04/2014	600	GENERAL REPAIRS	1008	REPLACE (120 SQ FT) OF DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT	stop work	11/19/2014		0.00
BL-14-12-3976	12/15/2014	600	COMMERCIAL FLOORING	1002 \$750	INSTALL WOOD FLOORING THROUGHOUT (NO BATHROOMS) \$15,000	final	12/19/2014	01/27/2015	0.00
BL-14-12-3991	12/15/2014	600	BLD SIMPLE CHANGE OF CONTRACTOR		CHANGE OF CONTRACTOR TO BL-15-11-5114 *** FROM BL13123991 *** COMMERCIAL INTERIOR ALTERATIONS STE # 719 \$40,000	cancelled	12/17/2014	11/05/2015	0.00
BL-14-12-4466	12/26/2014	600	COMMERCIAL FLOORING		CANCELLED* LOGGED IN UNDER WRONG SCOPE OF WORK	cancelled	12/26/2014		0.00
BL-14-12-4467	12/26/2014	600	INT / EXT ALTERATIONS		**COMM** EXTERIOR TILING (BALCONY), INTERIOR TILING & SOUNDPROOFING, WOOD FLOORS & SOUNDPROOFING, TILING OF WALLS IN BATHROOMS \$42353	issued	02/02/2015		0.00
BL-14-12-4511	12/29/2014	600	BLDG PERMIT CHANGE OF CONTRACTOR		CHANGE OF CONTRACTOR FROM BL14033070***COMMERCIAL INTERIOR RENOVATIONS (KITCHEN / BATHROOM) #419 58,000	final	12/30/2014	02/20/2015	0.00
BL-15-01-0313	01/09/2015	600	COMMERCIAL FLOORING		CANCELLED - INSTALLATION OF NEW FLOORING (TILE) THROUGHOUT WITH SOUNDPROOFING \$2300	cancelled		01/13/2015	0.00
BL-15-01-0390	01/12/2015	600	GENERAL REPAIRS		REPLACE DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE (1200 SF) @ UNIT 1004 \$500	final	02/12/2015	04/03/2015	0.00
BL-15-01-0412	01/13/2015	600	INT / EXT ALTERATIONS		CANCELLED CHANGE OF CONTRACTOR TO BL-15-01-0412	cancelled	02/05/2015	09/21/2015	0.00
BL-15-02-0572	02/11/2015	600	INTERIOR ALTERATION		COMMERCIAL INTERIOR RENOVATIONS (KITCHEN & BATHROOMS) INTERIOR TILE \$	final	03/06/2015	10/29/2015	0.00
BL-15-03-3616	03/02/2015	600	INTERIOR ALTERATION		COMMERCIAL INTERIOR RENOVATIONS (KITCHEN & BATHS) \$7,800	final	03/17/2015	12/03/2015	0.00
BL-15-03-4265	03/11/2015	600	INTERIOR ALTERATION		COMM INTER RENOVATIONS-	final	03/31/2015	09/28/2015	0.00

BL-15-03-4448	03/13/2015	600	INTERIOR ALTERATION	KITCHEN, BATHROOM, FLOOR TILE & SOUNDPROOFING \$16,800	stop work	04/16/2015	0.00
BL-15-04-4641	04/15/2015	600	INTERIOR ALTERATION	COMM INTERIOR RENOVATIONS- BATHROOM \$2,000	final	04/29/2015	0.00
BL-15-04-5467	04/28/2015	600	INTERIOR ALTERATION	COMM INTERIOR RENOVATIONS (KITCHEN & BATHROOMS) @ UNIT 310 \$	final	05/26/2015	0.00
BL-15-05-4677	05/07/2015	600	INTERIOR ALTERATION	COMMERCIAL INTERIOR RENOVATIONS (KITCHEN, BEDROOMS, BATHROOMS) INTERIOR FLOORING, PAINT INTERIOR \$20,000	final	06/01/2015	0.00
BL-15-05-5755	05/27/2015	600	COMMERCIAL FLOORING	INSTALLATION OF NEW HARDWOOD FLOORS THROUGHOUT \$20,342	final	06/23/2015	0.00
BL-15-08-4115	08/04/2015	600	INTERIOR ALTERATION	COMMERCIAL INTERIOR RENOVATIONS (KITCHEN & BATHROOMS) FLOORING \$27,000	issued	08/25/2015	0.00
BL-15-08-4227	08/05/2015	600	GENERAL REPAIRS	*** SPECIAL INSPECTOR - JONNATAN R MENDEZ PE (FOR) *** CONCRETE REPAIR/ CRACK INJECTION OF POOL \$11,500	issued	09/02/2015	0.00
BL-15-08-4951	08/20/2015	600	INTERIOR ALTERATION	COMM INTERIOR RENOVATIONS- BATHROOM \$8,700	final	09/10/2015	0.00
BL-15-09-3964	09/09/2015	600	INTERIOR ALTERATION	COMMERCIAL INTERIOR RENOVATIONS (BATHROOM) \$4,000	final	09/24/2015	0.00
BL-15-09-4520	09/21/2015	600	BLD SIMPLE CHANGE OF	CHANGE OF CONTRACTOR INSTALL INT TILE THROUGHOUT INCLUDING BATHROOMS \$2,300	issued	12/15/2015	0.00
BL-15-10-5485	10/22/2015	600	GENERAL REPAIRS	REPAIR 150 LFT OF EXPANSION JOINTS IN PARKING GARAGE \$2,000	final	11/02/2015	0.00
BL-15-11-5004	11/03/2015	600	MISCELLANEOUS WORK	REPAIRS TO TILE ENTRANCE AREA \$24,900	issued	11/09/2015	0.00
BL-15-11-5114	11/05/2015	600	BLD SIMPLE CHANGE OF	*** CHANGE OF CONTRACTOR FROM BL-14- 12-3991 *** COMMERCIAL INTERIOR ALTERATIONS STE #719 \$40,000	issued	11/24/2015	0.00
BL-15-11-5170	11/05/2015	600	INTERIOR ALTERATION	COMMERCIAL INTERIOR RENOVATIONS (KITCHEN & BATHROOMS) NEW FLOORING \$16,500	issued	12/14/2015	0.00
BL-15-11-6075	11/20/2015	600	INTERIOR ALTERATION	COMM INTERIOR RENOVATIONS- KITCHEN W/ REPLACE FLOORING \$15,000	issued	12/11/2015	0.00
BL-15-12-4655	12/01/2015	600	INTERIOR ALTERATION	COMM INTERIOR RENOVATIONS- BATHROOM \$6,000	issued	12/16/2015	0.00

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Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
RC-13-05-1886	05/30/2013	600 BILTMORE WAY	BUILDING RE CERTIFICATION	BUILDING RE CERTIFICATION (1973)	Issued	05/30/2013		0.00

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Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
EL-08-01-0510	01/15/2008	600 BILTMORE WAY 110	ELEC COMMERCIAL / RESIDENTIAL WORK	FIXTURE LIGHT, LIGHTING FIXTURES/HEADS \$200	final	01/15/2008	02/20/2008	0.00
EL-08-02-0427	02/08/2008	600 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	REMOVE/REPLACE FIXTURE LIGHTS IN GARAGE \$1,900	final	02/20/2008	08/01/2008	0.00
EL-08-04-0804	04/15/2008	600 BILTMORE WAY 717	ELEC COMMERCIAL / RESIDENTIAL WORK	REMOVE DEFECTIVE A/C DISCONNECT AND REPLACE WITH NEW 60 AMP \$250	final	04/16/2008	07/21/2008	0.00
EL-08-06-0912	06/16/2008	600 BILTMORE WAY 101	ELEC COMMERCIAL / RESIDENTIAL WORK	OUTLETS FOR KITCHEN CABINETS	final	06/16/2008	07/24/2008	0.00
EL-08-06-1437	06/26/2008	600 BILTMORE WAY	ELEC POOL / SPA / FOUNTAIN	COMM. ELECTRICAL REPAIRS FOR THE POOL \$7,000	final	06/26/2008	08/12/2009	0.00
EL-08-10-1548	10/24/2008	600 BILTMORE WAY 214	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL DISHWASHER, GARBAGE DISPOSAL, REFRIGERATOR & WIRING OUTLETS FOR THE KITCHEN	final	10/24/2008	05/15/2014	0.00
EL-09-02-1486	02/05/2009	600 BILTMORE WAY 100	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL EQUIPMENT OUTLETS & WIRING OUTLETS	final	02/11/2009	03/31/2009	0.00
EL-09-07-2659	07/16/2009	600 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	SERVICE REPAIR FOR GENERATOR BREAKERS \$1,000	final	07/28/2009	09/14/2009	0.00
EL-09-07-3414	07/28/2009	600 BILTMORE WAY 718	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL FOR KITCHEN CABINETS, 7 ROUGH WIRING OUTLETS	final	08/12/2009	09/25/2009	0.00
EL-09-10-2418	10/08/2009	600 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL EQUIPMENT OUTLET FOR THE AIR CONDITIONER WITH A/C STAND	final	10/13/2009	10/21/2009	0.00
EL-09-10-3477	10/27/2009	600 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL SURVEILLANCE CAMERAS \$52,000	final	10/30/2009	06/25/2010	0.00
EL-09-11-1718	11/09/2009	600 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE 8 ELECTRICAL OUTLETS	final	11/10/2009	11/10/2009	0.00
EL-10-02-3118	02/10/2010	600 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	ACCESS CONTROL SYSTEM-CARD READER \$ 18,000	final	02/16/2010	09/10/2010	0.00
EL-10-04-4157	04/15/2010	600 BILTMORE WAY	ELEC COMMERCIAL /	DISCONNECT	final	04/15/2010	07/01/2010	0.00

EL-10-06-4138	06/11/2010	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	AND RE-CONNECT ELECTRICAL FOR ROOF-TOP A/C INDIVIDUAL UNITS.	final	06/11/2010	08/11/2010	0.00
EL-10-07-4051	07/08/2010	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY 612	ELECTRICAL FOR NEW FLOORING WOOD AND MARBLE, BATHROOM RETILING, KITCHEN CABINETS AND COUNTER TOP (GRANITE).	final	08/05/2010	09/08/2010	0.00
EL-10-09-4917	09/22/2010	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	ELECTRICAL WORK FOR NEW KITCHEN CABINETS 9 ROUGH IN OUTLETS	final	09/28/2010	11/04/2010	0.00
EL-10-11-4282	11/22/2010	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY 702	7 SPECIAL OUTLETS; 22 ROUGH IN OUTLETS	final	11/23/2010	02/16/2011	0.00
EL-10-12-4905	12/28/2010	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	RELOCATE 31 CEILING LIGHTS APT 818	final	12/29/2010	05/24/2011	0.00
EL-11-06-6622	06/15/2011	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	3 LIGHT SOCKETS AND 3 ROUGH IN OUTLETS	final	06/21/2011	08/25/2011	0.00
EL-11-09-7014	09/26/2011	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	21 LIGHT SOCKETS AND 12 ROUGH IN OUTLETS	final	10/25/2011	12/20/2011	0.00
EL-11-11-6101	11/21/2011	600	ELEC LOW VOLTAGE BILTMORE SYSTEM WAY	FIRE ALARM SYSTEM \$487,550 13 FLOORS OF FIRE ALARM	final	12/05/2011	08/29/2013	0.00
EL-11-12-6401	12/20/2011	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	6 ROUGH IN OUTLETS AND 2 SPECIAL OUTLETS	final	02/08/2012	04/20/2012	0.00
EL-12-02-6949	02/10/2012	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	3 LIGHT SOCKETS AND 4 ROUGH IN OUTLETS	final	02/10/2012	03/19/2012	0.00
EL-12-04-8263	04/13/2012	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	130 LIGHT SOCKETS; 74 ROUGH IN OUTLETS...	final	08/15/2012	11/20/2013	0.00
EL-12-04-8395	04/16/2012	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	7 ROUGH IN OUTLETS AND 3 SPECIAL OUTLETS	final	04/30/2012	08/23/2012	0.00
EL-12-05-7857	05/07/2012	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	ELECTRICAL WORK COMMERCIAL INTERIOR ALTERATIONS	final	05/08/2012	10/03/2014	0.00
EL-12-07-0187	07/03/2012	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	CANCELLED - COMMERCIAL INTERIOR ALTERATIONS STE#1017 74 SOCKETS,28 OUTLETS,6 SPECIAL OUTLETS,2 MOTORS.	cancelled	01/24/2013	06/23/2014	0.00
EL-12-08-0899	08/15/2012	600	ELEC COMMERCIAL /	8 LIGHT	final	09/06/2012	09/28/2012	0.00

EL-12-08-1443	08/23/2012	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY 803	SOCKETS: 10 ROUGH IN OUTLETS AND 3 SPECIAL OUTLETS	final	09/27/2013	09/30/2013	0.00
EL-12-09-1112	09/20/2012	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	4 ROUGH IN OUTLETS AND 2 SPECIAL OUTLETS	final	10/12/2012	10/15/2012	0.00
EL-12-11-1497	11/28/2012	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	1.5 TON CENTRAL UNIT	final	12/05/2012	01/25/2013	0.00
EL-13-03-1706	03/26/2013	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	1 LIGHT SOCKET; 1 SPECIAL OUTLET AND 5 ROUGH IN OUTLETS	final	04/19/2013	06/10/2013	0.00
EL-13-04-1192	04/18/2013	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	ELECTRICAL AT NEW KITCHEN CABINETS AS PER CODE	final	04/18/2013	04/18/2013	0.00
EL-13-05-0210	05/03/2013	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	CANCELED****	cancelled			
EL-13-06-1790	06/27/2013	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	10 LIGHT SOCKETS AND 10 ROUGH IN OUTLETS	final	05/08/2013	06/19/2013	0.00
EL-13-08-1685	08/27/2013	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	76 LIGHT SOCKETS AND 34 ROUGH IN OUTLETS	final	09/09/2013	02/04/2015	0.00
EL-13-09-0713	09/16/2013	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY 717	ELECTRIC FOR NEW JOCKEY PUMP	final	08/30/2013	10/07/2013	0.00
EL-13-11-1948	11/05/2013	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	REPR A/C DIDCONNECT ON ROOF TOP \$100	final	09/16/2013	09/19/2013	0.00
EL-13-11-2731	11/18/2013	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	2 ROUGH IN OUTLETS	final	11/06/2013	02/11/2014	0.00
EL-13-12-2999	12/27/2013	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	COMM INTER RENOVATIONS (KITCHEN) 4 ROUGH IN OUTLETS AND 2 COMMERCIAL OUTLETS	final	02/28/2014	03/26/2014	0.00
EL-13-12-3062	12/30/2013	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	13 LIGHT SOCKETS; 12 ROUGH IN OUTLETS; RELOCATE PANEL AND 2 SPECIAL	final	04/04/2014	09/12/2014	0.00
EL-14-01-2830	01/27/2014	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	60 LIGHT SOCKETS; 34 ROUGH IN OUTLETS; 6 SPECIAL OUTLETS AND 150 AMP PANEL RELOCATION	stop work	09/08/2014		0.00
EL-14-02-1846	02/05/2014	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	ELECTRICAL TO UPDATE ELECTRICAL DUE TO 40 YR RECERTIFICATION \$5,000...	stop work	01/29/2014		0.00
EL-14-03-3184	03/24/2014	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	DISCONNECT AND RECONNECT KITCHEN APPLIANCES 4 SPECIAL OUTLETS: 1 LIGHT SOCKET AND 9 ROUGH IN OUTLETS	final	04/09/2014	08/04/2014	0.00
EL-14-03-3184	03/24/2014	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	DISCONNECT AND RECONNECT KITCHEN APPLIANCES 4 SPECIAL OUTLETS: 1 LIGHT SOCKET AND 9 ROUGH IN OUTLETS	final	05/29/2014	02/12/2015	0.00

			BILTMORE RESIDENTIAL WORK WAY	INTERIOR RENOVATIONS (KITCHEN / BATHROOM) \$8,000 REPLACE KITCHEN CABINETS AND BATHROOM				
EL-14-04-3321	04/23/2014	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	COMMERCIAL INTERIOR RENOVATIONS (KITCHEN) \$15,500	final	05/14/2014	06/03/2014	0.00
EL-14-06-3490	06/20/2014	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	CANCELLED - DUPLICATE CREATED IN ERROR	pending			0.00
EL-14-06-3491	06/20/2014	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	88 LIGHT SOCKETS; 56 ROUGH IN OUTLETS AND 4 SPECIAL OUTLETS PH 107	final	08/06/2014	11/21/2014	0.00
EL-14-06-3716	06/23/2014	600	ELEC CHANGE OF BILTMORE CONTRACTOR WAY	CHANGE OF CONTRACTOR FOR 74 SOCKETS, 28 OUTLETS, 6 SPECIAL OUTLETS, 2 MOTORS	final	06/23/2014	08/28/2014	0.00
EL-14-08-3510	08/25/2014	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	COMM INTER RENOVATIONS- KITCHEN & BATHROOM 1 SPECIAL OUTLET .5 ROUGH IN OUTLETS	final	10/01/2014	11/19/2014	0.00
EL-14-09-1902	09/05/2014	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	COMMERCIAL INTERIOR RENOVATIONS (KITCHEN & BATHROOM) UNIT 304	pending			0.00
EL-14-10-3648	10/24/2014	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	COMM INTER RENOVATIONS (KITCHEN & BATHROOMS) ETROFIT TO LED 20 LIGHTS UNIT 401	final	11/06/2014	11/20/2014	0.00
EL-14-10-3843	10/28/2014	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	COMMERCIAL INTERIOR RENOVATION (KITCHEN AND FLOORING) 6 ROUGH IN OUTLETS AND 3 SPECIAL OUTLETS UNIT 504	final	12/15/2014	01/27/2015	0.00
EL-14-10-4205	10/31/2014	600	ELECTRICAL COMMERCIAL / RESIDENTIAL BILTMORE WORK WAY	ELECTRICAL PERMIT TO REPLACE ANY DEVICE OR LIGHT FIXTURE DAMAGED BY WATER AT COMMON AREAS FROM 2ND FLOOR TO 10TH FLOOR ONLY- NO ELECTRICAL REPAIR WORK CAN BE DONE UNDER THIS PERMIT- REPAIRS TO CONDO UNITS SHALL HAVE A SEPARATE	pending			0.00

EL-14-11-4205	11/17/2014	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	PERMIT UNDER OWNERS NAME REPLACE (120 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 1006 ELECTRICAL PERMIT TO REPLACE WATER DAMAGED DEVICES	pending	0.00
EL-14-11-4206	11/17/2014	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	REPLACE (50 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 504 ELECTRICAL PERMIT TO REPLACE WATER DAMAGED DEVICES	pending	0.00
EL-14-11-4207	11/17/2014	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	REPLACE (60 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 604 ELECTRICAL PERMIT TO REPLACE WATER DAMAGED DEVICES	pending	0.00
EL-14-11-4208	11/17/2014	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	REPLACE (80 SQ FT)DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 804 ELECTRICAL PERMIT TO REPLACE WATER DAMAGED DEVICES	pending	0.00
EL-14-11-4209	11/17/2014	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	REPLACE (90 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 304 ELECTRICAL PERMIT TO REPLACE WATER DAMAGED DEVICES	pending	0.00
EL-14-11-4210	11/17/2014	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	REPLACE (40 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 704 ELECTRICAL PERMIT TO REPLACE WATER DAMAGED DEVICES	pending	0.00
EL-14-11-4211	11/17/2014	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	REPLACE (30 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 803 ELECTRICAL PERMIT TO REPLACE WATER DAMAGED DEVICES	pending	0.00
EL-14-11-4212	11/17/2014	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	REPLACE (20 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 806 ELECTRICAL PERMIT TO	pending	0.00

EL-14-11-4213	11/17/2014	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	REPLACE WATER DAMAGED DEVICES	REPLACE (225 SQ FT)DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 904 ELECTRICAL PERMIT TO REPLACE WATER DAMAGED DEVICES (JUST BREAKER, NOT PANEL) \$1,440	final	01/02/2015	01/06/2015	0.00
EL-14-11-4318	11/18/2014	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	REPLACE (30 SQ FT)DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 1005 ELECTRICAL TO REPLACE WATER DAMAGED ELECTRICAL DEVICES	REPLACE (30 SQ FT)DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 1005 ELECTRICAL TO REPLACE WATER DAMAGED ELECTRICAL DEVICES	pending			0.00
EL-14-11-4319	11/18/2014	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	REPLACE (90 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 906 ELECTRICAL TO REPLACE WATER DAMAGED ELECTRICAL DEVICES	REPLACE (90 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 906 ELECTRICAL TO REPLACE WATER DAMAGED ELECTRICAL DEVICES	pending			0.00
EL-14-11-4320	11/18/2014	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	REPLACE (50 SQ FT)DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 1003 ELECTRICAL TO REPLACE WATER DAMAGED ELECTRICAL DEVICES	REPLACE (50 SQ FT)DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 1003 ELECTRICAL TO REPLACE WATER DAMAGED ELECTRICAL DEVICES	pending			0.00
EL-14-11-4395	11/19/2014	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	REPLACE (120 SQ FT) OF DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 1002 ELECTREICAL TO REPLACE WATER DAMAGED DEVICES	REPLACE (120 SQ FT) OF DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 1002 ELECTREICAL TO REPLACE WATER DAMAGED DEVICES	pending			0.00
EL-15-01-0476	01/13/2015	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	4 ROUGH IN OUTLEYS AND 2 SPECIAL OUTLEVEE	4 ROUGH IN OUTLEYS AND 2 SPECIAL OUTLEVEE	final	01/14/2015	07/17/2015	0.00
EL-15-01-0615	01/15/2015	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	REPLACE A/C DISCONNECTS AT AIR HANDLER AND CONDENCING UNIT AT UNIT # 9 \$ 350	REPLACE A/C DISCONNECTS AT AIR HANDLER AND CONDENCING UNIT AT UNIT # 9 \$ 350	final	01/16/2015	01/20/2015	0.00
EL-15-01-1207	01/28/2015	600	ELECTRICAL BILTMORE COMMERCIAL /RESIDENTIAL WAY 100 WORK	REPLACE DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE (1200 SF) @ UNIT 1004 \$ ALL ELECTRICAL TO BE REPLACED IN FIRE AREA	REPLACE DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE (1200 SF) @ UNIT 1004 \$ ALL ELECTRICAL TO BE REPLACED IN FIRE AREA	final	02/19/2015	03/20/2015	0.00
EL-15-02-0853	02/18/2015	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	CANCELLED	CANCELLED	cancelled		09/10/2015	0.00

EL-15-03-3961	03/06/2015	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	CANCELLED***** COMMERCIAL INTERIOR ALTERATION (KITCHEN & BATHS) 10 ROUGH IN OUTLETS AND 4 SPECIAL OUTLETS	cancelled	09/11/2015	0.00
EL-15-03-4399	03/13/2015	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY 100	ELECTRICAL FOR KITCHEN AND BATHROOMS	final	04/09/2015 06/04/2015	0.00
EL-15-05-4350	05/04/2015	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	COMM INTER ALTER @ UNIT 310. 10 LIGHTS SOCKETS AND 10 ROUGH IN OUTLETS AND RELOCATE PANEL (NEVER IN STORAGE AREA OR BATHROOM)	final	06/23/2015 09/18/2015	0.00
EL-15-05-4827	05/11/2015	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	COMM INTERIOR RENOVATIONS- KITCHEN & BATHROOM, PAINT INTERIOR, MOULDINGS	final	07/08/2015 08/07/2015	0.00
EL-15-08-4235	08/06/2015	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	COMMERCIAL INTERIOR RENOVATIONS (KITCHEN & BATHROOMS) FLOORING 6 ROUGH IN OUTLETS AND 3 SPECIAL OUTLETS	issued	11/19/2015	0.00
EL-15-08-4634	08/14/2015	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	RELOCATE ELECTRICAL PANEL \$1000	final	08/21/2015 09/11/2015	0.00
EL-15-09-3993	09/10/2015	600	ELECTRICAL BILTMORE COMMERCIAL /RESIDENTIAL WORK WAY	COMMERCIAL INTERIOR RENOVATIONS (BATHROOM)	final	09/24/2015 12/03/2015	0.00
EL-15-10-5071	10/15/2015	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	ELECTRICAL FOR 40 YR RE-CERTIFICATION \$11,500	issued	10/15/2015	0.00
EL-15-11-6246	11/24/2015	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	COMM INTER RENOVATIONS- KITCHEN 1 LIGHT SOCKETS; 4 SPECIAL OUTLETS AND 06 ROUGH IN OUTLETS	pending		0.00
EL-15-12-4804	12/03/2015	600	ELECTRICAL BILTMORE COMMERCIAL /RESIDENTIAL WORK WAY	COMM INTER RENOVATIONS- BATHROOM \$6000	pending		0.00

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Permits and Inspections: Search Results

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
PL-08-02-0121	02/04/2008	600 BILTMORE WAY 110	PLUMB COMMERCIAL / RESIDENTIAL WORK	CANCELLED - ROUGH/SET SHOWER,SINK,WATER CLOSET	Cancelled	02/05/2008	08/21/2014	0.00
PL-08-05-0854	05/14/2008	600 BILTMORE WAY PH1	PLUMB COMMERCIAL / RESIDENTIAL WORK	SHOWER PAN REPAIR \$700	final	05/14/2008	06/10/2008	0.00
PL-08-06-1278	06/23/2008	600 BILTMORE WAY 101	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALL DISHWASHER, DISPOSAL, ICE MAKER & SINK FOR THE KITCHEN CABINETS	final	07/22/2008	08/13/2008	0.00
PL-08-08-0514	08/08/2008	600 BILTMORE WAY 110	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALL ROUGH & SET SHOWER \$1,200	stop work	08/11/2008		0.00
PL-08-08-0708	08/14/2008	600 BILTMORE WAY 708	PLUMB COMMERCIAL / RESIDENTIAL WORK	ROUGH/SET SHOWER & SET WATER CLOSET FOR THE BATHROOM	final	08/29/2008	09/16/2008	0.00
PL-08-09-0613	09/15/2008	600 BILTMORE WAY 511	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALL WATER HEATER \$550	final	09/15/2008	09/18/2008	0.00
PL-08-10-1620	10/24/2008	600 BILTMORE WAY 214	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALL DISHWASHER, DISPOSAL, ICE MAKER & SINK FOR THE KITCHEN	final	11/06/2008	05/15/2014	0.00
PL-09-01-2444	01/28/2009	600 BILTMORE WAY 804	PLUMB COMMERCIAL / RESIDENTIAL WORK	SET WATER CLOSET & SINK IN KITCHEN \$250	final	01/30/2009	02/03/2009	0.00
PL-09-02-1461	02/04/2009	600 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	CHANGE OF CONTRACTOR TO #PL-09-11-1877----- INSTALL 20 ROUGH/SET FOR THE EXTERIOR RENOVATIONS TO PROPERTY	final	02/17/2009	11/12/2009	0.00
PL-09-02-1466	02/04/2009	600 BILTMORE WAY 100	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALL (3) ROUGH/SET FOR THE KITCHEN	final	02/11/2009	03/31/2009	0.00
PL-09-03-1733	03/09/2009	600 BILTMORE WAY 614	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPLACE WATER HEATER \$800	final	03/09/2009	08/11/2009	0.00
PL-09-04-2108	04/09/2009	600 PLUMB	SPRINKLER SYSTEM		final	05/11/2009	02/06/2014	0.00

PL-09-04-3070	04/28/2009	600 BILTMORE WAY PH1	PLUMB COMMERCIAL / RESIDENTIAL	REPLACE WATER HEATER \$450	final	05/11/2009	07/02/2009	0.00
PL-09-07-2258	07/09/2009	600 BILTMORE WAY 518	PLUMB COMMERCIAL / RESIDENTIAL	REPLACE BROKEN TOILET ONLY @ MASTER BATH \$200	final	07/10/2009	07/13/2009	0.00
PL-09-07-3311	07/27/2009	600 BILTMORE WAY 718	PLUMB COMMERCIAL / RESIDENTIAL	PLUMBING FOR INT ALT, 4 ROUGHS, 11 SETS	final	08/07/2009	09/24/2009	0.00
PL-09-10-3696	10/29/2009	600 BILTMORE WAY 204	PLUMB COMMERCIAL / RESIDENTIAL	INSTALL (3) SET FOR THE RE-TILE MASTER BATH	final	10/29/2009	12/08/2009	0.00
PL-09-11-1478	11/04/2009	600 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL	INSTALL (9) SET & (1) ROUGH/SET FOR THE COMM INTER RENOVATIONS	final	11/04/2009	11/09/2009	0.00
PL-09-11-1877	11/12/2009	600 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL	THIS IS A CHANGE OF CONTRACTOR FROM #PL-09-02-1461--- INSTALL 20 ROUGH/SET FOR THE EXTERIOR RENOVATIONS TO PROPERTY	final	11/12/2009	11/13/2009	0.00
PL-09-11-2528	11/23/2009	600 BILTMORE WAY 416	PLUMB COMMERCIAL / RESIDENTIAL	INSTALL (1) ROUGH/SET & (2) SET FOR THE INT TILING @ MASTER BATH	final	11/24/2009	06/30/2010	0.00
PL-09-12-3139	12/30/2009	600 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL	PORTABLE TOILET	final	12/30/2009	01/07/2010	0.00
PL-10-02-3256	02/11/2010	600 BILTMORE WAY 214	PLUMB COMMERCIAL / RESIDENTIAL	PLUMBING INSTALL 7 ROUGH/SET FIXTURES AND 7 SET FIXTURES \$3,000	final	02/11/2010	04/07/2010	0.00
PL-10-05-3250	05/03/2010	600 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL	INSTALL (1) SET FOR THE SHOWER	final	05/04/2010	05/13/2010	0.00
PL-10-05-4823	05/25/2010	600 BILTMORE WAY 120	PLUMB COMMERCIAL / RESIDENTIAL	REPLACE FIXTURES IN BATHROOMS (2 TOILETS) \$350.00	final	05/26/2010	06/17/2010	0.00
PL-10-06-3704	06/04/2010	600 BILTMORE WAY 915	PLUMB COMMERCIAL / RESIDENTIAL	PLUMBING COMMERCIAL	final	06/07/2010	06/25/2010	0.00
PL-10-06-3797	06/07/2010	600 BILTMORE WAY 110	PLUMB COMMERCIAL / RESIDENTIAL	PLUMBING FOR BATHROOM REPAIR	final	06/08/2010	07/15/2010	0.00
PL-10-06-4081	06/10/2010	600 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL	PLUMBING FOR COMMERCIAL INTERIOR RENOVATIONS @ UNIT 417-KITCHEN & BATH REVISED (ADDED INTERIOR TILING)	final	06/11/2010	08/17/2010	0.00
PL-10-08-3374	08/03/2010	600 BILTMORE WAY 910	PLUMB COMMERCIAL / RESIDENTIAL	BATH TUB REPLACEMENT. \$2300.00	final	08/10/2010	08/20/2010	0.00

PL-10-09-3934	09/07/2010	600	PLUMB COMMERCIAL / WAY	PLUMBING FOR NEW KITCHEN CABINETS, TILE BATHROOMS, WOOD FLOORING AND INTERIOR PAINT	final	09/20/2010	11/04/2010	0.00
PL-10-10-5358	10/22/2010	600	PLUMB COMMERCIAL / WAY	PLUMBING- INSTALL NEW TUB & WASTE OVERFLOW \$2300.00	final	10/22/2010	03/14/2011	0.00
PL-10-11-3789	11/15/2010	600	PLUMB COMMERCIAL / WAY 702	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS STE #702	final	11/16/2010	03/02/2011	0.00
PL-10-12-3689	12/07/2010	600	PLUMB COMMERCIAL / WAY	PLUMBING WORK FOR A COMM INTER ALTER #818	final	12/14/2010	05/24/2011	0.00
PL-11-02-4125	02/01/2011	600	PLUMB COMMERCIAL / WAY	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS STE #420 \$37,000	final	10/18/2011	10/08/2014	0.00
PL-11-02-5391	02/16/2011	600	PLUMB COMMERCIAL / WAY	INSTALL 1 TOILET \$400	final	02/17/2011	03/01/2011	0.00
PL-11-03-5527	03/09/2011	600	PLUMB COMMERCIAL / WAY	INSTALL BACKFLOW PREVENTOR MECH. ROOM, REPIPE REPLACE 2 DOMESTIC PUMPS \$8500	final	03/11/2011	05/04/2011	0.00
PL-11-03-6005	03/16/2011	600	PLUMB COMMERCIAL / WAY	PLUMBING WORK FOR TILE IN TWO BATHROOMS	final	03/16/2011	05/16/2011	0.00
PL-11-05-7246	05/27/2011	600	PLUMB COMMERCIAL / WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	final	10/06/2011	01/06/2012	0.00
PL-11-07-6000	07/08/2011	600	PLUMB COMMERCIAL / WAY	CHANGE 3 TOILETS \$450	final	07/11/2011	07/12/2011	0.00
PL-11-09-7119	09/27/2011	600	PLUMB COMMERCIAL / WAY	PLUMBING WORK TO RESET FIXTURES IN BATHROOMS AND KITCHEN CABINETS	final	11/02/2011	12/22/2011	0.00
PL-11-11-5265	11/08/2011	600	PLUMB COMMERCIAL / WAY	PLUMBING WORK FOR A TILING A GUEST BATHROOM	final	11/09/2011	12/09/2011	0.00
PL-11-12-5674	12/09/2011	600	PLUMB COMMERCIAL / WAY	PLUMBING WORK FOR BATHROOM REMODEL APT 1120	final	01/30/2012	03/19/2012	0.00
PL-12-01-6911	01/18/2012	600	PLUMB COMMERCIAL / WAY	REPLACE SHOWER PAN AND SHOWER VALVE, MARBLE INSIDE PAN BEING REPLACED ONLY \$2,200	final	01/19/2012	11/05/2012	0.00
PL-12-01-7670	01/30/2012	600	PLUMB COMMERCIAL / WAY	CHANGE OUT PLUMBING FIXTURES APT 206	final	01/30/2012	04/24/2012	0.00
PL-12-02-6714	02/07/2012	600	PLUMB COMMERCIAL / WAY 619	REPLACE WATER HEATER \$585 APT 619	final	02/09/2012	02/10/2012	0.00
PL-12-02-6715	02/07/2012	600	PLUMB RESIDENTIAL WORK	REPLACE WATER	final	02/09/2012	02/10/2012	0.00

PL-12-03-8320	03/16/2012	600 BILTMORE WAY	COMMERCIAL / RESIDENTIAL WORK	HEATER \$585 REPLACING SHOWER PAN \$850	final	03/16/2012	04/27/2012	0.00
PL-12-04-8043	04/10/2012	600 BILTMORE WAY	COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER ALTER COMMON AREAS	final	09/20/2012	01/17/2014	0.00
PL-12-04-8316	04/13/2012	600 BILTMORE WAY	COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER RENOVATIONS STE # 517	final	04/30/2012	08/23/2012	0.00
PL-12-04-9061	04/25/2012	600 BILTMORE WAY 111	COMMERCIAL / RESIDENTIAL WORK	REMOVE & REPLACE 1 TOILET \$450	final	04/26/2012	04/27/2012	0.00
PL-12-05-8107	05/10/2012	600 BILTMORE WAY	COMMERCIAL / RESIDENTIAL WORK	INSTALL A NEW SHOWER PAN AND RESET TOILET APT 411	final	05/17/2012	07/13/2012	0.00
PL-12-05-8508	05/17/2012	600 BILTMORE WAY	COMMERCIAL / RESIDENTIAL WORK	****CANCELLED****	cancelled		05/17/2012	0.00
PL-12-05-8638	05/18/2012	600 BILTMORE WAY	COMMERCIAL / RESIDENTIAL WORK	WATER HEATER REPLACEMENT APT 1209 \$600	final	08/02/2012	09/10/2012	0.00
PL-12-06-9619	06/22/2012	600 BILTMORE WAY	COMMERCIAL / RESIDENTIAL WORK	CANCELLED - PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS STE#1017	cancelled	01/24/2013	10/10/2014	0.00
PL-12-07-0368	07/06/2012	600 BILTMORE WAY	COMMERCIAL / RESIDENTIAL WORK	RE SET FIXTURES FOR BATHROOM RE TILE	stop work	10/20/2014		0.00
PL-12-08-0973	08/16/2012	600 BILTMORE WAY	COMMERCIAL / RESIDENTIAL WORK	PLUMB RESIDENTIAL	final	09/06/2012	09/24/2012	0.00
PL-12-08-1448	08/23/2012	600 BILTMORE WAY 803	COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR KITCHEN CABINETS	final	12/13/2013	12/13/2013	0.00
PL-12-08-1449	08/23/2012	600 BILTMORE WAY 803	COMMERCIAL / RESIDENTIAL WORK	***CANCELLED***	cancelled		12/10/2013	0.00
PL-12-11-1714	11/30/2012	600 BILTMORE WAY	COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR ALTERATIONS (KITCHEN & BATHROOM) INTERIOR TILE APT # 309	final	12/05/2012	01/29/2013	0.00
PL-13-01-1417	01/29/2013	600 BILTMORE WAY	COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR BATHROOM REMODEL	final	02/14/2013	04/29/2013	0.00
PL-13-03-0269	03/05/2013	600 BILTMORE WAY	COMMERCIAL / RESIDENTIAL WORK	CANCELLED -WORK NOT DONE- REPLACEMENT OF TOILET	cancelled		03/06/2013	0.00
PL-13-03-1822	03/27/2013	600 BILTMORE WAY	COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER RENOVATIONS APT	final	04/11/2013	05/30/2013	0.00

PL-14-07-2793	07/11/2014	600	BILTMORE COMMERCIAL / INTERIOR ALTERATIONS PH 107	WAY	RESIDENTIAL WORK	REPLACEMENT OF ELECTRIC WATER HEATER \$650 APT 501	final	07/23/2014	10/29/2014	0.00
PL-14-07-3062	07/15/2014	600	BILTMORE COMMERCIAL / INTERIOR ALTERATIONS PH 107	WAY	RESIDENTIAL WORK	REPLACEMENT OF ELECTRIC WATER HEATER \$650 APT 1110	final	07/23/2014	08/29/2014	0.00
PL-14-07-3529	07/22/2014	600	BILTMORE COMMERCIAL / INTERIOR ALTERATIONS PH 107	WAY	RESIDENTIAL WORK	NEW WATER HEATER \$1000	final	07/23/2014	01/05/2015	0.00
PL-14-08-3442	08/22/2014	600	BILTMORE COMMERCIAL / COMM INTER	WAY	RESIDENTIAL WORK	PLUMBING WORK FOR KITCHEN & BATHROOM UNIT 1003	final	09/25/2014	11/18/2014	0.00
PL-14-08-3743	08/27/2014	600	BILTMORE COMMERCIAL / HEATER \$1,000	WAY	RESIDENTIAL WORK	REPLACE WATER HEATER \$1,000	final	09/10/2014	01/05/2015	0.00
PL-14-09-2289	09/11/2014	600	BILTMORE COMMERCIAL / INTERIOR RENOVATIONS (BATHROOM) \$6,000	WAY	RESIDENTIAL WORK	COMMERCIAL INTERIOR RENOVATIONS (BATHROOM) \$6,000	final	09/24/2014	10/29/2014	0.00
PL-14-09-2366	09/12/2014	600	BILTMORE COMMERCIAL / INTERIOR RENOVATIONS (KITCHEN & BATHROOM) \$	WAY	RESIDENTIAL WORK	COMMERCIAL INTERIOR RENOVATIONS (KITCHEN & BATHROOM) \$	pending			0.00
PL-14-10-2643	10/10/2014	600	BILTMORE CHANGE OF CONTRACTOR	WAY	RESIDENTIAL WORK	CHANGE OF CONTRACTOR FOR PLUMBING WORK	final	10/10/2014	10/24/2014	0.00
PL-14-10-3794	10/27/2014	600	BILTMORE COMMERCIAL / COMM INTER	WAY	RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER (KITCHEN & BATHROOMS) APARTMENT # 401	final	11/18/2014	11/19/2014	0.00
PL-14-10-3857	10/28/2014	600	BILTMORE COMMERCIAL / DUPLICATE PERMIT SEE PL14123811-	WAY	RESIDENTIAL WORK	CANCELLED DUPLICATE PERMIT SEE PL14123811- PLUMBING WORK FOR COMMERCIAL INTERIOR RENOVATION (KITCHEN AND FLOORING) UNIT 504	canceled		02/02/2015	0.00
PL-14-11-3575	11/04/2014	600	BILTMORE COMMERCIAL / DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 604	WAY	RESIDENTIAL WORK	RE SET FIXTURES FOR DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 604	pending			0.00
PL-14-11-4218	11/17/2014	600	BILTMORE COMMERCIAL / TOILET DUE TO WATER DAMAGE UNIT 504	WAY	RESIDENTIAL WORK	PLUMBING WORK TO REPLACE TOILET DUE TO WATER DAMAGE UNIT 504	pending			0.00
PL-14-11-4328	11/18/2014	600	BILTMORE COMMERCIAL / WATER HEATER FOR DAMAGED DRYWALL REPAIR DUE TO FIRE/WATER DAMAGE UNIT 906	WAY	RESIDENTIAL WORK	REMOVE AND REPLACE EXISTING WATER HEATER FOR DAMAGED DRYWALL REPAIR DUE TO FIRE/WATER DAMAGE UNIT 906	pending			0.00
PL-14-11-4429	11/19/2014	600	BILTMORE COMMERCIAL / REMOVE AND REPLACE FIXTURES \$2500	WAY	RESIDENTIAL WORK	REMOVE AND REPLACE FIXTURES \$2500	final	11/25/2014	04/09/2015	0.00

PL-14-12-3393	12/04/2014	600	PLUMB COMMERCIAL / RESIDENTIAL	PLUMBING WORK FOR DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 902	pending			0.00
PL-14-12-3811	12/11/2014	600	PLUMB COMMERCIAL / RESIDENTIAL	PLUMBING - COMMERCIAL INTERIOR RENOVATION (KITCHEN AND) #504	final	12/12/2014	01/27/2015	0.00
PL-14-12-4066	12/17/2014	600	PLUMB COMMERCIAL / RESIDENTIAL	PLUMBING WORK FOR INT. REMODEL	approved			139.42
PL-14-12-4537	12/29/2014	600	PLUMB COMMERCIAL / RESIDENTIAL	**COMM** INTERIOR TILING OF WALLS/FLOORS @ BATHROOMS & KITCHEN AREA	issued	06/04/2015		0.00
PL-15-01-0910	01/22/2015	600	PLUMB COMMERCIAL / RESIDENTIAL	RE INSTALL FIXTURES, TILE THROUGHOUT INCLUDING BATHROOMS	pending			0.00
PL-15-02-0725	02/13/2015	600	PLUMB COMMERCIAL / RESIDENTIAL	COMMERCIAL INTERIOR RENOVATIONS (KITCHEN & BATHROOMS) 1 ROUGH 7 SETS	final	04/14/2015	08/10/2015	0.00
PL-15-03-3746	03/03/2015	600	PLUMB COMMERCIAL / RESIDENTIAL	CHANGE OUT OF LAVATORY FAUCET AND TUB \$800	stop work	03/09/2015		0.00
PL-15-03-3918	03/05/2015	600	PLUMB COMMERCIAL / RESIDENTIAL	COMMERCIAL INTERIOR ALTERATION (KITCHEN & BATHS) \$7,800	final	09/17/2015	09/21/2015	0.00
PL-15-03-3974	03/06/2015	600	PLUMB COMMERCIAL / RESIDENTIAL	***CANCELLED***	cancelled		03/09/2015	0.00
PL-15-03-4406	03/13/2015	600	PLUMB COMMERCIAL / RESIDENTIAL	PLUMBING WORK FOR COMM INTER RENOVATIONS- KITCHEN, BATHROOM UNIT 1001	final	04/20/2015	07/29/2015	0.00
PL-15-03-4481	03/16/2015	600	PLUMB COMMERCIAL / RESIDENTIAL	PLUMBING WORK FOR COMM INTERIOR RENOVATIONS- BATHROOM	final	06/04/2015	09/04/2015	0.00
PL-15-03-4940	03/23/2015	600	PLUMB COMMERCIAL / RESIDENTIAL	REPLACEMENT OF WATER HEATER \$160	final	03/25/2015	03/31/2015	0.00
PL-15-04-4322	04/09/2015	600	PLUMB COMMERCIAL / RESIDENTIAL	REPLACEMENT OF 30 GAL LOW BOY HOT WATER HEATER \$800	final	04/15/2015	04/17/2015	0.00
PL-15-04-4855	04/17/2015	600	PLUMB COMMERCIAL / RESIDENTIAL	COMM INTER RENOVATIONS- BATHROOMS UNIT 1105	final	05/11/2015	06/25/2015	0.00
PL-15-04-4856	04/17/2015	600	PLUMB COMMERCIAL / RESIDENTIAL	CANCELLED - DUPLICATE SEE PL- 15-04-4855 ** COMM INTER RENOVATIONS- BATHROOMS \$	cancelled		05/14/2015	0.00
PL-15-04-4857	04/17/2015	600	PLUMB COMMERCIAL / RESIDENTIAL	***CANCEL***	cancelled		04/17/2015	0.00

PL-15-04-4858	04/17/2015	600 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	***-CANCEL***	04/17/2015	0.00
PL-15-04-4859	04/17/2015	600 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	CANCELLED - DUPLICATED SEE PL- 15-04-4855	05/14/2015	0.00
PL-15-05-4365	05/04/2015	600 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER ALTER @ UNIT 310	07/31/2015	0.00
PL-15-05-4863	05/11/2015	600 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	COMM INTERIOR RENOVATIONS- KITCHEN & BATHROOM, UNIT 503	07/08/2015	0.00
PL-15-06-4854	06/08/2015	600 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	SUB TO ADD FEES (REF) PL-15-03-4406 PLUMBING WORK FOR COMM INTER RENOVATIONS- KITCHEN, BATHROOM UNIT 1001	07/28/2015	0.00
PL-15-08-4386	08/10/2015	600 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR RENOVATIONS (KITCHEN & BATHROOMS)	09/17/2015	0.00
PL-15-08-5117	08/24/2015	600 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER RENOVATIONS- BATHROOM UNIT 210	09/17/2015	0.00
PL-15-09-4135	09/14/2015	600 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL INTERIOR RENOVATIONS (BATHROOM) \$4,000	09/24/2015	0.00
PL-15-11-5561	11/13/2015	600 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL INTERIOR RENOVATIONS (KITCHEN & BATHROOMS) #306		0.00
PL-15-11-6413	11/30/2015	600 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER RENOVATIONS- KITCHEN UNIT 1204		0.00
PL-15-12-4852	12/04/2015	600 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER RENOVATIONS- BATHROOM	12/16/2015	0.00

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Permits and Inspections: Search Results

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New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
ME-08-01-0307	01/10/2008	600 BILTMORE WAY 205	MECH COMMERCIAL / RESIDENTIAL	REPLACE 3 TON AIR HANDLER, COND DRAIN, HEATING \$2,400	final	04/17/2009	04/17/2009	0.00
ME-08-01-0711	01/22/2008	600 BILTMORE WAY 121	MECH COMMERCIAL / RESIDENTIAL	A/C CENTRAL REPLACEMENT OF 2.5 TON UNIT AND HEATER \$2,500	final	01/22/2008	02/20/2008	0.00
ME-08-01-0853	01/22/2008	600 BILTMORE WAY 317	MECH COMMERCIAL / RESIDENTIAL	CHANGE OUT CENTRAL A/C SYSTEM, ON ROOF TOP & INSIDE UNIT \$2,300	final	01/22/2008	02/20/2008	0.00
ME-08-02-0211	02/05/2008	600 BILTMORE WAY 121	MECH COMMERCIAL / RESIDENTIAL	A/C CENTRAL REPLACEMENT OF 2.5 TON UNIT \$4,280	final	09/08/2009	08/22/2011	75.00
ME-08-02-0452	02/11/2008	600 BILTMORE WAY 100	MECH COMMERCIAL / RESIDENTIAL	CHANGEOUT 2.5 TON A/C SYSTEM ON ROOF TOP \$3,030	final	02/12/2008	02/18/2009	0.00
ME-08-03-0710	03/17/2008	600 BILTMORE WAY 609	MECH COMMERCIAL / RESIDENTIAL	REPLACE 2.5 TON A/C CENTRAL UNIT, HEATING \$3,800	final	03/26/2008	05/04/2009	0.00
ME-08-03-1169	03/27/2008	600 BILTMORE WAY 805	MECH COMMERCIAL / RESIDENTIAL	REPLACE 3 TON A/C CENTRAL UNIT, BATH FANS, HEATING \$4,000	final	09/08/2009	11/19/2012	0.00
ME-08-04-0966	04/17/2008	600 BILTMORE WAY 502	MECH COMMERCIAL / RESIDENTIAL	REPLACE EXISTING 2.5 TON A/C SYSTEM AND HEATER \$2,450	final	04/28/2008	08/18/2008	0.00
ME-08-04-1411	04/28/2008	600 BILTMORE WAY 719	MECH COMMERCIAL / RESIDENTIAL	CHANGEOUT A 3 TON A/C SYSTEM ON ROOFTOP \$7,100	final	04/28/2008	09/17/2008	0.00
ME-08-05-0066	05/01/2008	600 BILTMORE WAY PH1	MECH COMMERCIAL / RESIDENTIAL	REPLACE 3 TON A/C CENTRAL, HEATING \$4,576	final	02/10/2009	02/13/2009	0.00
ME-08-07-0077	07/01/2008	600 BILTMORE WAY 610	MECH COMMERCIAL / RESIDENTIAL	INSTALL AIR CONDITIONER \$3,215	final	07/02/2008	08/04/2008	0.00
ME-08-07-1562	07/29/2008	600 BILTMORE WAY 316	MECH COMMERCIAL / RESIDENTIAL	INSTALL AIR CONDITIONER \$	final	07/29/2008	11/05/2008	0.00
ME-08-08-0343	08/06/2008	600 BILTMORE WAY 120	MECH COMMERCIAL / RESIDENTIAL	INSTALL AIR CONDITIONER \$1,300	final	08/07/2008	08/12/2008	0.00
ME-08-08-0903	08/21/2008	600 BILTMORE WAY 120	MECH COMMERCIAL / RESIDENTIAL	EXACT CHANGEOUT OF	final	07/22/2009	01/07/2010	0.00

ME-08-09-0505	09/11/2008	600	BILTMORE COMMERCIAL / A 2 TON A/C SYSTEM WAY 111 RESIDENTIAL	\$4,500	final	09/11/2008	11/05/2008	0.00
ME-08-10-0848	10/15/2008	600	MECH COMMERCIAL / BILTMORE COMMERCIAL / RESIDENTIAL	INSTALL AIR CONDITIONER WITH HEATING UNIT \$2,445.30	final	10/16/2008	12/10/2008	0.00
ME-08-10-0880	10/16/2008	600	MECH COMMERCIAL / BILTMORE COMMERCIAL / RESIDENTIAL	CHANGEOUT OF A 3 TON A/C UNIT ON THE ROOF \$1,885	final	10/27/2008	12/10/2008	0.00
ME-08-10-0881	10/16/2008	600	MECH COMMERCIAL / BILTMORE COMMERCIAL / RESIDENTIAL	INSTALL AIR CONDITIONER WITH HEATING UNIT \$3,804	final	10/17/2008	10/20/2008	0.00
ME-09-03-2678	03/27/2009	600	MECH COMMERCIAL / BILTMORE COMMERCIAL / RESIDENTIAL	INSTALL VENTILATION \$13,925	final	04/02/2009	07/23/2009	0.00
ME-09-04-2527	04/20/2009	600	MECH COMMERCIAL / BILTMORE COMMERCIAL / RESIDENTIAL	INSTALL AIR CONDITIONER WITH HEATING UNIT \$3,450	final	04/20/2009	08/25/2010	0.00
ME-09-04-2602	04/21/2009	600	MECH COMMERCIAL / BILTMORE COMMERCIAL / RESIDENTIAL	CHANGE OUT CONDENSING UNIT ON THE ROOF \$1,500	final	04/22/2009	11/10/2009	0.00
ME-09-07-2876	07/20/2009	600	MECH COMMERCIAL / BILTMORE COMMERCIAL / RESIDENTIAL	REPLACE A/C CONDENSOR \$ HANDLER ON ROOF \$2,200	final	07/22/2009	08/17/2009	0.00
ME-09-08-3147	08/31/2009	600	MECH COMMERCIAL / BILTMORE COMMERCIAL / RESIDENTIAL	INSTALL AIR CONDITIONER WITH HEATING UNIT & CONDENSATE DRAIN @ ROOF \$3,000	final	09/04/2009	09/25/2009	0.00
ME-09-09-1976	09/09/2009	600	MECH COMMERCIAL / BILTMORE COMMERCIAL / RESIDENTIAL	INSTALL AIR CONDITIONER WITH HEATING UNIT \$4,420	final	09/17/2009	09/25/2009	0.00
ME-09-09-2324	09/15/2009	600	MECH COMMERCIAL / BILTMORE COMMERCIAL / RESIDENTIAL	INSTALL AIR CONDITIONER WITH HEATING UNIT & CONDENSATE DRAIN @ (UNIT # 1217) \$4,325	final	09/16/2009	01/27/2010	0.00
ME-09-09-2363	09/16/2009	600	MECH COMMERCIAL / BILTMORE COMMERCIAL / RESIDENTIAL	INSTALL AIR CONDITIONER WITH HEATING UNIT \$3,500	final	09/16/2009	09/25/2009	0.00
ME-09-09-2364	09/16/2009	600	MECH COMMERCIAL / BILTMORE COMMERCIAL / RESIDENTIAL	INSTALL AIR CONDITIONER WITH HEATING UNIT \$3,500	final	09/16/2009	09/25/2009	0.00
ME-09-09-2702	09/22/2009	600	MECH COMMERCIAL / BILTMORE COMMERCIAL / RESIDENTIAL	INSTALL AIR CONDITIONER WITH HEATING UNIT \$3,600	final	09/23/2009	09/25/2009	0.00
ME-09-09-2709	09/22/2009	600	MECH COMMERCIAL / BILTMORE COMMERCIAL / RESIDENTIAL	INSTALL AIR CONDITIONER WITH A/C STAND \$35,000	final	09/23/2009	10/21/2009	0.00
ME-09-10-3432	10/26/2009	600	MECH COMMERCIAL / BILTMORE COMMERCIAL / RESIDENTIAL	4 TON A/C CHANGEOUT \$1,766	final	10/26/2009	11/16/2009	0.00
ME-09-10-3683	10/29/2009	600	MECH COMMERCIAL / BILTMORE COMMERCIAL / RESIDENTIAL	INSTALL AIR CONDITIONER WITH HEATING UNIT &	final	11/04/2009	11/12/2009	0.00

ME-09-11-1534	11/05/2009	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY	CONDENSATE DRAIN \$4,803	final	11/06/2009	06/23/2010	0.00
ME-09-11-1620	11/06/2009	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY 215	INSTALL AIR CONDITIONER \$1,200	final	11/06/2009	11/10/2009	0.00
ME-09-12-1901	12/03/2009	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY 120	CANCELLED - REPLACE 2.5 TON A/C CENTRAL UNIT, HEATING \$4,000	cancelled	12/07/2009	07/25/2014	0.00
ME-09-12-1903	12/03/2009	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY 110	REPLACE 2.5 TON A/C CENTRAL UNIT, HEATING \$3,400	final	12/07/2009	06/23/2010	0.00
ME-09-12-3112	12/29/2009	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY	RAISE A/C EQUIPMENT FOR RE ROOF	final	04/01/2010	08/16/2010	0.00
ME-10-01-2748	01/06/2010	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY 215	EXACT REPLACEMENT OF 2 TON AIR HANDLER W HEAT \$1,000	final	01/07/2010	01/15/2010	0.00
ME-10-01-2991	01/12/2010	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY 707	REPLACEMENT OF AIR CONDITIONER WITH HEATING UNIT \$2,900	final	01/12/2010	10/16/2012	0.00
ME-10-01-3351	01/20/2010	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY PH1	A/C REPLACEMENT WITH HEATING UNIT \$4,357	final	01/22/2010	01/25/2010	0.00
ME-10-03-4537	03/26/2010	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY 710	CANCELLED- NEW PERMIT ISSUED ME10093503- A/C REPLACEMENT WITH HEATING UNIT @ ROOF \$3,400	final	10/12/2010	10/12/2010	120.05
ME-10-06-4431	06/16/2010	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY 511	A/C CHANGE OUT WITH HEATING \$3200.00	final	06/17/2010	07/12/2010	0.00
ME-10-07-4657	07/20/2010	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY	EXACT CHANGEOUT OF AN EXISTING 2.5 TON A/C UNIT W/HEATER ON ROOF \$1,990	final	07/20/2010	08/26/2010	0.00
ME-10-09-3502	09/02/2010	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY PH1	A/C CHANGE OUT. \$3784.00	final	09/08/2010	03/11/2011	0.00
ME-10-09-3503	09/02/2010	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY 710	A/C CHANGE OUT. \$3570.00	final	09/08/2010	10/28/2010	0.00
ME-10-09-3504	09/02/2010	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY PH1	A/C CHANGE OUT. \$4105.00	final	09/08/2010	11/10/2010	0.00
ME-10-12-4016	12/10/2010	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY	EXACT CHANGEOUT OF AN EXISTING 3 TON A/C UNIT W/HEATER AND REPAIR TO DUCTWORK \$5,200	final	12/15/2010	01/08/2015	0.00
ME-10-12-4228	12/14/2010	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY	CHANGE OUT OF 2.5 TON SPLIT SYSTEM \$3,000	final	12/28/2010	03/11/2011	0.00
ME-10-12-4909	12/28/2010	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY	CHANGE OUT OF 2.5 TON SPLIT A/C SYSTEM - ROOF TOP - \$3000	final	01/10/2011	06/09/2011	0.00

ME-11-01-4539	01/10/2011	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY	WORK	EXACT CHANGEOUT OF AN EXISTING 2.5 TON A/C UNIT W/HEATER ON ROOF TOP \$3,476	final	01/11/2011	03/11/2011	0.00
ME-11-02-5178	02/14/2011	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY	WORK	CANCELLED - EXACT CHANGEOUT OF AN EXISTING A/C UNIT \$2,500	cancelled	02/28/2011	05/13/2014	0.00
ME-11-03-6679	03/24/2011	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY	WORK	A/C CHANGE OUT	final	03/24/2011	05/26/2011	0.00
ME-11-04-6349	04/18/2011	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY 918	WORK	REPLACE A/C	final	04/19/2011	02/06/2012	0.00
ME-11-04-6482	04/19/2011	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY	WORK	A/C CHANGE OUT OF 2.5 TON SPLIT SYSTEM ON ROOF TOP \$4099	final	04/20/2011	09/23/2011	0.00
ME-11-06-6367	06/13/2011	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY	WORK	CANCEL LOGGED IN INCORRECTLY**EXACT CHANGED OUT OF AN EXISTING 3 TON A/C UNIT W/HEATER AND REPAIR TO DUCTWORK \$5,200	cancelled	06/13/2011		0.00
ME-11-07-5642	07/05/2011	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY	WORK	A/C CHANGE OUT \$2560..	final	09/08/2011	02/07/2012	0.00
ME-11-09-5504	09/01/2011	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY	WORK	EXACT A/C CHANGE OUT OF ROOF TOP UNIT \$2970 2.5 TON 8 KW HEAT	final	09/07/2011	09/08/2011	0.00
ME-11-09-5593	09/02/2011	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY	WORK	INSTALLATION OF 2.5 TON CONDENSER UNIT & AIR HANDLER (ROOF TOP UNIT) \$1500 UNIT#403	final	09/02/2011	10/07/2011	0.00
ME-11-09-7116	09/27/2011	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY	WORK	RELOCATE ONE A/C DUCT IN KITCHEN	final	11/21/2011	11/22/2011	0.00
ME-11-10-6239	10/06/2011	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY	WORK	REPLACE EXISTING 2.5 TON A/C SYSTEM ON ROOF \$2900	final	10/07/2011	11/17/2011	0.00
ME-11-11-5151	11/07/2011	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY	WORK	EXACT A/C CHANGEOUT OF A 2.5 TON SYSTEM, UNIT ON ROOF \$3,056	final	11/22/2011	11/29/2011	0.00
ME-11-11-6448	11/29/2011	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY	WORK	EXACT A/C CHANGE OUT OF 2.5 TON SPLIT SYSTEM ON ROOFTOP \$3256	final	11/29/2011	02/03/2012	0.00
ME-11-12-5282	12/05/2011	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY	WORK		final	12/06/2011	12/14/2011	0.00
ME-12-02-6552	02/03/2012	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY	WORK	A/C REPLACEMENT 2 TON UNIT W/5 KW HEATER ON ROOF \$3,000	final	02/07/2012	03/16/2012	0.00
ME-12-02-8301	02/29/2012	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY	WORK	EXACT CHANGE OUT OF 2 TON SPLIT SYSTEM WITH HEAT ON A ROOF TOP UNIT \$3000	final	03/06/2012	03/14/2012	0.00
ME-12-04-8192	04/12/2012	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY	WORK	REPLACE EXHAUST FANS IN BATHROOMS FOR COMMON AREAS	pending			0.00

ME-12-04-8999	04/24/2012	600	MECH	ONLY PER PLAN.	EXACT CHANGE OUT OF	final	04/25/2012	06/22/2012	0.00
			BILTMORE	COMMERCIAL /	2.5 TON SPLIT SYSTEM				
			WAY	RESIDENTIAL	WITH HEATER 8 KW /				
				WORK	CONDENSING UNIT IS				
					ON THE ROOF \$3810				
ME-12-06-9376	06/19/2012	600	MECH	REVISION		canceled		06/19/2012	0.00
			BILTMORE	COMMERCIAL /	(MECHANICAL &				
			WAY	RESIDENTIAL	ELECTRICAL)				
				WORK					
ME-12-07-0985	07/16/2012	600	MECH	REPLACE EXISTING 3		final	07/16/2012	11/28/2012	0.00
			BILTMORE	TON A/C UNIT AND AIR					
			WAY	HANDLER ON ROOF TOP					
				UNIT \$4175					
ME-12-08-1593	08/24/2012	600	MECH	REPLACEMENT OF A/C		final	08/24/2012	09/07/2012	0.00
			BILTMORE	\$2800 3 TON UNIT					
			WAY						
				RESIDENTIAL					
				WORK					
ME-12-09-1070	09/19/2012	600	MECH	INSTALL 1.5 TON A/C		final	09/25/2012	10/22/2012	0.00
			BILTMORE	W/5 KW HEATER SPLIT					
			WAY	SYSTEM WITH					
				DUCTWORK (FOR GYM					
				ROOM) \$7,150					
ME-12-11-0401	11/07/2012	600	MECH	REPLACEMENT OF A 2.5		final	11/08/2012	12/06/2012	0.00
			BILTMORE	TON A/C UNIT W/ 7 KW					
			WAY	HEATER SPLIT SYSTEM					
				(ON ROOF) \$2,980					
				WORK					
ME-12-12-1330	12/21/2012	600	MECH	EXACT CHANGEOUT OF		final	12/27/2012	01/04/2013	0.00
			BILTMORE	A 2.5 TON A/C UNIT 7					
			WAY	KW HEATER \$3,956					
				RESIDENTIAL					
				WORK					
ME-13-01-1457	01/29/2013	600	MECH	EXACT CHANGEOUT OF		final	01/30/2013	02/04/2013	0.00
			BILTMORE	A 2.5 TON A/C UNIT W/					
			WAY	7 KW HEATER \$4,150					
				RESIDENTIAL					
				WORK					
ME-13-02-0325	02/06/2013	600	MECH	EXACT CHANGEOUT OF		final	02/07/2013	02/08/2013	0.00
			BILTMORE	A 2.5 TON A/C UNIT W/					
			WAY	8 KW HEATER \$3,354					
				CONDENSOR ON ROOF					
				TOP					
ME-13-02-0423	02/07/2013	600	MECH	A/C CHANGE OUT		final	02/08/2013	02/13/2013	0.00
			BILTMORE	ROOF TOP UNIT #3,809					
			WAY	2.5 TON 8 KW HEAT					
				WORK					
ME-13-02-0866	02/15/2013	600	MECH	REPLACEMENT OF A/C		final	02/19/2013	09/06/2013	0.00
			BILTMORE	UNITS \$ 3,500 3 TON					
			WAY						
				RESIDENTIAL					
				WORK					
ME-13-03-1380	03/20/2013	600	MECH	REPLACE 2 BATH FANS		pending			0.00
			BILTMORE	AND DUCTWORK					
			WAY	\$2,800					
				WORK					
ME-13-04-1712	04/26/2013	600	MECH	CHANGE OF		final	04/26/2013	05/03/2013	0.00
			BILTMORE	CONTRACTOR FROM					
			WAY	W/INTEGRATE					
				#03030578 FOR A/C					
				REPLACEMENT					
ME-13-05-1106	05/17/2013	600	MECH	EXACT CHANGE OUT OF		final	05/22/2013	05/24/2013	0.00
			BILTMORE	A/C SPLIT SYSTEM					
			WAY	\$4205 2.5 TON W 5 KW					
				WORK					
ME-13-05-1834	05/29/2013	600	MECH	CHANGEOUT OF A 2.5		final	05/29/2013	06/10/2013	0.00
			BILTMORE	TON A/C UNIT W/ 8 KW					
			WAY	HEATER \$4,138					
				RESIDENTIAL					
				WORK					
ME-13-06-0446	06/07/2013	600	MECH	CHANGEOUT OF A 2.5		final	06/10/2013	08/21/2014	0.00
			BILTMORE	TON A/C UNIT W/ 8 KW					
			WAY	HEATER CONDENSING					
				UNIT LOCATED ON					
				ROOF TOP \$3,900					
ME-13-06-0447	06/07/2013	600	MECH	CHANGEOUT OF A 2.5		final	06/10/2013	09/12/2013	0.00
			BILTMORE	TON A/C UNIT W/ 8 KW					
				COMMERCIAL /					

ME-13-06-1566	06/24/2013	600	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE KITCHEN HOOD TO EXISTING DUCT, ADD TWO NEW DUCTS, AND SOME NEW GRILLS.	final	03/19/2015	05/18/2015	0.00
ME-13-07-1277	07/18/2013	600	MECH COMMERCIAL / RESIDENTIAL WORK	A/C CHANGE OF A 2.5 TON SPLIT SYSTEM WITH 8-KW HEATER \$4013	final	07/19/2013	07/30/2013	0.00
ME-13-07-1564	07/23/2013	600	MECH COMMERCIAL / RESIDENTIAL WORK	A/C CHANGE OUT \$3300. 2.5 ton 7.5 kw	final	07/25/2013	09/20/2013	0.00
ME-13-08-0693	08/12/2013	600	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE 36000 BTU A/C SYSTEM WITH HEATER	final	08/13/2013	10/17/2013	0.00
ME-13-08-1236	08/20/2013	600	MECH COMMERCIAL / RESIDENTIAL WORK	A/C REPLACEMENT \$7000 5 TON 10 KW	final	08/26/2013	03/03/2015	0.00
ME-13-09-0487	09/10/2013	600	MECH COMMERCIAL / RESIDENTIAL WORK	2 1/2 TON A/C CHANGE OUT	final	09/11/2013	11/04/2013	0.00
ME-14-01-1721	01/06/2014	600	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL NEW DUCTWORK, 2 FANS ONE HOOD TO REMODEL.	final	03/11/2014	12/03/2014	0.00
ME-14-01-2012	01/10/2014	600	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL NEW DUCTWORK TO EXISTING UNIT, A NEW EXHAUST HOOD, AND DRYER DUCT.	pending			0.00
ME-14-01-3066	01/31/2014	600	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT A/C REPLACEMENT \$3570 3 TON	final	01/31/2014	02/07/2014	0.00
ME-14-03-2449	03/10/2014	600	MECH COMMERCIAL / RESIDENTIAL WORK	A/C CHANGE OUT \$4587 3 TON8 KW	final	03/11/2014	03/28/2014	0.00
ME-14-05-2613	05/08/2014	600	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT A/C CHANGE OUT ON ROOF \$4595	final	06/25/2014	03/18/2015	0.00
ME-14-07-2918	07/14/2014	600	MECH COMMERCIAL / RESIDENTIAL WORK	TRANSFER FROM WINTEGRATE #07100007 FOR A/C REPLACEMENT	final	07/15/2014	07/16/2014	0.00
ME-14-07-2972	07/14/2014	600	MECH COMMERCIAL / RESIDENTIAL WORK	A/C CHANGE OUT \$4610	final	07/15/2014	08/01/2014	0.00
ME-14-07-3170	07/16/2014	600	MECH COMMERCIAL / RESIDENTIAL WORK	A/C CHANGE OUT \$1000 EMERGENCY WORK - AUTHORIZED BY MANUEL LOPEZ	final	07/16/2014	09/09/2014	0.00
ME-14-07-3758	07/24/2014	600	MECH COMMERCIAL / RESIDENTIAL WORK	A/C REPLACEMENT \$7200 4 TON 10 KW	final	07/28/2014	08/04/2014	0.00
ME-14-07-3846	07/25/2014	600	MECH CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FOR REPLACE 2.5 TON A/C CENTRAL UNIT, HEATING	final	07/25/2014	07/30/2014	0.00
ME-14-07-4100	07/29/2014	600	MECH COMMERCIAL /	REPLACEMENT OF A/C UNIT \$2000 3.5 TON 10	final	07/30/2014	02/27/2015	0.00

ME-14-08-2230	08/06/2014	600	MECH	RESIDENTIAL /	CHANGEOUT OF A 3 TON A/C UNIT W/ HEATER (ON ROOF TOP) WORK	final	08/07/2014	01/21/2015	0.00
ME-14-08-2603	08/11/2014	600	MECH	RESIDENTIAL /	REPAIR EXISTING DUCT WORK REPLACE BOOTS AND DUCT WORK ATTACHMENTS AND GRILLS	final	08/14/2014	11/06/2014	0.00
ME-14-08-3612	08/26/2014	600	MECH	RESIDENTIAL /	REPLACEMENT OF EXISTING A/C SYSTEM - ROOFTOP UNIT \$3600 3 ton 7 kw	final	08/27/2014	01/21/2015	0.00
ME-14-09-2830	09/19/2014	600	MECH	RESIDENTIAL /	EXACT CHANGE OUT OF A 2.5 TON UNIT WITH 7.5 KW HEAT.	final	09/24/2014	09/30/2014	0.00
ME-14-10-2480	10/09/2014	600	MECH	RESIDENTIAL /	REPLACE EXISTING A/C - UNIT ON ROOF \$4000 3 ton	final	10/09/2014	10/22/2014	0.00
ME-14-10-4169	10/30/2014	600	MECH	RESIDENTIAL /	EXACT A/C REPLACEMENT OF EXISTING A/C 2.5 TON UNIT \$2680	final	10/31/2014	11/14/2014	0.00
ME-14-11-4393	11/18/2014	600	MECH	RESIDENTIAL /	REMOVE EXISTING AIR HANDLER AND REPLACE IT AFTER REPAIR WORK.	pending			0.00
ME-14-12-3159	12/01/2014	600	MECH	RESIDENTIAL /	EXACT CHANGE OUT 3 TON A/C SYSTEM \$3950	final	12/02/2014	12/12/2014	0.00
ME-14-12-4271	12/22/2014	600	MECH	RESIDENTIAL /	EXACT CHANGE OUT OF ROOF A/C UNIT \$3000	final	12/22/2014	12/30/2014	0.00
ME-14-12-4554	12/30/2014	600	MECH	RESIDENTIAL /	DUCT WORK AS PER PLAN	stop work	01/08/2015		0.00
ME-15-01-0510	01/14/2015	600	MECH	RESIDENTIAL /	EXACT CHANGE OUT \$4287 4 TON	final	01/15/2015	03/05/2015	0.00
ME-15-01-0515	01/14/2015	600	MECH	RESIDENTIAL /	EXACT CHAGNE OUT OF A/C UNIT \$3943 2.5 TON	final	01/16/2015	02/24/2015	0.00
ME-15-02-0265	02/05/2015	600	MECH	RESIDENTIAL /	REPLACE FIRE DAMAGED A/C AIR HANDLER 2.5 TON AND DUCTWORK PER PLAN.	final	02/18/2015	03/26/2015	0.00
ME-15-03-3919	03/05/2015	600	MECH	RESIDENTIAL /	CANCELLED****	cancel	09/11/2015		0.00
ME-15-03-4942	03/23/2015	600	MECH	RESIDENTIAL /	REPLACEMENT OF A/C UNIT (3 TON UNIT 10 KW ON THE ROOF)	final	03/25/2015	04/01/2015	0.00
ME-15-04-4092	04/06/2015	600	MECH	RESIDENTIAL /	CHANGE OUT OF A/C \$3000 4 TON 10 KW	final	04/06/2015	04/08/2015	0.00
ME-15-04-4870	04/17/2015	600	MECH	RESIDENTIAL /	EXACT CHANGE OUT OF A 2 TON SPLIT SYSTEM WITH 5 KW HEATER -	final	04/20/2015	04/23/2015	0.00

ME-15-05-4297	05/01/2015	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL	ON ROOFTOP \$4151	EXACT CHANGE OUT OF ROOF TOP UNIT \$4,543	final	05/04/2015	05/15/2015	0.00
ME-15-05-5165	05/15/2015	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL	EXACT CHANGE OUT OF A EXISTING 2.5 TON A/C SPLIT SYSTEM \$4,996	final	07/30/2015	10/06/2015	0.00	
ME-15-06-4434	06/01/2015	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL	REPLACEMENT OF (2) 40 TON CARRIER SPLIT SYSTEMS (ON ROOF) \$129,900	final	06/02/2015	10/30/2015	0.00	
ME-15-06-6139	06/30/2015	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL	EXACT CHANGE OUT OF A/C UNIT (3 TON & 8 KW) \$4,200	final	07/01/2015	07/10/2015	0.00	
ME-15-07-5590	07/22/2015	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL	REPLACE RIDGED DUCTWORK IN HALLWAY GOING TO LIVING ROOM ONLY, INSTALL FLEX DUCT WORK FOR KITCHEN \$1,200	final	07/28/2015	10/01/2015	0.00	
ME-15-07-5927	07/28/2015	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL	EXACT CHANGE OUT OF A/C UNIT ON ROOF (2.5 TON & 8 KW) \$4,923	final	07/30/2015	09/25/2015	0.00	
ME-15-07-6046	07/30/2015	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL	EXACT CHANGE OUT (2.5 TON & 5 KW) & DUCT WORK \$3,300	final	08/24/2015	09/03/2015	0.00	
ME-15-08-5494	08/31/2015	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL	AC REPLACEMENT \$3500 2.5 ton	issued	09/02/2015		0.00	
ME-15-10-4438	10/02/2015	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL	EXACT CHANGE OUT OF A/C UNIT (2.5 TON & 8 KW) \$4,400	final	10/05/2015	10/23/2015	0.00	
ME-15-10-5305	10/19/2015	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL	REPLACEMENT OF A/C UNIT ON ROOF (5 TON & 10 KW) \$3,800	final	10/20/2015	11/04/2015	0.00	
ME-15-11-6089	11/20/2015	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL	INSTALL NEW KITCHEN HOOD RECIRCULATING.	pending			0.00	
ME-15-12-5514	12/16/2015	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL	EXACT CHANGE OUT OF A/C UNIT (2.5 TON) \$2,850	approved			32.37	

The City's online services are protected with an SSL encryption certificate. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).



City of Coral Gables
Fire Department
Fire Prevention Division
2815 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

Occupant Name: 600 Biltmore Way Condominium - 233 units
Address: 600 Biltmore Way
City: Coral Gables
Inspection Date: 10/20/2015
Inspection Type: Reinspection
Inspected By: Leonard Veight
305-460-5577
lveight@coralgables.com
Suite: Occ. Sq. Ft.: 0

FL NFPA 01 13
Floor 1

Smoke Control Systems

11.8.2 Failure to maintain smoke control system.

OK Violation cleared on 10/20/2015

11.8.3 Failure to maintain smoke control system.

OK Violation cleared on 10/20/2015

Sprinkler systems

13.3.3.1 Improper maintenance of sprinkler system.

OK Violation cleared on 10/20/2015

FL NFPA 101 13
Floor 1

Sprinkler systems

9.7.5 Maintenance and Testing.

OK Violation cleared on 10/20/2015

CITY'S

EXHIBIT

9

Inspector Comments:

Congratulations on a clear fire inspection report first clear report in quite a few years.

Special Thanks to Jorge Poviones and Andy Cruzado for all there hard work .

Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

Failure to provide immediate corrective measures when required, may result in administrative action including but not limited to: mandatory fire watch, building evacuation, or stoppage of all work.

Per City Ordinanace 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change without prior notice.

Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.

Signature on file

Company Representative: Andy Cruzado

10/20/2015

Signature on file

Inspector:

Leonard Veight
10/20/2015



City of Coral Gables
Fire Department
Fire Prevention Division
2815 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

Occupant Name: 600 Biltmore Way Condominium - 233 units
Address: 600 Biltmore Way
City: Coral Gables
Suite:
Inspection Date: 12/29/2015
Inspection Type: Reinspection
Inspected By: Leonard Veight
305-460-5577
lveight@coralgables.com
Occ. Sq. Ft.: 0

NFPA 25 08
Floor 1

Red Tag

15.7 Restoring Systems to Service.

OK Violation cleared on 12/29/2015

Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

Failure to provide immediate corrective measures when required, may result in administrative action including but not limited to: mandatory fire watch, building evacuation, or stoppage of all work.

Per City Ordinance 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change without prior notice.

Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.

Company Representative: Signature on file
Inspector: Leonard Veight
12/29/2015



7171 S.W. 62nd Ave., Fourth Floor • Miami, Florida 33143
(305) 669-2700 • Fax: (305) 669-2105



January 6, 2016

Mr. Manuel Z. Lopez
Building Official
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134

Re: 40 Year Recertification
Biltmore II Condominium Building
600 Biltmore Way
Coral Gables, FL 33134
P&A Project No. 06-269-L
Case # 15-4614

Dear Mr. Lopez:

Please be advised that we have completed the necessary concrete structural repair inspections, at the above referenced project, under my supervision and responsible charge. The repairs were required for the referenced property as indicated in the attached Structural Evaluation Report dated May 28th, 2013. To the best of my knowledge, belief and professional judgment the portions of the project outlined in the Structural Evaluation Report for the referenced property meet the intent of the 40 Year Recertification Report and The Florida Building Code and are in substantial accordance with the approved plans. We are recommending the structure for forty year recertification. The building is structurally safe.

Should you have any questions please feel free to contact us.

Very truly yours,
PISTORINO & ALAM CONSULTING ENGINEERS, INC.


Ashar S. Anwaar, P.E.
P.E. No. 71892

cc: Mr. Todd Patterson, LCAM – Property Manager
Biltmore II Condominium Association

CITY'S
EXHIBIT 10

April 19, 2016

Ms. Belkys Garcia, Secretary to the Construction Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134

**Re: Case No. 15-4614, Biltmore II Condominium Association - 40 Year Electrical Re-
certification**

Dear Ms. Belkys:

The majority of electrical repairs of the common areas of the structure located on the property at 600 Biltmore Way, Coral Gables, FL 33134 are complete. Most of the remaining repairs have been reported completed by the client and electrician and are pending review of requested documentation and final inspection. All open items are being addressed. When all repairs are completed, I will recommend re-certification of the common areas.

Very truly yours,

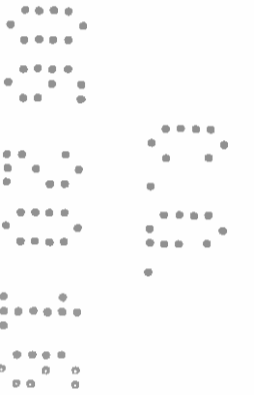


Vincent Sancho, P.E.
Electrical Engineer

Cc: **Todd Patterson LCAM, Biltmore II Condominium Property Manager**

BILTMORE II

CONDOMINIUM ASSOCIATION, INC.
600 Biltmore Way * Coral Gables, FL 33134
305-448-4765 Office 786-206-3063 Fax
biltmore2admin@gmail.com



June 20, 2016

Ms. Belkys Garcia
Secretary to the Construction Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134-5717

Case No. 15-4614

Dear Ms. Garcia:

This letter with attachment is being provided in advance of the 90-day deadline that was ordered on May 17, 2016 regarding the provision of monthly status reports concerning the repairs to In-Unit Electrical Panels at Biltmore II, 600 Biltmore Way, Coral Gables, FL 33134. In-Unit Electrical Panel repairs are required by the contracted engineer (Pistorino & Alam) in order to obtain 40-Year Electrical Certification.

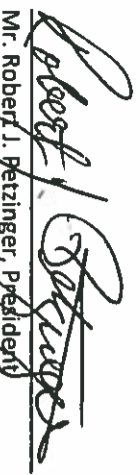
In 2014, a survey of randomly selected (2 per floor) In-Unit Electrical Panels was made by contracted licensed electricians - 24 units were surveyed. In 2015, all but 4 of the remaining 208 units were surveyed. This took several months at a cost exceeding \$15,000.

In May 2016, a letter was sent to every unit owner directing them to correct deficiencies found inside their unit's electrical panels. This letter included suggestions made by Pistorino & Alam's contracted electrical engineer. Work began subsequent to unit owner receipt of this letter during the latter half of May 2016. Owners are still receiving this letter as some are non-resident owners, others are seasonal residents, and many travel extensively.

The attachment reflects the progress of the past month – the kickoff month of this large effort. There are 232 units at Biltmore II and the attachment demonstrates activity to correct In-Unit Electrical Panel deficiencies on over 25% of the units in just one month.

This is a 5-step process, including 1) the unit owner's chosen electrician conducts a survey to review previous survey findings, 2) a cost estimate to make the observed repairs is provided to the unit owner by the electrician, 3) once the unit owner agrees, the electrician takes out a City permit that is signed by the unit owner, 4) repair work is performed, and 5) a final City inspection is made to close out the permit. The attachment indicates the status of this process regarding all units that are in-progress. This is the first of Biltmore II's monthly reports on this project.

Yours truly,


Mr. Robert J. Petzinger, President
Biltmore II Condominium Association, Inc.

Cc: Mr. Al Reyes, Chief Electrical Inspector

Attachment – Biltmore II In-Unit Electrical Panel Inspections/Repairs
Attachment – May 2016 Association Letter to unit owners

CITY'S

EXHIBIT 11

BILTMORE II CONDOMINIUM

600 BILTMORE WAY, CORAL GABLES, FL 33134

IN-UNIT ELECTRICAL PANEL INSPECTIONS/REPAIRS



	WORK COMPLETED	WORK COMPLETED	UNITS INSPECTED	UNITS INSPECTED
	W/ PERMIT	PERMIT PENDING	W/ ESTIMATE	PENDING ESTIMATE
1	420	1002	1201	418
2	PH112	1102	1003	407
3		1105	710	715
4		619	1001	707
5		718	706	203
6		205	516	708
7		PH107	518	515
8		PH111	604	112
9		901	915	712
10		1012	1110	409
11		614	809	1107
12			302	208
13		1116	804	214
14		314	1202	717
15		405	1007	1206
16		406	PH104	402
17		414	201	602
18		503	204	517
19		PH101	508	219
20			1011	902
21			1109	802
22			1210	1208
23			216	913
24				1218
25			412	813
26				720
27				320
28				1120
29				
30				
31				
32				
33				
34				
35				
36				

BILTMORE II

CONDOMINIUM ASSOCIATION, INC.

600 Biltmore Way * Coral Gables, FL. 33134

305-448-4765 OFFICE 786-206-3963 Fax

biltmore2mgr@gmail.com



May 12, 2016

Dear Unit Owner,

This letter supersedes the one sent to you by my predecessor on June 30, 2015 regarding electrical panel code violations in your unit. That directive for you to fix electrical deficiencies within your electrical panel was put on hold while the Association challenged whether in-unit panels were part of the 40-year electrical recertification process. Subsequently, the City of Coral Gables ruled that the decision to grant recertification is based solely on the discretion of the recertification engineer, whose license and liability is at stake in making the recommendation to recertify a building. Based on the high rate of electrical code violations found in a 2015 Association sponsored survey of Biltmore II's in-unit electrical panels, the recertification engineer decided that all in-unit electrical deficiencies needed to be corrected before he would give Biltmore II his recertification recommendation. This letter provides new direction regarding actions that unit owners must take, in a timely manner and at their expense, to fix in-unit electrical problems/violations.

You can choose any licensed electrician to fix the code violations found in your unit. The recertification engineer, based on his familiarity with various electricians that have performed work in our building, recommends OMNILECTRIK, INC (see Attachment 1). If you choose OMNILECTRIK, your cost of final inspection will likely be lower, as the recertification engineer will sample only a portion of OMNILECTRIK's completed work due to his knowledge of this vendor's work quality. His final inspection charges will be allocated equally to all unit owners choosing OMNILECTRIK. If you select another licensed electrician, the recertification engineer may need to inspect every completed job by that electrician until he is satisfied that the quality of work is sufficient to justify sampling. This is likely to result in higher electrical final inspection charges to you.

Your chosen electrician will advise you if a City of Coral Gables electrical repair permit is needed. If it is, then you are responsible for obtaining it, and closing it out. The cost of City permitting is your responsibility and are estimated at \$118/permit.

The checklist of violations found in your unit in early 2015 in an Association funded inspection is Attachment 2 -- DWELLING UNIT ELECTRICAL PANEL INSPECTION CHECKLIST/REPORT. Please provide this to your electrician as it provides the punch-list of work to be done, and it forms the basis for final completion reporting. Also enclosed is the infrared image showing hot spots, if any, in your electrical panel (see Attachment 3). Please provide this to your electrician as well. The Association possesses other photos of your electrical panel that were taken as part of the

Stamp for mailing

2015 inspection. These are available in the Manager's office to be reviewed by your electrician upon request.

Your electrician needs to certify by signature and license number the final disposition of every item on Attachment 2 - ELECTRICAL PANEL INSPECTION CHECKLIST/REPORT. If he does not agree with the punch-list work item, he needs to indicate why it does not apply. If he finds a new problem, it needs to be itemized along with the corrective work taken. It is essential that the Association receive a written and signed report from your licensed electrician indicating what was done to resolve every item on the punch-list. ATTACHMENT 4 is a sample of an ITEMIZED LIST OF WORK COMPLETED. It is the main CONTROL document for the certification engineer's inspection.

Please advise the Management Office by June 15, 2016 of your plans to correct all electrical problems. Completion by August 31, 2016 is requested. Failure to complete this effort in a timely manner risks financial penalties being placed on the Association by the City of Coral Gables. We are obligated to report our progress in writing and in person on a regular basis, and we must show steady progress. If you do not take action to fix the problems in your unit, the Association has the right to select an electrician to perform the work at its direction and to bill you for the costs incurred.

While we are disappointed that our effort failed to exclude in-unit electrical repairs from the 40-year recertification process, by including them we will reap the benefit of knowing that the entire building (common and private areas) is electrically safe. Please, let's all do our share to achieve the electrical safety designation that we desire.

If you have any questions, please contact the Manager's office.

Very truly yours,

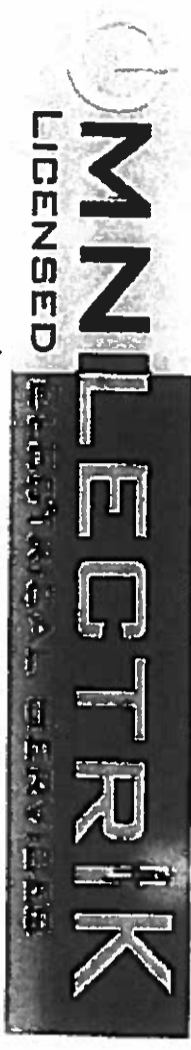
Robert Petzinger for the Board of Directors
President

ATTACHMENT 1 – OMNIELECTRIK Contact Information
ATTACHMENT 2 – DWELLING UNIT ELECTRICAL PANEL INSPECTION CHECKLIST/REPORT
ATTACHMENT 3 – INFRARED IMAGE OF IN-UNIT PANEL HOTSPOTS
ATTACHMENT 4 – WORK COMPLETED by LICENSED ELECTRICIAN – with Signature & License #

00.

ATTACHMENT 1

000000



(E.C. License # 13007060)

JOSE A. DELGADO

1900 SW 17th Street

Miami, FL 33145

(305) 794-9473

Omnilectrik@comcast.net

ATTACHMENT 2

4 Labels
Printed

3/19/15
OSHWY.C
R
6

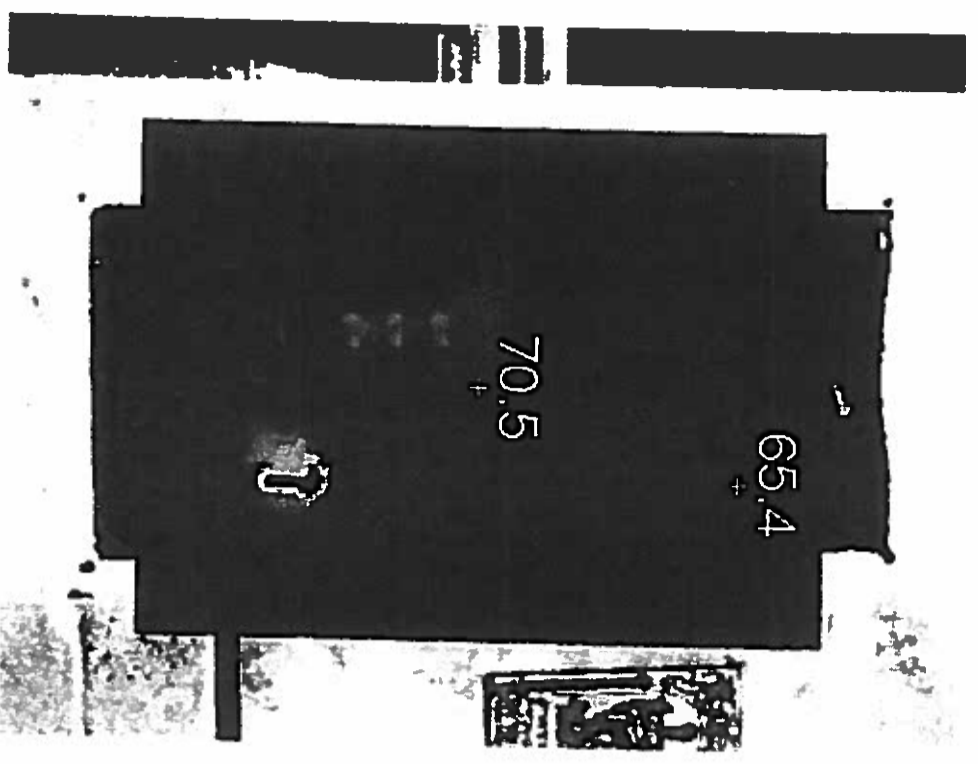
DATE	201	3/19/15
TIME	11	OSHWY.C
LOCATION	SWINE	R
DESCRIPTION	100/400 200	6

DATE	1/1	3/19/15
TIME	11	OSHWY.C
LOCATION	SWINE	R
DESCRIPTION	100/400 200	6

Doorbell TRANSFORMER IN
 Panel
 Low Voltage wire
 in Panel
 HOT SPOT IN Panel
 Doorbell Transformer
 Holes in Panel
 MISSING KO
 70 amp Double pole
 OKT Breaker #8 wire
 Double TAP wire AT
 Breaker # 1,2,5,7,10
 Splices IN Panel
 Boxes # 122

ATTACHMENT 3

↑
Labels
printed



ATTACHMENT 4

BILTMORE II
40-YEAR RECERTIFICATION
DWELLING UNIT ELECTRICAL PANEL INSPECTION CHECKLIST/REPORT

UNIT # PH 1 SAMPLE

SHEET 1-1

PANEL MFR SQUARE D

DATE INSPECTED 3/4/15

INSPECTOR CSMRY

PANEL RATING 120AMP 150 AMP

OVERALL PANEL CONDITION R

(Good) (Fair) (Poor) (Needs)

PHOTOS

UNIT # (CHECK)

PANEL EXT. DIRECTION (CHECK)

BREAKERS (CHECK)

PANEL INT. DEFECTS (CHECK)

PANEL LOCATION LAUNDRY ROOM

WORKING CLEARANCE (CHECK)

(Good) (Poor)

DEFECT NUMBER	DEFECT DESCRIPTION	RECOMMENDED REPAIR
1	Breaker 2, 21, 29, 30 Double Tap wire	Not a violation for Square-D circuit breakers
1	TRANSFORMER FOR DOOR bell in panel	Missing, had already been properly re located
1	Low voltage wire Feeding Doorbell in panel	Not found inside elec. panel
1	HOT spot TRANSFORMER	80°F WITHIN NORMAL RANGE MEASURED
1	CKT # 30 Kicked	Within ambient temp range
1	HOT SPOT plug MULD	Measures
1	Holes in panel MISSING KO	Only empty conduits observed no violation
1	New Item found	Replace 90-Amp C.B.RK. for NE with required 50-Amp 2.P. C.B.RK.
1		Retorqued all connections inside loadcenter, including main lugs
10		

REMARKS

Done at Regent E.C. #13007060

SAMPLE

BILTMORE II

CONDOMINIUM ASSOCIATION, INC.
600 Biltmore Way * Coral Gables, FL 33134
305-448-4765 Office 789-206-3063 Fax
GladysLare@FSResidential.com

July 21, 2016

Ms. Belkys Garcia
Secretary to the Construction Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134-5717

Case No. 15-4614

Dear Ms. Garcia:

This letter with attachment is provided as the second monthly report that was ordered on May 17, 2016 regarding the provision of monthly status reports of the repairs to In-Unit Electrical Panels at Biltmore II, 600 Biltmore Way, Coral Gables, FL 33134. In-Unit Electrical Panel repairs are required by the consulting engineer (Pistorino & Alam) in order to obtain 40-Year Electrical Certification.

This monthly report represents work done primarily by Jose Delgado of City Lights Electric (previously reported as Omnilectrik). Mr. Delgado was recommended by the Pistorino & Alam engineer, Mr. Vince Sancho, who is the consulting electrical engineer regarding Biltmore II's 40-Year Recertification project. He recommended Mr. Delgado based on his knowledge of his work quality and his extensive experience performing electrical work in Biltmore II. This recommendation was supported by the Biltmore II Condominium Association, although unit owners were advised that they could select other licensed electricians. In this regard, Columns A-F show the status of unit work being handled by Mr. Delgado, while Column G shows work done by other electricians chosen by unit owners.

This 2nd monthly report indicates that 102 units have been contacted by Mr. Delgado and have at least been inspected by him. Other columns show work that has advanced to providing an estimate of the repairs and costs, followed by permits obtained, work performed and permits pending or finalized/closed. In addition, Column G shows units that chose another electrician and the repair status. With these 11 units added to Delgado's 102 units, it demonstrates that 113 (of 232 total units) have engaged an electrician and work is progressing. This is 49% of total units.

Please be aware that since the Association's letter of May 12, 2016 kicking off this process, many unit owners have expressed concerns regarding the safety of their electrical panel, the cost of repair, and the ability to meet the requested August 31, 2016 deadline. The volume of calls to the primary electrician (Jose Delgado of City Lights Electric) has caused him to focus on 1) making contact and conducting an in-depth electrical panel survey, and 2) submitting an estimate of permit and repair costs. This is the beginning of the process and those are the columns showing the bulk of the action. This was necessary to deal with the crush of unit owner demands. To lessen the pressure, the Association will be extending the deadline to the end of the year – December 31, 2016. Once the initial surge of responding to unit owner concerns have been met, the focus will shift to making the repairs.

A major hurdle was overcome this month. A common "problem" identified in most every unit electrical panel is a double-tapped circuit breaker. This involved a Square D type QO (10-30A) breaker that is rated for single and double terminations. This type of breaker was used extensively by the developer of Biltmore II. Last week, agreement was reached between Mr. Vince Sancho, Pistorino & Alam's consulting electrical engineer on this project, and Mr. Al Reyes, Chief Electrical Inspector, that this breaker can support two connections and is permitted. This resolves a substantial number of the deficiencies found at Biltmore II.

Yours truly,



Mr. Robert J. Petzinger, President
Biltmore II Condominium Association, Inc.

Cc. Mr. Al Reyes, Chief Electrical Inspector

Attachment – Biltmore II In-Unit Electrical Panel Inspections/Repairs – July 21, 2016

BILTMORE II CONDOMINIUMS
 600 BILTMORE WAY, CORAL GABLES, FL 33134
IN-UNIT PANEL ELECTRICAL INSPECTIONS/REPAIRS

Revised on July 21, 2016

WORK BEING PERFORMED BY JOSE DELGADO FROM CITY LIGHTS COLUMNS A- F							G	
A	B	C	D	E	F	UNITS INSPECTED BY OTHER CONTRACTORS SELECTED BY UNIT OWNERS		
WORK COMPLETED W/ PERMIT & FINAL	WORK COMPLETED PERMIT PENDING	UNITS INSPECTED W/ ESTIMATE PERMIT PENDING	UNITS INSPECTED PENDING ESTIMATE	UNITS INSPECTED NO DEFICIENCIES FOUND	PERMIT OBTAINED PENDING FINAL INSPECTION	UNITS INSPECTED BY OTHER CONTRACTORS SELECTED BY UNIT OWNERS	WORK COMPLETED, PERMIT & FINAL INSPECTION	WORK COMPLETED, PERMIT PENDING
1	420	1002	1003	418	PH109	PH107	314 EDD HELMS	WORK COMPLETED, PERMIT & FINAL INSPECTION
2	PH112	1102	710	407	1105	901	405 NEMO ELECTRIC	WORK COMPLETED, PERMIT PENDING
3	813	1105	1001	715		1201	412 MECHANICAL	UNIT INSPECTED, PERMIT PENDING
4		619	706	707		208	414 EDD HELMS	WORK COMPLETED, PERMIT & FINAL INSPECTION
5		718	516	203		1012	503 GARY B. ELECTRIC	UNIT INSPECTED, PERMIT PENDING
6		205	518	708			620 IMAGINE ELECTRIC	WORK COMPLETED, PERMIT PENDING
7		PH111	604	515			703 NEMO ELECTRIC	WORK COMPLETED, PERMIT & FINAL INSPECTION
8		614	915	112			707 VICTORIA ELECTRIC	WORK COMPLETED, PERMIT & FINAL INSPECTION
9			1110	712			810 VICTORIA ELECTRIC	WORK COMPLETED, PERMIT & FINAL INSPECTION
10			809	409			1116 NEMO ELECTRIC	WORK COMPLETED, PERMIT & FINAL INSPECTION
11			302	1107			PH101 FLORIDA POWER QUALITY	WORK COMPLETED, PERMIT PENDING

WORK BEING PERFORMED BY JOSE DELGADO FROM CITY LIGHTS COLUMNS A- F							G
A	B	C	D	E	F	G	
WORK COMPLETED W/ PERMIT & FINAL	WORK COMPLETED PERMIT PENDING	UNITS INSPECTED W/ ESTIMATE PERMIT PENDING	UNITS INSPECTED PENDING ESTIMATE	UNITS INSPECTED NO DEFICIENCIES FOUND	PERMIT OBTAINED PENDING FINAL INSPECTION	UNITS INSPECTED BY OTHER CONTRACTORS SELECTED BY UNIT OWNERS	
12		804	214				
13		1202	717				
14		1007	1206				
15		PH104	402				
16		201	602				
17		204	517				
18		508	219				
19		1011	902				
20		1109	802				
21		1210	1208				
22		216	913				
23			1218				
24			720				
25			320				
26			1120				
27			609				
28			1211				
29			308				
30			202				
31			713				
32			415				
33			318				
34			303				
35			1217				
36			1020				
37			1010				
38			501				
39			709				
40			706				

WORK BEING PERFORMED BY JOSE DELGADO FROM CITY LIGHTS COLUMNS A-F							G
A	B	C	D	E	F	G	
WORK COMPLETED W/ PERMIT & FINAL	WORK COMPLETED PERMIT PENDING	UNITS INSPECTED W/ ESTIMATE PERMIT PENDING	UNITS INSPECTED PENDING ESTIMATE	UNITS INSPECTED NO DEFICIENCIES FOUND	PERMIT OBTAINED PENDING FINAL INSPECTION	UNITS INSPECTED BY OTHER CONTRACTORS SELECTED BY UNIT OWNERS	
41			215				
42			403				
43			714				
44			1113				
45			514				
46			919				
47			312				
48			1114				
49			1014				
50			801				
51			1220				
52			209				
53			906				
54			907				
55			305				
56			711				
57			1001				
58			1111				
59			918				
60			1103				
61			419				
62			611				

Garcia, Belkys

From: Garcia, Belkys
Sent: Tuesday, December 13, 2016 7:40 AM
To: 'Gladys Lage'
Suarez, Cristina; Lopez, Manuel; Goizueta, Virginia; 'Sancho@pamiarni.com'; Terence McKinley; Juan Puig; Jose Jaudenes; Antonia Buxo; Nancy E Hester ; Volker Anding; 'Xxx Hester Martha'; ekomrad@aol.com; biltmore2admin@gmail.com; Robert Petzinger (rpetzin1@bellsouth.net)
Subject: RE: Biltmore II Condominium Association - 600 Biltmore Way, Coral Gables - 40 Year Recertification

Good morning Ms. Lage,

Yes, 600 Biltmore Way Case #15-4614, will be on the Agenda for the January 9, 2017 Construction Regulation Board hearing.

Thank you,

Belkys Garcia

City of Coral Gables
Development Services Department
Building Division
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: (305) 460-5229



Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: Gladys Lage [mailto:Gladys.Lage@fresidential.com]
Sent: Monday, December 12, 2016 4:19 PM
To: Garcia, Belkys
Cc: 'Sancho@pamiarni.com'; Terence McKinley; Juan Puig; Jose Jaudenes; Antonia Buxo; Nancy E Hester ; Volker Anding; 'Xxx Hester Martha'; ekomrad@aol.com
Subject: Biltmore II Condominium Association - 600 Biltmore Way, Coral Gables - 40 Year Recertification

Dear Ms. Garcia:

Pursuant to our telephone conversation, we are hereby confirming that Biltmore II

Condominium's request to attend the Construction Regulation Board meeting has been granted.

I have requested our engineer of the record, Mr. Vince Sancho, P&A, to attend with me to the January 9th 2017 meeting to present and discuss the status of the in-unit electrical repair part of the project (including unexpected complications that are being addressed and their impact on the project timeline).

We thank you for the time and attention to our request.

Sincerely,



FirstService

RESIDENTIAL

Gladys F. Lage, LCAM
General Manager

BILTMORE II Condominium Association, Inc,
600 Biltmore Way, Coral Gables, FL 33134
Tel: 305.448.4765 / Fax: 786.206.3063
Email: Gladys.lage@fsresidential.com