

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.

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

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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, 10<sup>th</sup> 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](mailto: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](mailto:vgoizueta@coralgables.com), or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: [mlopez@coralgables.com](mailto: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.



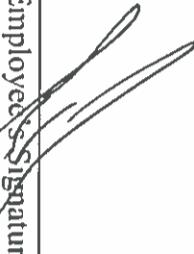
CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 15-4614

Title of Document Posted: Construction Regulation Board Case

I, Jorge Pineda, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 605 Biltmore Way, ON 12/29/15  
AT 1:50 am.

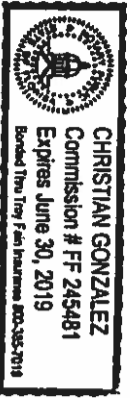
J. Pineda  
Employee's Printed Name

  
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 Pineda 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.

600 Baltimore Way

BILTMORE II CONDOMINIUM

ASSOCIATION,

a Florida 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. Raged  
Registered Agent  
Becker & Pollakoff, P.A.  
121 Alhambra Plaza, 10<sup>th</sup> Floor  
Coral Gables, FL 33134

Return receipt number:

91 7108 2133 3432 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, as

12/29/2015 13:48

600 Baltimore Way

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.

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

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Date: January 22, 2016

To:

**Condominium Association**

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

Return receipt number:

**91 7108 2133 3932 6905 4151**

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

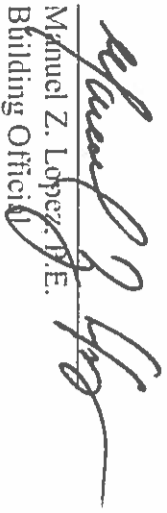
Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405  
Biltmore Way, 3rd Floor, Coral Gables, FL 33134, [bgarcia@coralgables.com](mailto:bgarcia@coralgables.com), tel: (305) 460-  
5229.

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

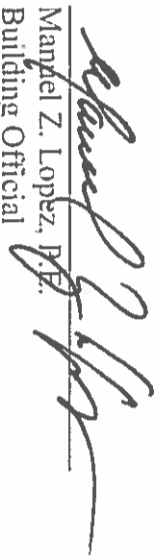
Please govern yourself accordingly.



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

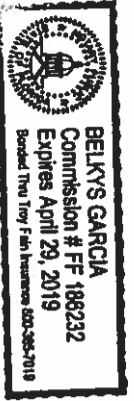
I, Dennis Poir, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 600 Biltmore Way ON 1-22-16  
AT 9:00 AM.

Dennis Poir  
Employee's Printed Name      Dennis Poir  
Employee's Signature

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

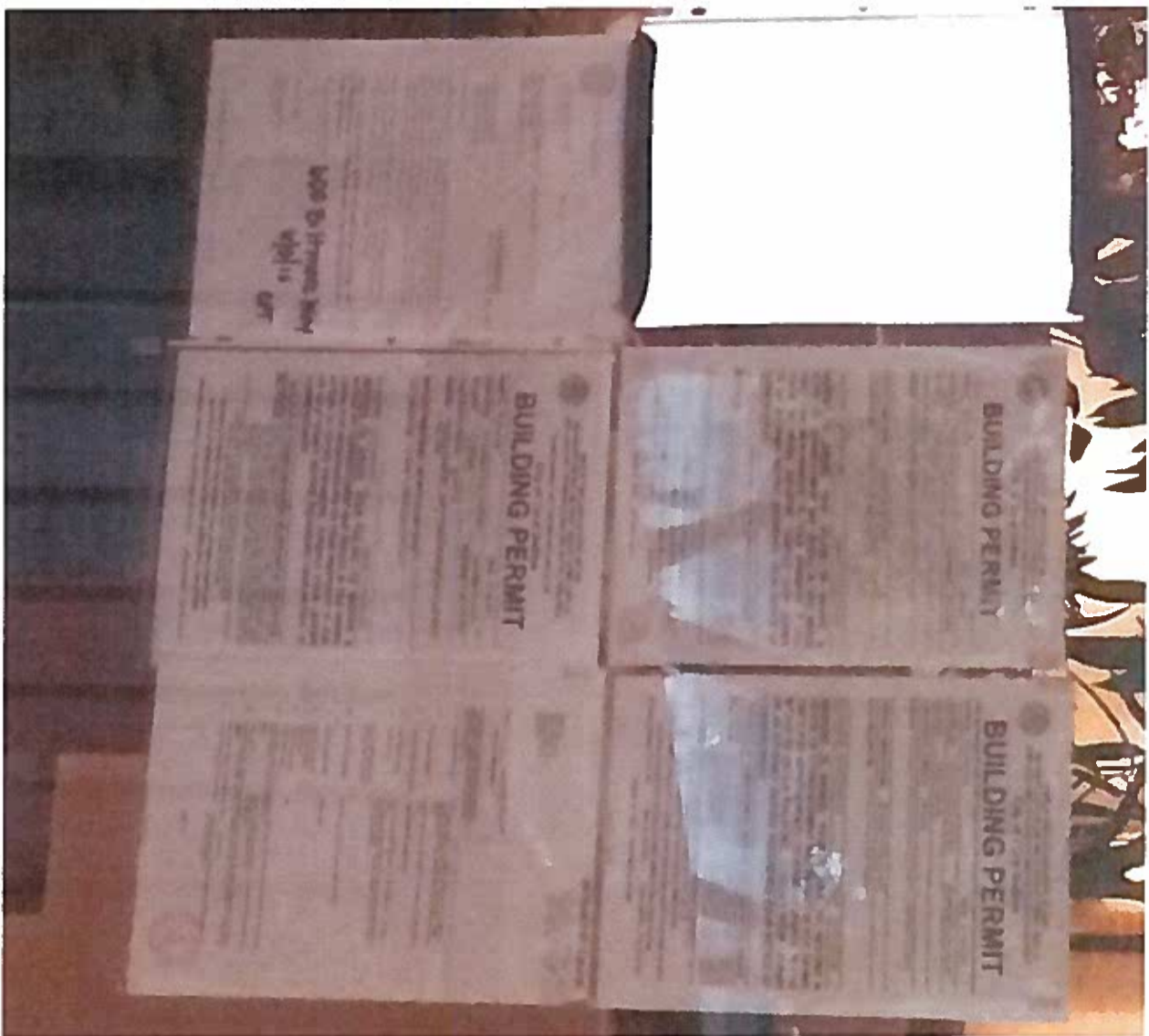
Sworn to (or affirmed) and subscribed before me this 22<sup>nd</sup> day of January, in  
the year 20 16, by Dennis Poir who is personally known to  
me.

My Commission Expires:



Belky's 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 Belky's 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](mailto: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 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, 10<sup>th</sup> Floor  
Coral Gables, FL 33134

Return receipt number:

91 7108 2133 3932 5926 2145

  
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.

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

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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, 10<sup>th</sup> Floor  
Coral Gables, FL 33134

Return receipt number:

**91 7108 2333 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.

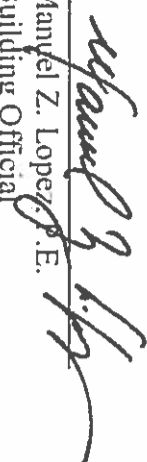
The hearing will be held regarding the Notice of Non-Compliance with Unsafe Structures Order and Right to Request Hearing. The hearing shall be strictly limited to determining whether and when you took the Required Action or demolished the Structure and paid the administrative costs as required by the 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, [bcgarcia@coralgables.com](mailto:bcgarcia@coralgables.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.

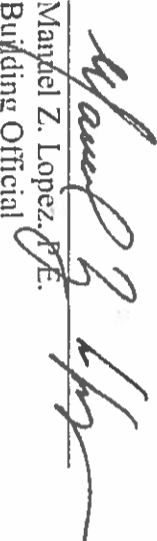
If you comply with the Board's prior order before the hearing, please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com), or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: [mlopez@coralgables.com](mailto:mlopez@coralgables.com). 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 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

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 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

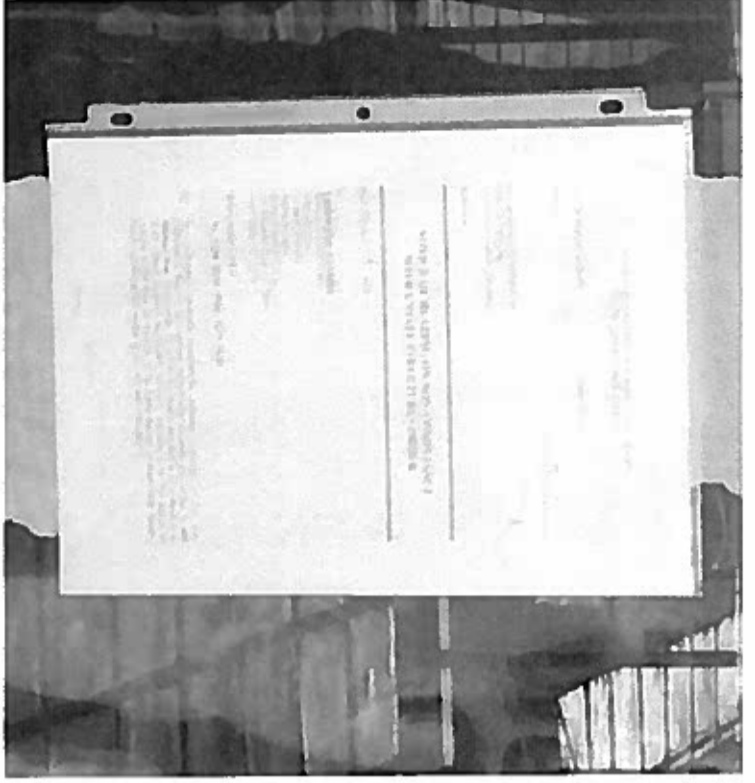
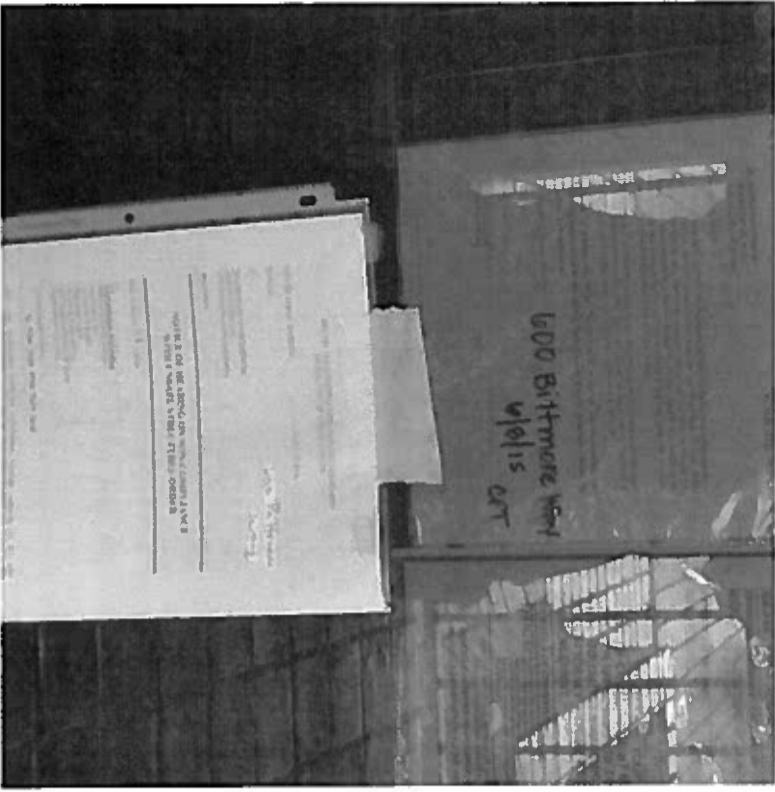
STATE OF FLORIDA )  
SS. )  
COUNTY OF MIAMI-DADE )

Sworn to (or affirmed) and subscribed before me this 24<sup>th</sup> 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 Baltimore 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 & Poliakoff, P.A.  
121 Alhambra Plaza, 10<sup>th</sup> Floor  
Coral Gables, Florida 33134

Return receipt number:  
**91 7108 2133 3932 7179 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 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, 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](mailto: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 21<sup>st</sup> 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(0) 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, 10<sup>th</sup> Floor  
Coral Gables, Florida 33134

Return receipt number:  
91 7108 2133 3532 7179 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.

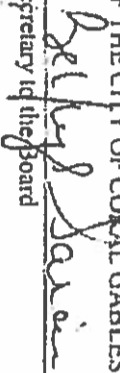
6. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and 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](mailto: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 21<sup>st</sup> 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. Rogel  
Becker & Pollakoff, P.A.  
121 Alhambra Plaza, 10<sup>th</sup> 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(1)(3) 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.

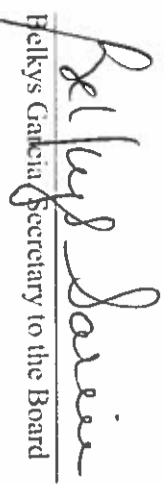
bgarcia@coralgables.com, tel: (305) 460-5229.

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.

  
Belkys Garcia  
Secretary to the Board

#### ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-1, 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 Biltmore Way, ON 4-29-16  
AT 8:45 AM.

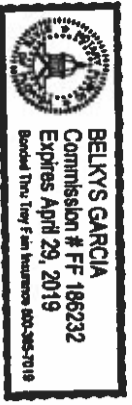
EDUARDO MARTIN  
Employee's Printed Name

Eduardo Martin  
Employee's Signature

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

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

My Commission Expires:



Belkys Garcia  
Notary Public

**MEMORANDUM FOR THE COMMISSIONERS OF PERMITS**  
**FOR THE CITY OF CHARLOTTE**

Case No. 15-0018

Project Name: [Redacted]

45 7505 8333 9478 7577 9283

**SUBJECT: CONDOMINIUM DEVELOPMENT FOR 4575 BILTMORE WAY  
AND OFFICE OF 4575 BILTMORE WAY**

Re: [Redacted]

The [Redacted] and [Redacted] (collectively, "Project") are proposed for development on the [Redacted] portion of the [Redacted] parcel, located at 4575 Biltmore Way, Charlotte, North Carolina. The Project is a [Redacted] development consisting of [Redacted] units. The Project is proposed to be developed in accordance with the [Redacted] zoning ordinance. The Project is proposed to be developed in accordance with the [Redacted] zoning ordinance. The Project is proposed to be developed in accordance with the [Redacted] zoning ordinance.

Therefore, this matter is set for hearing before the City's Construction Regulations Board ("Board") on the Commission's agenda for the [Redacted] day of [Redacted] at [Redacted] o'clock [Redacted] in the [Redacted] month of [Redacted], 2014, at 1:00 p.m.

You are invited to attend the hearing and to present your views and comments on the proposed development. The hearing will be held in the [Redacted] room of the [Redacted] building, located at [Redacted]. The hearing will begin at 1:00 p.m. on the [Redacted] day of [Redacted], 2014. The hearing will be held in accordance with the [Redacted] zoning ordinance. The hearing will be held in accordance with the [Redacted] zoning ordinance. The hearing will be held in accordance with the [Redacted] zoning ordinance.



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 & Polakoff, P.A.  
121 Alhambra Plaza, 10<sup>th</sup> Floor  
Coral Gables, Florida 33134

Return receipt number:

91 7108 2133 3432 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 Belky's 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 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 & Pollakoff, P.A.  
121 Alhambra Plaza, 10<sup>th</sup> Floor  
Coral Gables, Florida 33134

Return receipt number:

91 7108 2133 3432 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 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(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](mailto: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 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.

**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 & Pollakoff, P.A.  
121 Alhambra Plaza, 10<sup>th</sup> Floor  
Coral Gables, Florida 33134

Return receipt number:  
**91 7108 2133 3932 7314 2465**

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 105-186(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.

**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.

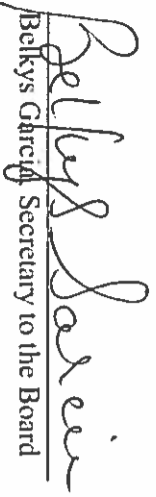
Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, [bgarcia@coralgables.com](mailto:bgarcia@coralgables.com), tel: (305) 460-5229.

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](mailto: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 Baltimore Way, ON July 28, 2016  
 AT 9:00 a.m.

EDUARDO MARTIN  
 Employee's Printed Name

[Signature]  
 Employee's Signature

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

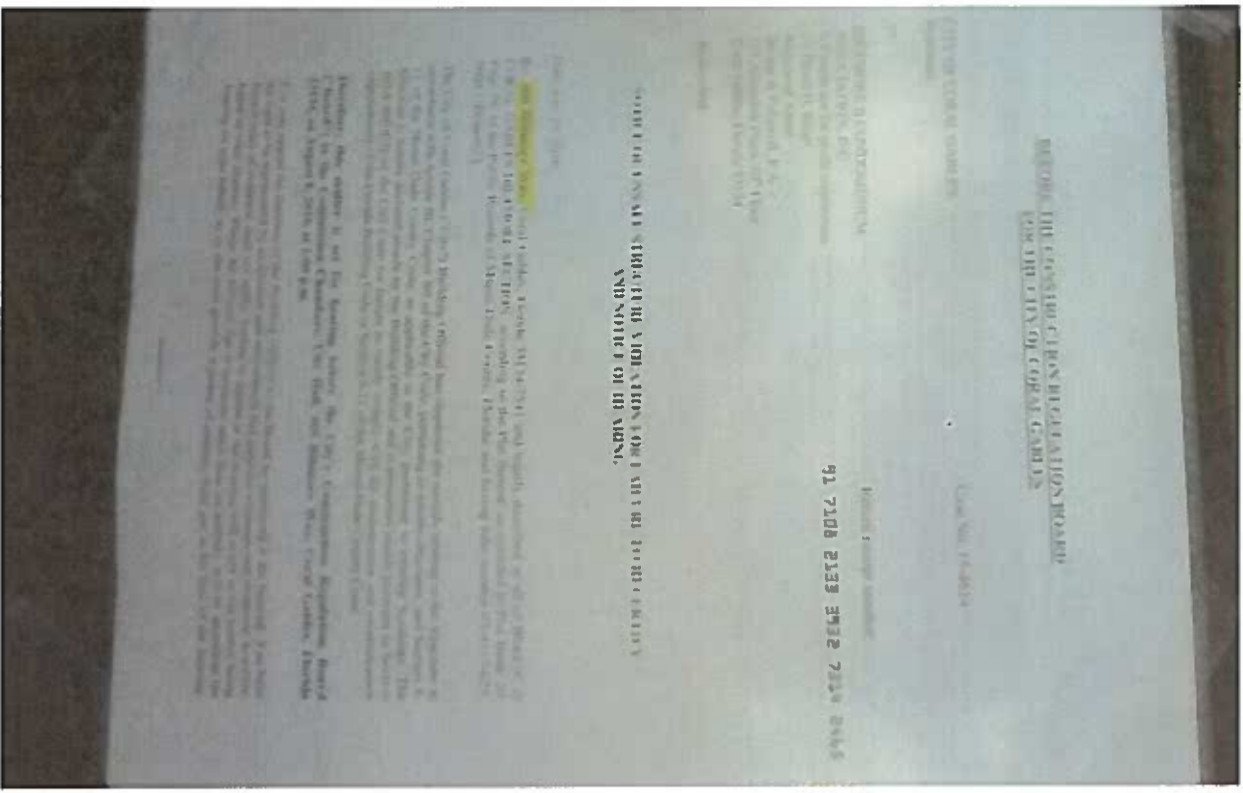
Sworn to (or affirmed) and subscribed before me this 28<sup>th</sup> day of July, in  
 the year 2016, by Eduardo Martin who is personally known to  
 me.

[Signature]  
 Notary Public



My Commission Expires:

600 Baltimore Way





## 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 TREAA

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

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

[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**

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**From:** Lopez, Manuel  
**Sent:** Tuesday, June 09, 2015 2:19 PM  
**To:** 'Jonathan 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, 3<sup>rd</sup> Floor  
Coral Gables Florida, 33134  
305-460-5242



*Celebrating 90 years of a dream realized.*

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**From:** Jonathan Mendez [mailto:JMendez@pamiami.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,

**Jonathan R. Mendez, PE**  
Structural Engineer

The logo for Pistorino & Alam Consulting Engineers, Inc. It features a stylized 'P' and 'A' in a dark color, followed by the text 'PISTORINO & ALAM' in a bold, sans-serif font, and 'CONSULTING ENGINEERS, INC.' in a smaller font below it.  
7171 SW 62nd Ave, 4th Floor  
Miami, FL 33143

**CITY'S**

**EXHIBIT** 7

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

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**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, 3<sup>rd</sup> 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



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.

**Siljo, Antonio**

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**From:** Ana Abramowitz <biltmore2mgr@gmail.com>  
**Sent:** Monday, December 23, 2013 9:56 AM  
**To:** Lopez, Manuel  
Siljo, 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. Siljo 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](mailto:biltmore2mgr@gmail.com)  
Tel: 305-448-4765  
Fax # 786-206-3063

**From:** Ana Abramowitz [mailto:[biltmore2mgr@gmail.com](mailto:biltmore2mgr@gmail.com)]  
**Sent:** Monday, December 23, 2013 8:55 AM  
**To:** 'asiljo@coralgables.com'  
**Cc:** Juan Puig; Eugene Komrad (ekomrad@aol.com); 'Bill & Marie France Beitz'; '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](mailto:biltmore2mgr@gmail.com)  
Tel: 305-448-4765  
Fax # 786-206-3063

January 5, 2016

VIA U.S. MAIL AND EMAIL - [bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)

City of Coral Gables  
Attention: Belkys Garcia, Secretary to the  
Construction Regulation Board  
Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> 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 11<sup>th</sup> 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

**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](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com) <<http://www.alp-law.com>>

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING

This message, together with any attachments, is intended only for the addressee. It may contain information which is legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, use, or any action or reliance on this communication is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by telephone, at (305) 375-9510, ext. 303, or by return e-mail and delete this message, along with any reply and attachments.

**Tax Advice Disclosure:** To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

On 1/5/16, 11:49 AM, "Aguilar, Margarita" <[MAguilar@bplegal.com](mailto: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](mailto:MAguilar@bplegal.com)  
>[www.bplegal.com](http://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](mailto:care@bplegal.com).

**Garcia, Belkys**

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**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, 3<sup>rd</sup> Floor  
Coral Gables, Florida 33134  
Office: 305-460-5250



CORAL GABLES  
INCORPORATED 1925

*Celebrating 90 years of a dream realized.*

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**From:** Claudia Mariategui [mailto:claudiam@pamlami.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 <[vgoizueta@coralgables.com](mailto:vgoizueta@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](mailto:alp@alp-law.com)>  
**Date:** Thursday, January 7, 2016 at 1:02 PM  
**To:** "mavelino@bellsouth.net" <[mavelino@bellsouth.net](mailto: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](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

  
*Virginia Goizueta*  
Building Service Coordinator  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables, Florida 33134  
Office: 305-460-5250





*Celebrating 90 years of a dream realized.*

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**From:** Claudia Mariategui [mailto:[claudiam@pamiامي.com](mailto:claudiam@pamiامي.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@pamiامي.com](mailto:claudiam@pamiامي.com)>  
**Date:** January 6, 2016 at 4:16:43 PM EST  
**To:** "[ygoizueta@coralgables.com](mailto:ygoizueta@coralgables.com)" <[ygoizueta@coralgables.com](mailto:ygoizueta@coralgables.com)>  
**Cc:** Ashar Anwaar <[ashar@pamiامي.com](mailto:ashar@pamiامي.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

New Permit Search

Login Help Contact

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
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 BILL1125647 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 PH1	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 BIL13100077 **ALUM ACCORDION SHUTTERS FOR 2 SLIDING DOORS & 2 WINDOWS (BRONZE) \$4150	final	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 ZN08101515	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 FLS \$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 BILTMORE WAY	ROOF / LIGHT WEIGHT	LOW SLOPE FLAT REROOF	final	12/17/2009	11/18/2010	0.00

CITY'S

EXHIBIT 

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
		WAY						
		BILTMORE						
		WAY						
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
		WAY						
		BILTMORE						
		WAY						
BL-10-05-4054	05/13/2010	600	INTERIOR ALTERATION	COMMERCIAL INTERIOR ALTERATIONS STE # 702	final	07/06/2010	07/31/2012	0.00
		WAY						
		BILTMORE						
		WAY						
BL-10-05-4730	05/24/2010	600	INTERIOR ALTERATION	COMMERCIAL INTERIOR ALTERATIONS (BATHROOM)	final	06/04/2010	04/11/2013	0.00
		WAY						
		BILTMORE						
		WAY						
BL-10-07-5150	07/27/2010	600	INTERIOR ALTERATION	COMM INTER ALTER #818	final	11/30/2010	05/27/2011	0.00
		WAY						
		BILTMORE						
		WAY						
BL-10-10-5132	10/19/2010	600	MISCELLANEOUS WORK	REPLACE SHEETROCK, PLASTER AND PAINT INT	final	10/25/2010	11/01/2010	0.00
		WAY						
		BILTMORE						
		WAY						
BL-11-01-4072	01/04/2011	600	INTERIOR ALTERATION	COMMERCIAL INTERIOR ALTERATIONS STE #420	final	02/11/2011	02/11/2015	0.00
		WAY						
		BILTMORE						
		WAY						
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
		WAY						
		BILTMORE						
		WAY						
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
		WAY						
		BILTMORE						
		WAY						
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
		WAY						
		BILTMORE						
		WAY						
BL-11-12-6264	12/16/2011	600	INTERIOR ALTERATION	COMM INTER RENOVATIONS ( INTERIOR TILING OF BATHROOMS, KITCHEN CABINETS, INTERIOR DOORS & BASEBOARDS, INTERIOR PAINT) \$20000	final	12/28/2011	05/22/2012	0.00
		WAY						
		BILTMORE						
		WAY						
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
		WAY						
		BILTMORE						
		WAY						
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
		WAY						
		BILTMORE						
		WAY						
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
		WAY						
		BILTMORE						
		WAY						
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
		WAY						
		BILTMORE						
		WAY						
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
		WAY						
		BILTMORE						
		WAY						
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
		WAY						
		BILTMORE						
		WAY						
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
		WAY						
		BILTMORE						
		WAY						
BL-12-07-0704	07/12/2012	600	WATERPROOFING	RESURFACE / WATERPROOF FOUNTAINS \$10,000	final	07/13/2012	07/31/2012	0.00
		WAY						
		BILTMORE						
		WAY						
BL-12-08-0795	08/14/2012	600	INTERIOR ALTERATION	COMMERCIAL INTERIOR RENOVATIONS (KITCHEN)	final	08/28/2012	10/23/2012	0.00
		WAY						
		BILTMORE						
		WAY						
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
		WAY						
		BILTMORE						
		WAY						

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	BLD 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 \$25,600	final	12/04/2013	06/16/2014	0.00	
		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	01/08/2015	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 INT TILE (NO BATHROOMS) \$5,000	final	04/22/2014	06/12/2014	0.00	
		BILTMORE 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 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 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	***COMMERCIAL** IMPACT	final	07/14/2014	11/20/2014	0.00
BL-14-08-3335	08/21/2014	600	DOOR/SHUTTER/WINDOW	WINDOWS \$18000	final	09/08/2014	12/03/2014	0.00
BL-14-08-3870	08/28/2014	600	INTERIOR ALTERATION	COMM INTER RENOVATIONS- KITCHEN & BATHROOM #1003 \$17,500	final	09/24/2014	07/30/2015	0.00
BL-14-09-2212	09/10/2014	600	INTERIOR ALTERATION	COMMERCIAL INTERIOR RENOVATIONS ( KITCHEN & BATHROOM ) 304 \$20,000	final	09/24/2014	10/30/2014	0.00
BL-14-09-3067	09/23/2014	600	GENERAL REPAIRS	COMMERCIAL INTERIOR RENOVATIONS (BATHROOM) \$6,000	final	10/17/2014	03/20/2015	0.00
BL-14-10-2064	10/02/2014	600	COMMERCIAL FLOORING	STRUCTURAL REPAIR ( GENERAL ) \$200,000	approved			243.59
BL-14-10-3601	10/23/2014	600	INTERIOR ALTERATION	INSTALL INT TILE FLOOR (NO BATHROOMS) # 412 \$3,000	final	10/28/2014	06/15/2015	0.00
BL-14-10-3813	10/27/2014	600	INTERIOR ALTERATION	COMM INTER RENOVATIONS (KITCHEN & BATHROOMS) 401 \$9,000	final	11/25/2014	02/03/2015	0.00
BL-14-10-3905	10/28/2014	600	GENERAL REPAIRS	COMMERCIAL INTERIOR RENOVATION (KITCHEN AND FLOORING) # 504 \$21,000	stop work	11/14/2014		0.00
BL-14-10-4271	10/31/2014	600	GENERAL REPAIRS	REPLACE DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE ON FLOORS 2 THROUGH 10 IN CORRIDORS ONLY \$25,150	stop work	11/19/2014		0.00
BL-14-10-4272	10/31/2014	600	GENERAL REPAIRS	REPLACE (20 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 806 \$500	stop work	11/19/2014		0.00
BL-14-10-4273	10/31/2014	600	GENERAL REPAIRS	REPLACE (80 SQ FT ) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 804 \$750	stop work	11/19/2014		0.00
BL-14-10-4274	10/31/2014	600	GENERAL REPAIRS	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-14-10-4275	10/31/2014	600	GENERAL REPAIRS	REPLACE (16 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 802 \$500	final	11/19/2014	02/02/2015	0.00
BL-14-10-4276	10/31/2014	600	GENERAL REPAIRS	REPLACE (40 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 704 \$500	stop work	11/19/2014		0.00
BL-14-10-4277	10/31/2014	600	GENERAL REPAIRS	REPLACE (12 SQ FT ) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 706 \$500	final	11/19/2014	02/02/2015	0.00
BL-14-10-4278	10/31/2014	600	GENERAL REPAIRS	REPLACE (16 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 703 \$500	final	11/19/2014	02/11/2015	0.00
BL-14-10-4279	10/31/2014	600	GENERAL REPAIRS	REPLACE (60 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 604 \$1,000	stop work	11/19/2014		0.00
BL-14-10-4280	10/31/2014	600	GENERAL REPAIRS	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	REPLACE (20 SQ FT ) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 25 SF ) @ UNIT 902 \$1,000	stop work	01/12/2015		0.00
BL-14-10-4295	10/31/2014	600	GENERAL REPAIRS	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	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	1006 \$750	REPLACE (120 SQ FT) OF 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	1008	CANCELLED AS PER CONTRACTORS REQUEST- REPLACE DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT	cancelled		11/19/2014	0.00
BL-14-11-3588	11/04/2014	600	GENERAL REPAIRS		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 (INTERIOR ONLY)	\$15,000	INSTALL WOOD FLOORING THROUGHOUT (NO BATHROOMS)	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 ***	cancelled	12/17/2014	11/05/2015	0.00
BL-14-12-4466	12/26/2014	600	COMMERCIAL FLOORING (INTERIOR ONLY)	\$40,000	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 \$8,000	final	12/30/2014	02/20/2015	0.00
BL-15-01-0313	01/09/2015	600	COMMERCIAL FLOORING (INTERIOR ONLY)		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 INTER RENOVATIONS- BATHROOMS \$11,000	final	07/01/2015	0.00
BL-15-05-4677	05/07/2015	600	INTERIOR ALTERATION	COMMERCIAL INTERIOR RENOVATIONS ( KITCHEN & BATHROOMS ) @ UNIT 310 \$	final	05/26/2015	0.00
BL-15-05-5755	05/27/2015	600	COMMERCIAL FLOORING	COMMERCIAL INTERIOR RENOVATIONS ( KITCHEN, BEDROOMS, BATHROOMS ) INTERIOR FLOORING, PAINT INTERIOR \$20,000	final	06/01/2015	0.00
BL-15-08-4115	08/04/2015	600	INTERIOR ALTERATION	INSTALLATION OF NEW HARDWOOD FLOORS THROUGHOUT \$20,342	final	06/23/2015	0.00
BL-15-08-4227	08/05/2015	600	GENERAL REPAIRS	COMMERCIAL INTERIOR RENOVATIONS ( KITCHEN & BATHROOMS ) FLOORING \$27,000	issued	08/25/2015	0.00
BL-15-08-4951	08/20/2015	600	INTERIOR ALTERATION	*** SPECIAL INSPECTOR - JONNATAN R MENDEZ PE ( FOR ) *** CONCRETE REPAIR/ CRACK INJECTION OF POOL \$11,500	issued	09/02/2015	0.00
BL-15-09-3964	09/09/2015	600	INTERIOR ALTERATION	COMM INTER RENOVATIONS- BATHROOM \$8,700	final	09/10/2015	0.00
BL-15-09-4520	09/21/2015	600	BLD SIMPLE CHANGE OF CONTRACTOR	COMM INTER RENOVATIONS- BATHROOM \$9,700	final	09/10/2015	0.00
BL-15-10-5485	10/22/2015	600	GENERAL REPAIRS	COMMERCIAL INTERIOR RENOVATIONS ( BATHROOM ) \$4,000	final	09/24/2015	0.00
BL-15-11-5114	11/03/2015	600	MISCELLANEOUS WORK	CHANGE OF CONTRACTOR INSTALL INT TILE THROUGHOUT INCLUDING BATHROOMS \$2,300	issued	12/15/2015	0.00
BL-15-11-5170	11/05/2015	600	BLD SIMPLE CHANGE OF CONTRACTOR	REPAIR 150 LFT OF EXPANSION JOINTS IN PARKING GARAGE \$2,000	final	11/02/2015	0.00
BL-15-11-5170	11/05/2015	600	BLD SIMPLE CHANGE OF CONTRACTOR	REPAIRS TO TILE ENTRANCE AREA \$24,900	issued	11/09/2015	0.00
BL-15-11-5170	11/05/2015	600	BLD SIMPLE CHANGE OF CONTRACTOR	*** CHANGE OF CONTRACTOR FROM BL-14- 12-3991 *** COMMERCIAL INTERIOR ALTERATIONS STE # 719 \$40,000	issued	11/24/2015	0.00
BL-15-11-6075	11/20/2015	600	INTERIOR ALTERATION	COMMERCIAL INTERIOR RENOVATIONS ( KITCHEN & BATHROOMS ) NEW FLOORING \$16,500	issued	12/14/2015	0.00
BL-15-12-4655	12/01/2015	600	INTERIOR ALTERATION	COMM INTER RENOVATIONS- KITCHEN W/ REPLACE FLOORING \$15,000	issued	12/11/2015	0.00
BL-15-12-4655	12/01/2015	600	INTERIOR ALTERATION	COMM INTER RENOVATIONS- BATHROOM \$6,000	issued	12/16/2015	0.00

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**Permit Search Results**

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 Search Results**

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 STE #420...	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#101774 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		0.00
EL-13-05-0210	05/03/2013	600	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	CANCELED****	cancel			0.00
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	REPAIR 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	COMMERCIAL	final	05/29/2014	02/12/2015	0.00

Case No.	Date	City	Project Description	Interior Description	Status	Start Date	End Date	Amount
EL-14-04-3321	04/23/2014	BILTMORE	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	INTERIOR RENOVATIONS ( KITCHEN / BATHROOM ) \$8,000 REPLACE KITCHEN CABINETS AND BATHROOM	final	05/14/2014	06/03/2014	0.00
EL-14-06-3490	06/20/2014	BILTMORE	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	CANCELLED - DUPLICATE CREATED IN ERROR	pending			0.00
EL-14-06-3491	06/20/2014	BILTMORE	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	BILTMORE	ELEC CHANGE OF CONTRACTOR	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	BILTMORE	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	BILTMORE	ELEC COMMERCIAL / BILTMORE RESIDENTIAL WORK WAY	COMMERCIAL INTERIOR RENOVATIONS ( KITCHEN & BATHROOM ) UNIT 304	pending			0.00
EL-14-10-3648	10/24/2014	BILTMORE	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	BILTMORE	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	BILTMORE	ELECTRICAL COMMERCIAL / RESIDENTIAL WORK	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

PERMIT UNDER OWNERS NAME	DATE	ADDRESS	TYPE	STATUS	AMOUNT
EL-14-11-4205	11/17/2014	600 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE (120 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 1006 ELECTRICAL PERMIT TO REPLACE WATER DAMAGED DEVICES	0.00
EL-14-11-4206	11/17/2014	600 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE (50 SQ FT ) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 504 ELECTRICAL PERMIT TO REPLACE WATER DAMAGED DEVICES	0.00
EL-14-11-4207	11/17/2014	600 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE (60 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 604 ELECTRICAL PERMIT TO REPLACE WATER DAMAGED DEVICES	0.00
EL-14-11-4208	11/17/2014	600 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE (80 SQ FT )DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 804 ELECTRICAL PERMIT TO REPLACE WATER DAMAGED DEVICES	0.00
EL-14-11-4209	11/17/2014	600 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE (90 SQ FT ) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 304 ELECTRICAL PERMIT TO REPLACE WATER DAMAGED DEVICES	0.00
EL-14-11-4210	11/17/2014	600 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE (40 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 704 ELECTRICAL PERMIT TO REPLACE WATER DAMAGED DEVICES	0.00
EL-14-11-4211	11/17/2014	600 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE (30 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 803 ELECTRICAL PERMIT TO REPLACE WATER DAMAGED DEVICES	0.00
EL-14-11-4212	11/17/2014	600 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE (20 SQ FT) DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 806 ELECTRICAL PERMIT TO	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	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	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	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 ELECTRICAL TO REPLACE WATER DAMAGED ELECTRICAL 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	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	final	01/16/2015	01/20/2015	0.00
EL-15-01-1207	01/28/2015	600	ELECTRICAL BILTMORE COMMERCIAL /RESIDENTIAL WORK WAY 100	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		09/10/2015	0.00

EL-15-03-3961	03/06/2015	600	ELEC COMMERCIAL / BALTIMORE 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 / BALTIMORE 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 / BALTIMORE 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 / BALTIMORE 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 / BALTIMORE 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 / BALTIMORE 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 BALTIMORE COMMERCIAL /RESIDENTIAL WORK	COMMERCIAL INTERIOR RENOVATIONS ( BATHROOM )	final	09/24/2015 12/03/2015	0.00
EL-15-10-5071	10/15/2015	600	ELEC COMMERCIAL / BALTIMORE 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 / BALTIMORE RESIDENTIAL WORK WAY	COMM INTER RENOVATIONS- KITCHEN 1 LIGHT SOCKETS; 4 SPECIAL OUTLETS AND R6 ROUGH IN OUTLETS	pending		0.00
EL-15-12-4804	12/03/2015	600	ELECTRICAL BALTIMORE COMMERCIAL /RESIDENTIAL WORK	COMM INTER RENOVATIONS- BATHROOM \$6000	pending		0.00

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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	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	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	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	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	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	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	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	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	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	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	REPLACE WATER HEATER \$800	final	03/09/2009	08/11/2009	0.00
PL-09-04-2108	04/09/2009	600 PLUMB	PLUMB	SPRINKLER SYSTEM	final	05/11/2009	02/06/2014	0.00

PL-09-04-3070	04/28/2009	600	BILTMORE IRRIGATION / SPRINKLER SYSTEM	REPLACE WATER HEATER \$450	final	05/11/2009	07/02/2009	0.00
PL-09-07-2258	07/09/2009	600	BILTMORE COMMERCIAL / RESIDENTIAL WORK	REPLACE BROKEN TOILET ONLY @ MASTER BATH \$200 WORK	final	07/10/2009	07/13/2009	0.00
PL-09-07-3311	07/27/2009	600	BILTMORE COMMERCIAL / RESIDENTIAL WORK	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 COMMERCIAL / RESIDENTIAL WORK	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 COMMERCIAL / RESIDENTIAL WORK	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 COMMERCIAL / RESIDENTIAL WORK	THIS IS A CHANGE OF CONTRACTOR FROM #PL-09-02-1461--- INSTALL 20 ROUGH/SET FOR THE EXTERIOR RENOVATIONS TO PROPERITY	final	11/12/2009	11/13/2009	0.00
PL-09-11-2528	11/23/2009	600	BILTMORE COMMERCIAL / RESIDENTIAL WORK	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 COMMERCIAL / RESIDENTIAL WORK	PORTABLE TOILET	final	12/30/2009	01/07/2010	0.00
PL-10-02-3256	02/11/2010	600	BILTMORE COMMERCIAL / RESIDENTIAL WORK	PLUMBING INSTALL 7 ROUGH/SET RESIDENTIAL 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 COMMERCIAL / RESIDENTIAL WORK	INSTALL (1) SET FOR THE SHOWER	final	05/04/2010	05/13/2010	0.00
PL-10-05-4823	05/25/2010	600	BILTMORE COMMERCIAL / RESIDENTIAL WORK	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 COMMERCIAL / RESIDENTIAL WORK	PLUMBING COMMERCIAL	final	06/07/2010	06/25/2010	0.00
PL-10-06-3797	06/07/2010	600	BILTMORE COMMERCIAL / RESIDENTIAL WORK	PLUMBING FOR BATHROOM REPAIR	final	06/08/2010	07/15/2010	0.00
PL-10-06-4081	06/10/2010	600	BILTMORE COMMERCIAL / RESIDENTIAL WORK	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 COMMERCIAL / RESIDENTIAL WORK	BATH TUB REPLACEMENT. \$2300.00	final	08/10/2010	08/20/2010	0.00

PL-10-09-3934	09/07/2010	600	PLUMB COMMERCIAL / RESIDENTIAL WORK	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 / RESIDENTIAL WORK	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 / RESIDENTIAL WORK	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 / RESIDENTIAL WORK	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 / RESIDENTIAL WORK	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 / RESIDENTIAL WORK	INSTALL 1 TOILET \$400	final	02/17/2011	03/01/2011	0.00
PL-11-03-5527	03/09/2011	600	PLUMB COMMERCIAL / RESIDENTIAL WORK	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 / RESIDENTIAL WORK	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 / RESIDENTIAL WORK	CHANGE 3 TOILETS \$450	final	07/11/2011	07/12/2011	0.00
PL-11-09-7119	09/27/2011	600	PLUMB COMMERCIAL / RESIDENTIAL WORK	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 / RESIDENTIAL WORK	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 / RESIDENTIAL WORK	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 / RESIDENTIAL WORK	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 / RESIDENTIAL WORK	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 / RESIDENTIAL WORK	REPLACE WATER HEATER \$585 APT 619	final	02/09/2012	02/10/2012	0.00
PL-12-02-6715	02/07/2012	600	PLUMB	REPLACE WATER	final	02/09/2012	02/10/2012	0.00

PL-12-03-8320	03/16/2012	600	BILTMORE COMMERCIAL / HEATER \$585 WAY PH1 RESIDENTIAL WORK	REPLACING SHOWER PAN \$850	final	03/16/2012	04/27/2012	0.00
PL-12-04-8043	04/10/2012	600	BILTMORE COMMERCIAL / WAY 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 COMMERCIAL / WAY 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 COMMERCIAL / WAY 111 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 COMMERCIAL / WAY 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 COMMERCIAL / WAY RESIDENTIAL WORK	****CANCELLED****	cancelled		05/17/2012	0.00
PL-12-05-8638	05/18/2012	600	BILTMORE COMMERCIAL / WAY 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 COMMERCIAL / WAY 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 COMMERCIAL / WAY 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 COMMERCIAL / WAY RESIDENTIAL WORK		final	09/06/2012	09/24/2012	0.00
PL-12-08-1448	08/23/2012	600	BILTMORE COMMERCIAL / WAY 803 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 COMMERCIAL / WAY 803 RESIDENTIAL WORK	***CANCELLED***	cancelled		12/10/2013	0.00
PL-12-11-1714	11/30/2012	600	BILTMORE COMMERCIAL / WAY 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 COMMERCIAL / WAY 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 COMMERCIAL / WAY RESIDENTIAL WORK	CANCELLED -WORK NOT DONE- REPLACEMENT OF TOILET	cancelled		03/06/2013	0.00
PL-13-03-1822	03/27/2013	600	BILTMORE COMMERCIAL / WAY RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER RENOVATIONS APT	final	04/11/2013	05/30/2013	0.00

PL-13-05-0356	05/06/2013	600	BILTMORE COMMERCIAL / WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER RENOVATIONS- 2 BATHROOMS APT PH 102	1201	05/09/2013	06/19/2013	0.00
PL-13-05-0939	05/15/2013	600	BILTMORE COMMERCIAL / WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	FIXTURE RE SETTING FOR FLOOR INSTALLATION (INCLUDING BATHROOM)				0.00
PL-13-06-1675	06/25/2013	600	BILTMORE COMMERCIAL / WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER ALTER PH-108		12/03/2013	03/04/2015	0.00
PL-13-09-0527	09/11/2013	600	BILTMORE COMMERCIAL / WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER ALTER APT 1107		11/01/2013	02/11/2014	0.00
PL-13-09-1032	09/20/2013	600	BILTMORE COMMERCIAL / WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER RENOVATION-KITCHEN		09/27/2013	02/11/2014	0.00
PL-13-10-1819	10/31/2013	600	BILTMORE COMMERCIAL / WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER DEMO ONLY				0.00
PL-13-11-2760	11/19/2013	600	BILTMORE COMMERCIAL / WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER RENOVATIONS (KITCHEN) AND BATHROOMS APT 403		12/10/2013	02/20/2014	0.00
PL-13-11-3224	11/26/2013	600	BILTMORE COMMERCIAL / WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPAIR CAST IRON SANITARY BUILDING DRAIN IN EAST/WEST PARKING GARAGE \$13,900		11/27/2013	12/05/2013	0.00
PL-14-01-1796	01/07/2014	600	BILTMORE COMMERCIAL / WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR INTERIOR ALTERATION ONLY APT 901		04/14/2014	07/24/2014	0.00
PL-14-01-2196	01/14/2014	600	BILTMORE COMMERCIAL / WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS STE#719				0.00
PL-14-02-1855	02/05/2014	600	BILTMORE COMMERCIAL / WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS ( KITCHEN & BATHROOM ) APT 712		04/17/2014	08/04/2014	0.00
PL-14-02-2560	02/18/2014	600	BILTMORE COMMERCIAL / WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPLACEMENT OF TOILET		02/28/2014	03/14/2014	0.00
PL-14-04-2692	04/14/2014	600	BILTMORE COMMERCIAL / WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL INTERIOR		05/15/2014	07/08/2014	0.00
PL-14-04-3260	04/22/2014	600	BILTMORE COMMERCIAL / WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL INTERIOR RENOVATIONS ( KITCHEN ) UNIT 1105		05/15/2014	05/29/2014	0.00
PL-14-04-3456	04/24/2014	600	BILTMORE COMMERCIAL / WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK ( KITCHEN / BATHROOM )		04/29/2014	09/15/2014	0.00
PL-14-06-3476	06/19/2014	600	PLUMB	PLUMB	PLUMBING WORK FOR final		08/06/2014	11/21/2014	0.00

PL-14-07-2793	07/11/2014	600	BILTMORE COMMERCIAL / RESIDENTIAL WAY	COMMERCIAL / INTERIOR ALTERATIONS PH 107	final	07/23/2014	10/29/2014	0.00
PL-14-07-3062	07/15/2014	600	BILTMORE COMMERCIAL / RESIDENTIAL WAY	REPLACEMENT OF ELECTRIC WATER HEATER \$650 APT 501	final	07/23/2014	08/29/2014	0.00
PL-14-07-3529	07/22/2014	600	BILTMORE COMMERCIAL / RESIDENTIAL WAY	REPLACEMENT OF ELECTRIC WATER HEATER \$650 APT 1110	final	07/23/2014	01/05/2015	0.00
PL-14-08-3442	08/22/2014	600	BILTMORE COMMERCIAL / RESIDENTIAL WAY	NEW WATER HEATER \$1000	final	09/25/2014	11/18/2014	0.00
PL-14-08-3743	08/27/2014	600	BILTMORE COMMERCIAL / RESIDENTIAL WAY	PLUMBING WORK FOR COMM INTER RENOVATIONS- KITCHEN & BATHROOM UNIT 1003	final	09/10/2014	01/05/2015	0.00
PL-14-09-2289	09/11/2014	600	BILTMORE COMMERCIAL / RESIDENTIAL WAY	REPLACE WATER HEATER \$1,000	final	09/24/2014	10/29/2014	0.00
PL-14-09-2366	09/12/2014	600	BILTMORE COMMERCIAL / RESIDENTIAL WAY	COMMERCIAL INTERIOR RENOVATIONS (BATHROOM) \$6,000	pending			0.00
PL-14-10-2643	10/10/2014	600	BILTMORE COMMERCIAL / RESIDENTIAL WAY	COMMERCIAL INTERIOR RENOVATIONS ( KITCHEN & BATHROOM ) \$	final	10/10/2014	10/24/2014	0.00
PL-14-10-3794	10/27/2014	600	BILTMORE COMMERCIAL / RESIDENTIAL WAY	CHANGE OF CONTRACTOR FOR PLUMBING WORK	final	11/18/2014	11/19/2014	0.00
PL-14-10-3857	10/28/2014	600	BILTMORE COMMERCIAL / RESIDENTIAL WAY	PLUMBING WORK FOR COMM INTER RENOVATIONS (KITCHEN & BATHROOMS) APARTMENT # 401	final			0.00
PL-14-11-3575	11/04/2014	600	BILTMORE COMMERCIAL / RESIDENTIAL WAY	CANCELLED DUPLICATE PERMIT SEE PL14123811- PLUMBING WORK FOR COMMERCIAL INTERIOR RENOVATION (KITCHEN AND FLOORING) UNIT 504	canceled	02/02/2015		0.00
PL-14-11-4218	11/17/2014	600	BILTMORE COMMERCIAL / RESIDENTIAL WAY	RE SET FIXTURES FOR DAMAGED DRYWALL DUE TO FIRE/WATER DAMAGE UNIT 604	pending			0.00
PL-14-11-4328	11/18/2014	600	BILTMORE COMMERCIAL / RESIDENTIAL WAY	PLUMBING WORK TO REPLACE TOILET DUE TO WATER DAMAGE UNIT 504	pending			0.00
PL-14-11-4429	11/19/2014	600	BILTMORE COMMERCIAL / RESIDENTIAL WAY	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 / RESIDENTIAL WAY	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 WAY	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 WAY	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 WAY	PLUMBING WORK FOR INT. REMODEL	approved				139.42
PL-14-12-4537	12/29/2014	600	PLUMB COMMERCIAL / RESIDENTIAL WAY	**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 WAY	RE INSTALL FIXTURES, TILE THROUGHOUT INCLUDING BATHROOMS	pending				0.00
PL-15-02-0725	02/13/2015	600	PLUMB COMMERCIAL / RESIDENTIAL WAY	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 WAY	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 WAY	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 WAY	***CANCELLED***	cancelled			03/09/2015	0.00
PL-15-03-4406	03/13/2015	600	PLUMB COMMERCIAL / RESIDENTIAL WAY	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 WAY	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 WAY	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 WAY	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 WAY	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 WAY	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 WAY	***CANCELLED***	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 - DUPLICATE 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**

**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 COMMERCIAL / 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 COMMERCIAL / 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 COMMERCIAL / 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 COMMERCIAL / 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 COMMERCIAL / 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 COMMERCIAL / 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 COMMERCIAL / 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 COMMERCIAL / 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 COMMERCIAL / 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 COMMERCIAL / 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 COMMERCIAL / 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 COMMERCIAL / 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 COMMERCIAL / 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 MECH	MECH	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 WORK	\$4,500	final	09/11/2008	11/05/2008	0.00
ME-08-10-0848	10/15/2008	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY 316 WORK	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 BILTMORE COMMERCIAL / RESIDENTIAL WAY 708 WORK	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 BILTMORE COMMERCIAL / RESIDENTIAL WAY 514 WORK	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 BILTMORE COMMERCIAL / RESIDENTIAL WAY 600 WORK	INSTALL VENTILATION \$13,925	final	04/02/2009	07/23/2009	0.00
ME-09-04-2527	04/20/2009	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY 801 WORK	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 BILTMORE COMMERCIAL / RESIDENTIAL WAY 520 WORK	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 BILTMORE COMMERCIAL / RESIDENTIAL WAY 709 WORK	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 BILTMORE COMMERCIAL / RESIDENTIAL WAY 718 WORK	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 BILTMORE COMMERCIAL / RESIDENTIAL WAY PH1 WORK	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 BILTMORE COMMERCIAL / RESIDENTIAL WAY 121 WORK	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 BILTMORE COMMERCIAL / RESIDENTIAL WAY PH1 WORK	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 BILTMORE COMMERCIAL / RESIDENTIAL WAY PH1 WORK	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 BILTMORE COMMERCIAL / RESIDENTIAL WAY 120 WORK	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 BILTMORE COMMERCIAL / RESIDENTIAL WAY 120 WORK	INSTALL AIR CONDITIONER WITH HEATING UNIT \$3,600	final	09/23/2009	10/21/2009	0.00
ME-09-10-3432	10/26/2009	600	MECH BILTMORE COMMERCIAL / RESIDENTIAL WAY 507 WORK	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 BILTMORE COMMERCIAL / RESIDENTIAL WAY 101 WORK	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

Permit No.	Issue Date	Category	Description	Status	Start Date	End Date	Amount
ME-11-01-4539	01/10/2011	600 MECH BILTMORE WAY	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 WAY	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 WAY	A/C CHANGE OUT	final	03/24/2011	05/26/2011	0.00
ME-11-04-6349	04/18/2011	600 MECH BILTMORE WAY 918	REPLACE A/C	final	04/19/2011	02/06/2012	0.00
ME-11-04-6482	04/19/2011	600 MECH BILTMORE WAY	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 WAY	CANCEL LOGGED IN INCORRECTLY**EXACT CHANGEOUT 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 WAY	A/C CHANGE OUT \$2560...	final	09/08/2011	02/07/2012	0.00
ME-11-09-5504	09/01/2011	600 MECH BILTMORE WAY	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 WAY	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 WAY	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 WAY	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 WAY	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 WAY	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 WAY	MECH COMMERCIAL / RESIDENTIAL	final	12/06/2011	12/14/2011	0.00
ME-12-02-6552	02/03/2012	600 MECH BILTMORE WAY	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 WAY	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 WAY	REPLACE EXHAUST FANS IN BATHROOMS FOR COMMON AREAS	pending			0.00

Permit No.	Issue Date	City	Project Type	Description	Status	Start Date	End Date	Amount
ME-12-04-8999	04/24/2012	600	MECH COMMERCIAL / BILTMORE RESIDENTIAL WAY	EXACT CHANGE OUT OF 2.5 TON SPLIT SYSTEM WITH HEATER 8 KW / CONDENSING UNIT IS ON THE ROOF \$3810	ONLY PER PLAN.	04/25/2012	06/22/2012	0.00
ME-12-06-9376	06/19/2012	600	MECH COMMERCIAL / BILTMORE RESIDENTIAL WAY	REVISION (MECHANICAL & ELECTRICAL)	canceled	06/19/2012		0.00
ME-12-07-0985	07/16/2012	600	MECH COMMERCIAL / BILTMORE RESIDENTIAL WAY	REPLACE EXISTING 3 TON A/C UNIT AND AIR HANDLER ON ROOF TOP UNIT \$4175	final	07/16/2012	11/28/2012	0.00
ME-12-08-1593	08/24/2012	600	MECH COMMERCIAL / BILTMORE RESIDENTIAL WAY	REPLACEMENT OF A/C \$2800 3 TON UNIT	final	08/24/2012	09/07/2012	0.00
ME-12-09-1070	09/19/2012	600	MECH COMMERCIAL / BILTMORE RESIDENTIAL WAY	INSTALL 1.5 TON A/C W/5 KW HEATER SPLIT SYSTEM WITH DUCTWORK (FOR GYM ROOM) \$7,150	final	09/25/2012	10/22/2012	0.00
ME-12-11-0401	11/07/2012	600	MECH COMMERCIAL / BILTMORE RESIDENTIAL WAY	REPLACEMENT OF A 2.5 TON A/C UNIT W/ 7 KW HEATER SPLIT SYSTEM (ON ROOF) \$2,980	final	11/08/2012	12/06/2012	0.00
ME-12-12-1330	12/21/2012	600	MECH COMMERCIAL / BILTMORE RESIDENTIAL WAY	EXACT CHANGEOUT OF A 2.5 TON A/C UNIT 7 KW HEATER \$3,956	final	12/27/2012	01/04/2013	0.00
ME-13-01-1457	01/29/2013	600	MECH COMMERCIAL / BILTMORE RESIDENTIAL WAY	EXACT CHANGEOUT OF A 2.5 TON A/C UNIT W/ 7 KW HEATER \$4,150	final	01/30/2013	02/04/2013	0.00
ME-13-02-0325	02/06/2013	600	MECH COMMERCIAL / BILTMORE RESIDENTIAL WAY	EXACT CHANGEOUT OF A 2.5 TON A/C UNIT W/ 8 KW HEATER \$3,354 CONDENSOR ON ROOF TOP	final	02/07/2013	02/08/2013	0.00
ME-13-02-0423	02/07/2013	600	MECH COMMERCIAL / BILTMORE RESIDENTIAL WAY	A/C CHANGE OUT ROOF TOP UNIT #3,809 2.5 TON 8 KW HEAT	final	02/08/2013	02/13/2013	0.00
ME-13-02-0866	02/15/2013	600	MECH COMMERCIAL / BILTMORE RESIDENTIAL WAY	REPLACEMENT OF A/C UNITS 5 3,600 3 TON	final	02/19/2013	09/06/2013	0.00
ME-13-03-1380	03/20/2013	600	MECH COMMERCIAL / BILTMORE RESIDENTIAL WAY	REPLACE 2 BATH FANS AND DUCTWORK \$2,800	pending			0.00
ME-13-04-1712	04/26/2013	600	MECH COMMERCIAL / BILTMORE RESIDENTIAL WAY	CHANGE OF CONTRACTOR FROM WINTEGRATE #03030578 FOR A/C REPLACEMENT	final	04/26/2013	05/03/2013	0.00
ME-13-05-1106	05/17/2013	600	MECH COMMERCIAL / BILTMORE RESIDENTIAL WAY	EXACT CHANGE OUT OF A/C SPLIT SYSTEM \$4205 2.5 TON W 5 KW HEAT	final	05/22/2013	05/24/2013	0.00
ME-13-05-1834	05/29/2013	600	MECH COMMERCIAL / BILTMORE RESIDENTIAL WAY	CHANGEOUT OF A 2.5 TON A/C UNIT W/ 8 KW HEATER \$4,138	final	05/29/2013	06/10/2013	0.00
ME-13-06-0446	06/07/2013	600	MECH COMMERCIAL / BILTMORE RESIDENTIAL WAY	CHANGEOUT OF A 2.5 TON A/C UNIT W/ 8 KW HEATER CONDENSING UNIT LOCATED ON ROOF TOP \$3,900	final	06/10/2013	08/21/2014	0.00
ME-13-06-0447	06/07/2013	600	MECH COMMERCIAL / BILTMORE RESIDENTIAL WAY	CHANGEOUT OF A 2.5 TON A/C UNIT W/ 8 KW	final	06/10/2013	09/12/2013	0.00

ME-13-06-1566	06/24/2013	600	MECH BILTMORE WAY	RESIDENTIAL UNIT ON ROOF TOP 54.123	HEATER CONDENSING	final	03/19/2015	05/18/2015	0.00
ME-13-07-1277	07/18/2013	600	MECH BILTMORE WAY	RESIDENTIAL WORK	REPLACE KITCHEN HOOD TO EXISTING DUCT, ADD TWO NEW DUCTS, AND SOME NEW GRILLS.	final	07/19/2013	07/30/2013	0.00
ME-13-07-1564	07/23/2013	600	MECH BILTMORE WAY 717	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 BILTMORE WAY	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 BILTMORE WAY	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 BILTMORE WAY	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 BILTMORE WAY	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 BILTMORE WAY	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 BILTMORE WAY	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 BILTMORE WAY	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 BILTMORE WAY	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 BILTMORE WAY	RESIDENTIAL WORK	TRANSFER FROM WINTTEGRATE #07100007 FOR A/C REPLACEMENT	final	07/15/2014	07/16/2014	0.00
ME-14-07-2972	07/14/2014	600	MECH BILTMORE WAY	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 BILTMORE WAY	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 BILTMORE WAY 110	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 BILTMORE WAY	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 BILTMORE	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 / WAY	KW HEATER	CHANGEOUT OF A 3 TON A/C UNIT W/ HEATER (ON ROOF TOP) \$3,500	final	08/07/2014	01/21/2015	0.00
ME-14-08-2603	08/11/2014	600	MECH	BILTMORE WAY	RESIDENTIAL / WAY	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	BILTMORE WAY	RESIDENTIAL / WAY	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	BILTMORE WAY	RESIDENTIAL / WAY	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	BILTMORE WAY	RESIDENTIAL / WAY	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	BILTMORE WAY	RESIDENTIAL / WAY	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	BILTMORE WAY	RESIDENTIAL / WAY	REMOVE EXISTING AIR HANDLER AND REPLACE IT AFTER REPAIR WORK.	pending			0.00
ME-14-12-3159	12/01/2014	600	MECH	BILTMORE WAY	RESIDENTIAL / WAY	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	BILTMORE WAY	RESIDENTIAL / WAY	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	BILTMORE WAY	RESIDENTIAL / WAY	DUCT WORK AS PER PLAN	stop work	01/08/2015		0.00
ME-15-01-0510	01/14/2015	600	MECH	BILTMORE WAY	RESIDENTIAL / WAY	EXACT CHANGE OUT \$4287 4 TON	final	01/15/2015	03/05/2015	0.00
ME-15-01-0515	01/14/2015	600	MECH	BILTMORE WAY	RESIDENTIAL / WAY	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	BILTMORE WAY	RESIDENTIAL / WAY	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	BILTMORE WAY	RESIDENTIAL / WAY	CANCELLED***** COMMERCIAL INTERIOR ALTERATION ONE BATHROOM EXHAUST AND ONE KITCHEN HOOD	cancelled	09/11/2015		0.00
ME-15-03-4942	03/23/2015	600	MECH	BILTMORE WAY	RESIDENTIAL / WAY	REPLACEMENT OF A/C UNIT (3 TON UNIT 10 KW ON THE ROOF) \$3,500	final	03/25/2015	04/01/2015	0.00
ME-15-04-4092	04/06/2015	600	MECH	BILTMORE WAY	RESIDENTIAL / WAY	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	BILTMORE WAY	RESIDENTIAL / WAY	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 / WAY	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 / WAY 313	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 / WAY	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 / WAY	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 / WAY	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 / WAY	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 / WAY	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 / WAY	AC REPLACEMENT \$3500 2.5 ton	issued	09/02/2015		0.00
ME-15-10-4438	10/02/2015	600	MECH BILTMORE COMMERCIAL / WAY	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 / WAY	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 / WAY	INSTALL NEW KITCHEN HOOD RECIRCULATING WORK	pending			0.00
ME-15-12-5514	12/16/2015	600	MECH BILTMORE COMMERCIAL / WAY	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 .

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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.

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  
**Inspection Date:** 12/29/2015  
**Inspection Type:** Reinspection  
**Inspected By:** Leonard Veight  
305-460-5577  
lveight@coralgables.com  
**Suite:** 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.

Signature on file

**Company Representative:** No Signature  
12/29/2015

Signature on file

**Inspector:** Leonard Veight  
12/29/2015



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



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 28<sup>th</sup>, 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, 3<sup>rd</sup> 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**

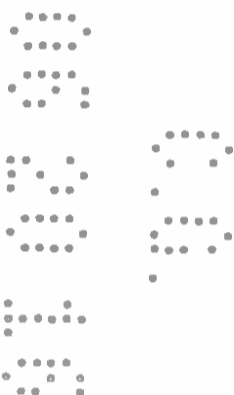
# BILTMORE II

CONDOMINIUM ASSOCIATION, INC.

600 Biltmore Way \* Coral Gables, FL 33134

305-448-4765 Office 786-206-3063 Fax

[biltmore2admin@gmail.com](mailto: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, 3<sup>rd</sup> 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 in 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

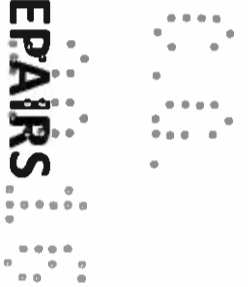
CITY'S

EXHIBIT 11

# BILTMORE II CONDOMINIUM

600 BILTMORE WAY, CORAL GABLES, FL 33134

## IN-UNIT ELECTRICAL PANEL INSPECTIONS/REPAIRS



	WORK COMPLETED W/ PERMIT	WORK COMPLETED PERMIT PENDING	UNITS INSPECTED W/ ESTIMATE	UNITS INSPECTED 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](mailto: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

*to SHAMPORE for morning*



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 #

03.

ATTACHMENT 1

05 20 05

  
**OMNILECTRIK**  
LICENSED ELECTRICIAL SERVICES

(E.C. License # 13007060)

**JOSE A. DELGADO**

1900 SW 17<sup>th</sup> Street

Miami, FL 33145

(305) 794-9473

[Omnilectrik@comcast.net](mailto:Omnilectrik@comcast.net)

ATTACHMENT 2

4 Labels  
Printed

3M 2000-0000  
3M 2000-0000  
3M 2000-0000  
3M 2000-0000

201

3/19/15

11

OSMAY.C

SAVING  
D

10/140 200

R

✓  
✓  
✓

✓  
✓  
✓

Kitchen

6

Doorbell TRANSFORMER IN

Panel

Low Voltage wire

IN Panel

NOT SPOT IN Panel

Doorbell Transformer

Holes in Panel

MISSING KO

70 amp Double pole

OKT Breaker #8 wire

Double TP wire at

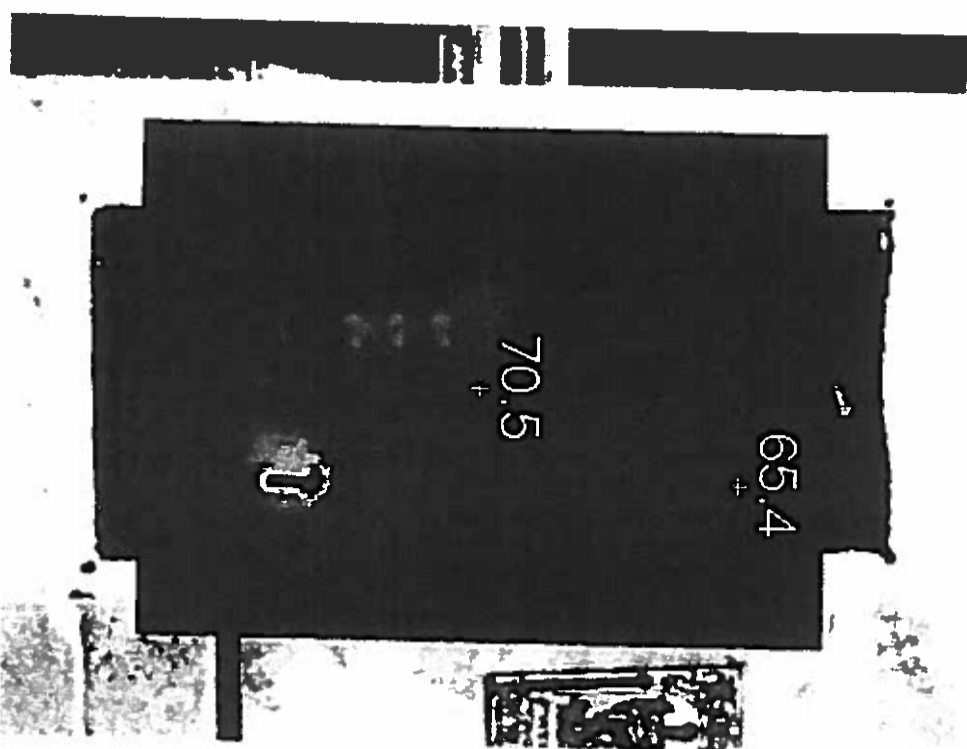
Breaker #1,2,5,7,10

Splices IN Panel

Box # 1222

ATTACHMENT 3

↑  
A  
140215  
printed



# ATTACHMENT 4

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

UNIT # **PH 1** SAMPLE  
 SHEET **L-1**  
 PANEL MFR **Square D**  
 DATE INSPECTED **3/4/15**  
 INSPECTOR **Osmany**  
 PANEL RATING **120/240/150**  
 DETAIL PANEL CONDITION **R** (Is load needed) (Is repair needed)

PHOTOS  
 UNIT #  (CHECK)  
 PANEL EXTERIOR  (CHECK)  
 METERING  (CHECK)  
 BREAKERS  (CHECK)  
 PANEL INT. DEFECTS  (CHECK)  
 PANEL LOCATION **Laundry Room**  
 WORKING CLEARANCE  (Is floor level)

DEFECT NUMBER	DEFECT DESCRIPTION	RECOMMENDED REPAIR
1	Breaker 2, 21, 29, 30 Double Trip wire	Not a violation for Square-D circuit breakers
1	TRNS FORMER FOR DOORBELL 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	86°F WITHIN NORMAL RANGE MEASURED
1	CKT # 30 KICKED HOT SPOT PLEG MULD	Within ambient temp range Measures
1	Holes in panel MISSING KO	Only empty conduits observed No violation
1	New Item found	Replace 90-Amp C.B.Kr. for 75 with required 50-Amp 2.P. C.B.Kr.
1		Retorgued all connections inside loadcenter, including main lugs
9		
10		

REMARKS  
 Jose A Rodriguez E.C. #13007060  
 SAMPLE

# **BILTMORE II**

**CONDOMINIUM ASSOCIATION, INC.**  
600 Biltmore Way \* Coral Gables, FL 33134  
305-448-4765 Office 789-206-3063 Fax  
[GladysLage@FSResidential.com](mailto:GladysLage@FSResidential.com)

July 21, 2016

Ms. Belkys Garcia  
Secretary to the Construction Regulation Board  
Development Services Department  
City of Coral Gables  
405 Biltmore Way, 3<sup>rd</sup> 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 2<sup>nd</sup> 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				
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 TROPIC	UNIT INSPECTED, PERMIT PEDNING
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 PEDNING
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

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
		804	214			
		1202	717			
		1007	1206			
		PH104	402			
		201	602			
		204	517			
		508	219			
		1011	902			
		1109	802			
		1210	1208			
		216	913			
			1218			
			720			
			320			
			1120			
			609			
			1211			
			308			
			202			
			713			
			415			
			318			
			303			
			1217			
			1020			
			1010			
			501			
			709			
			706			

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WORK BEING PERFORMED BY JOSE DELGADO FROM CITY LIGHTS COLUMNS A - F

	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			