

**SHELBYVILLE BUILDING COMMISSION  
SHELBYVILLE CITY HALL  
COMMON COUNCIL CHAMBERS**

**DATE:** June 13, 2018

**TIME:** 11:30 a.m.

**CALL TO ORDER:**

**ROLL CALL:**

**READING OF THE MINUTES AND APPROVAL:**

**OLD BUSINESS:**

**NEW BUSINESS:** Eric Gaudio asked to appear before the Commission per Building Department Fine Schedule due to exceeding 3 offenses (fines)

**MISCELLANEOUS BUSINESS:** Discussion of Mechanical Permits and associated fees

**ADJOURNMENT:**

**SHELBYVILLE BUILDING COMMISSION  
MEETING MINUTES  
June 13, 2018**

**Members Present:** Tony Nicholson, Gary Keppel, Joe Runnebohm, Josh Hornberger, David Rush, Jim Marshall, Matt Wortman

**Members Absent:** None

**Staff Present:** Bryant Niehoff, Lisa Loveless, Chris Hext, Rod Miller

**Guests Present:** Weston Nicholson, Jason Karmire, Reed Land

**Approval of Minutes:** David Rush made a motion to accept the minutes from the May 9, 2018 meeting. Tony Nicholson seconded the motion. Voice vote passed 6 – 0.

**Old Business:** None

**New Business:** Bryant Niehoff explained that the Building Department's Fine Schedule states that "A 3<sup>rd</sup> offense to any of the above will result in a Stop Work Order being issued and a mandatory appearance of the contractor at the next Building Commission meeting." Since Mr. Eric Gaudio has been fined 6 times since January 5, 2018, three of those fines being for plumbing work done without licensing and permits. The staff sent him a letter asking him to appear before the board. He then turned the matter over to Rod Miller, the building inspector who's been involved with the work done to this point.

Rod explained that with the current situation, a water heater was moved a considerable distance by a person without a plumbing license and no permit was pulled. Rod said that while he appreciates what Mr. Gaudio is trying to do by fixing up properties in Shelbyville, he still needs to make sure the proper licensing and permits are taken care of before work is started.

Gary Keppel asked what the staff was asking the board to do and Lisa explained that the staff was following the Fine Schedule. Since Mr. Gaudio does not hold a license with the city, we were unsure what to ask of the board.

Jason Karmire approached the board on Mr. Gaudio's behalf and explained that in his conversations with Mr. Gaudio, it appears that Mr. Gaudio has a maintenance person who just does the work despite not being licensed to do so. He assured the board that he has explained to Mr. Gaudio the requirements and will express the board's expectations after the meeting.

The board thanked Mr. Karmire and briefly discussed taking another look at the Fine Schedule to make clarifications and/or improvements to address the issue of what to do when there's not a contractor involved.


**Miscellaneous Business:** Chris Hext presented the board with proposed changes the staff are thinking of implementing with regard to the Mechanical Permit Application due to confusion over the breakdown of split systems and rooftop units in particular. At this point, nothing has been decided for sure; rather asking the board's guidance and input.

After a discussion between board members and staff, Jim Marshall made a motion to have the staff bring a new Mechanical Permit Application back to the board at their next meeting with the suggested changes to be discussed and possibly voted on at that time. Tony Nicholson seconded the motion. Voice vote passed 6 – 0.

**Adjournment:** Jim Marshall motioned to adjourn the meeting and David Rush seconded the motion. Voice vote passed 6 – 0.

Meeting adjourned

  
\_\_\_\_\_  
Gary Keppel, President

  
\_\_\_\_\_  
Lisa Loveless, Secretary

CITY OF SHELBYVILLE

Bryant Niehoff, Director

Adam Rude, Deputy Planning  
Director

Chris Hext, Deputy Building  
Commissioner



Rod Miller, Construction Inspector

Troy Merrick, Code Enforcement  
Officer

Lisa Loveless, Administrative  
Assistant

Planning and Building Department

**FINE SCHEDULE**

- Work without permits \$200 + normal permit fees
- Work without permits, 2<sup>nd</sup> offense \$400 + normal permit fees
- Work without license/regist. \$500 per contractor; \$250 per jour. & app. + normal registration fees
- Failure to call for an inspection or to have a final inspection \$150 per occurrence
- Occupying a structure without a Certificate of Occupancy \$100 + \$50 per day
- Reinspection fees \$50 first + \$25 each addl.  
\*\*Example: 1<sup>st</sup> failed insp. \$50; 2<sup>nd</sup> failed insp. for same phase \$75; 3<sup>rd</sup> failed insp. for same phase \$100
- All fines and reinspection fees MUST be paid in the Building Department Office prior to any further inspections or the issuance of a Certificate of Occupancy
- ***A 3<sup>rd</sup> offense to any of the above will result in a Stop Work Order being issued and a mandatory appearance of the contractor at the next Building Commission meeting. Remember, the Bldg. Comm. only meets the 2<sup>nd</sup> Wednesday of each month at 11:30.***
- Fines MUST be paid within 5 days of fine issuance. After 5 days, a fee of \$50 per day will be added to the fine until it's paid.

1/01/14

**FINES & RE-INSPECTION FEES PAID JANUARY, 2012 - PRESENT**

<u>Date Paid</u>	<u>Contractor Fined</u>	<u>Type of Fine</u>	<u>Amount of Fine</u>
1/17/2012	Chad Christian	Re-inspection fee	\$ 35.00
1/18/2012	Summers Plbg./Htg. & Cooling	Mechanical fine	\$ 150.00
1/27/2012	Chad Christian	Re-inspection fee	\$ 35.00
3/27/2012	Chad Christian	Re-inspection fee	\$ 35.00
3/29/2012	Chad Christian	Re-inspection fee	\$ 35.00
4/18/2012	Beacon Builders	Re-inspection fee	\$ 35.00
5/14/2012	Jesse Eads	Building fine	\$ 200.00
10/15/2012	Delmar Kemp	Building fine	\$ 150.00
1/16/2013	Earl Gray & Sons	Plumbing fine	\$ 200.00
1/24/2013	Chad Christian	Re-inspection fee	\$ 35.00
10/3/2013	John Valles	Building fine	\$ 300.00
11/26/2013	Chad Christian	Re-inspection fee	\$ 35.00
12/3/2015	Dean Rush	Re-inspection fee	\$ 35.00
12/6/2013	Dean Rush	Re-inspection fee	\$ 60.00
12/13/2013	Lee Boyd	Building fine	\$ 800.00
12/13/2013	Dean Rush	Electrical fine	\$ 250.00
12/17/2013	Chad Christian	Electrical fine	\$ 250.00
12/18/2013	Force Construction	Building fine	\$ 200.00
2/24/2014	Dean Rush	Re-inspection fee	\$ 50.00
2/27/2014	Max Eslava	Re-inspection fee	\$ 50.00
		Plumbing & Right of	
3/7/2014	Chad Christian	Way Fine	\$ 200.00
4/1/2014	Dean Rush	Re-inspection fee	\$ 50.00
4/10/2014	Chad Christian	Building fine (2)	\$ 400.00
4/24/2014	Michael Rivera	Re-inspection fee	\$ 50.00
		Building fine	\$ 200.00
5/13/2014	Mark Stevens	Plumbing fine	\$ 200.00
5/19/2014	Mark Stevens	Re-inspection fee	\$ 50.00
5/28/2014	Rosfeld Electric	Electrical fine	\$ 200.00
7/24/2014	Brady Claxton	Plumbing fine	\$ 700.00
8/15/2014	First Choice	Electrical fine	\$ 700.00
8/19/2014	Heartland Place, LLC	Building fine	\$ 700.00
9/9/2014	Frye Electric	Electrical fine	\$ 700.00
11/3/2014	Dean Rush	Electrical fine	\$ 200.00
12/30/2014	David Hadler Trust	Building fine	\$ 200.00
8/3/2015	AMS Mechanical	Mechanical fine	\$ 200.00
8/13/2015	JTB Contractors	Mechanical fine	\$ 200.00
8/31/2015	Chad Christian	Mechanical fine	\$ 200.00
		Re-inspection fee; 3	
11/9/2015	Chad Christian	@ \$50	\$ 150.00
11/23/2015	Rick Robinson	Re-inspection fee	\$ 50.00

	Mechanical fine (7 @		
12/9/2015 Chad Christian	\$400)	\$	2,800.00
12/30/2015 Joe Allen	Electrical fine	\$	200.00
12/30/2015 Watts Electric	Electrical fine	\$	200.00
8/2/2016 Huff Electric	Electrical fine	\$	200.00
8/18/2016 Woods Construction	Building fine	\$	700.00
9/7/2016 Scott Fuchs	Electrical fine	\$	200.00
9/9/2016 Scott Fuchs	Plumbing fine	\$	200.00
10/6/2016 Williams Comfort Air	Reinspection fee	\$	50.00
10/14/2016 Mark Stevens	Mechanical fine	\$	700.00
10/21/2016 Mama Bears	Building fine	\$	700.00
10/28/2016 Firehouse Construction	Building fine	\$	700.00
10/28/2016 Firehouse Construction	Electrical fine	\$	200.00
10/28/2016 Firehouse Construction	Plumbing fine	\$	200.00
10/28/2016 Firehouse Construction	Mechanical fine	\$	200.00
11/22/2016 Lindel's Sewer & Drain	Plumbing fine	\$	500.00
12/28/2016 Love Heating & Air	Mechanical fine	\$	200.00
1/5/2017 Brewer Mechanical	Mechanical fine	\$	200.00
1/18/2017 Robinson Plumbing Co., LLC	Plumbing fine	\$	700.00
2/21/2017 Chad Christian	Plumbing fine	\$	200.00

\*\*Fine  
was  
actually  
issued  
July, 2015

2/23/2017 Dean Rush	Electrical fine	\$	1,050.00
4/27/2017 Roto-Rooter	ROW fine	\$	300.00
5/4/2017 M & M Mortgage	Plumbing fine	\$	950.00
5/9/2017 Chad Christian	Plumbing fine**	\$	1,000.00
**Original Fine was \$7500, issued by Building Commission 4/12 and appealed to BOW			
6/12/2017 Williams Comfort Air	Mech. Reinspection	\$	50.00
6/13/2017 AMS Mechanical	Mech. Fine	\$	200.00
6/16/2017 All Steel Carports	Building Fine	\$	200.00
6/16/2017 All Steel Carports	Building Fine	\$	200.00
6/27/2017 Williams Comfort Air	Mech. Reinspection	\$	50.00
7/20/2017 Palak Thakker (Sunoco)	Electrical fine	\$	700.00
8/18/2017 E.M. Company	Electrical fine	\$	200.00
8/4/2017 Dave Parker	Electrical fine	\$	700.00
8/4/2017 Dave Parker	Building fine	\$	200.00
9/20/2017 Mer-Car Corporation	Zoning Violation	\$	1,000.00
10/19/2017 Thermal Dynamics Heat & Cool	Mechanical Fine	\$	700.00
11/1/2017 Jorge Zarate	Electrical fine	\$	700.00
11/1/2017 Jorge Zarate	Plumbing Fine	\$	700.00
11/13/2017 Design & Build Electric	Electrical Reinsp. Fee	\$	50.00
11/21/2017 Mike Thomas	Zoning Violation	\$	250.00
11/13/2017 Frankie Sundvall	Building Fine	\$	200.00
12/11/2017 Mister Quik	ROW fine	\$	500.00

12/18/2017 Drake Electri	Electrical fine	\$	50.00
12/22/2017 Melissa Rush (Mama Bears)	Electrical Reinsp. Fee	\$	50.00
12/22/2017 Design & Build Electric	Electrical Reinsp. Fee	\$	50.00
1/5/2018 Lee Group	Building Fine	\$	700.00
1/5/2018 Manhattan Capital (Gaudio)	Building Fine	\$	700.00
1/5/2018 Manhattan Capital (Gaudio)	Plumbing Fine	\$	700.00
1/5/2018 Manhattan Capital (Gaudio)	Mechanical Fine	\$	700.00
1/9/2018 McCurdy Mechanical	Plumbing Fine	\$	700.00
1/18/2018 Rasner Rentals (Larry Lux)	Building Fine	\$	700.00
1/24/2018 ERMCO	Electrical Fine	\$	200.00
1/25/2018 Vasey Commercial	Mechanical Fine	\$	200.00
2/5/2018 Harmon Construction	Building Fine	\$	700.00
2/28/2018 On Call Construction	Building Fine	\$	700.00
3/13/2018 On A Budget Heating (Gaudio)	Mechanical Fine	\$	700.00
3/15/2018 Plastic Moldings	Building Fine	\$	200.00
4/2/2018 Eric Gaudio	Plumbing Fine	\$	1,550.00
4/2/2018 Tree City Metal Sales	Building Fine	\$	700.00
4/24/2018 Julia Ping	Electrical Fine	\$	700.00
5/1/2018 Trent Electric	Electrical Fine	\$	200.00
5/1/2018 Trent Electric	Reinspection fee	\$	50.00
5/1/2018 Trent Electric	Reinspection fee	\$	50.00
5/7/2018 Trent Electric	Electrical Fine	\$	200.00
5/16/2018 Hilltop Village	Electrical Reinsp. Fee	\$	50.00
5/16/2018 Rene Casares	Building Fine	\$	200.00
5/18/2018 Janice Holmes	Building Fine	\$	200.00
6/1/2018 Sonia Quillen	Building Fine	\$	200.00
6/5/2018 Eric Gaudio	Plumbing Fine	\$	900.00