

DEPARTMENT OF SAFETY AND PERMITS
CITY OF NEW ORLEANS

LATOYA CANTRELL
MAYOR

ZACHARY SMITH
DIRECTOR

Friday, November 22, 2019

Natalie Deliso
2016 Oretha Castle Haley,
New Orleans, LA 70113

PERMIT NO: 19-35669-RNVS
ADDRESS: 833 Baronne St
NATURE OF WORK: Renovation (Structural)

Dear Natalie Deliso:

Investigation of the above referenced plans and specifications indicate the following:

Division	Category	Comment
Zoning		Short Term Rental Interim Zoning District (https://czo.nola.gov/article-19/#19-4-A-1-h) prohibits any issuance of a Commercial Short Term Rental permit or license for STR-use on the first floor of a multi-story, multi-family, non-residential, or mixed-use building.
Plan Review		This project has been reviewed by Building Plans Examiner, Meghan Murphy. For email correspondence, please send to mnmurphy@nola.gov Note: Please make sure to email the reviewer if you upload any documents on One Stop.
Plan Review		Approval from the State Fire Marshal is required prior to permitting. Apply online at https://lasfm.louisiana.gov/ or contact the State Fire Marshal's office at 1450 Poydras Street, Suite 1500, New Orleans, LA 70112 / (504) 568-8506 or 8181 Independence Blvd., Baton Rouge, LA 70806 /

1300 PERDIDO STREET SUITE 7E06 NEW ORLEANS, LOUISIANA 70112
PHONE 504-658-7115 FAX 504-658-7212



		(225) 925-4920 / (800) 256-5452
Plan Review		First floor floor plan missing from life safety page.
Plan Review		Please submit a plumbing riser diagram to New Orleans Sewerage & Water Board for approval. For more information, contact SWB Plumbing Department planreview@swbno.org / (504) 585-2160. Upon approval, notify plan reviewer and submit a copy of the SWBNO Stamped riser to this office.
Plan Review		Please Confirm and Provide site plan showing Location and Screening of Waste Storage Areas in accordance with City Code, Section 138-45, Section 146-493 and Section 26-447. Except as otherwise provided in this section, any dumpster with a gross volume of one cubic yard or more which is visible from the public right-of-way or parking area shall be properly screened from public view with a suitable and substantial opaque fence constructed of wood, metal, synthetic, plastic, vinyl or masonry material, in sound condition, substantially free from deterioration, not less than six feet high or otherwise provided by the City Code, building code or zoning ordinances with gates, and kept in a constant state of good repair with no sign or other advertising matter placed upon such fence. Dumpster fencing plans shall be submitted to the appropriate local historic commission for approval for any dumpster located in a historic district.
Plan Review		Window and door schedule are missing from plan set.
Plan Review		In wind borne debris regions, glazing in buildings shall be impact resistant or protected with an impact resistant covering meeting the requirements of Section 1609.1.2. IBC 2015 ed. Please provide evidence of compliance.
Plan Review		Please submit a plumbing riser diagram to New Orleans Sewerage & Water Board for approval. For more information, contact SWB Plumbing Department planreview@swbno.org / (504) 585-2160. Upon approval, notify plan reviewer and submit a copy of the SWBNO Stamped riser to this office.

Plan Review		Provide a typical wall section which describes the design wind loads at connections and the required connectors and fasteners used to provide a continuous load path transfer from roof to foundation in accordance with sec. 1604.8 IBC 2015 ed.
Mechanical Plan Review		Rama Bhattacharya is Mechanical and Plumbing reviewer of this project and can be contacted directly for questions / inquiries at his phone line (504) 658-7121/email address: rpbhattacharya@nola.gov
Mechanical Plan Review		<p>Mechanical comments-(HVAC):</p> <ol style="list-style-type: none"> 1. Please indicate the scope of the mechanical work. 2. If the cost of the mechanical work is less than \$20,000.00, please provide estimates for actual labor and material cost from a licensed Mechanical Contractor (Heating, Ventilating & Air Conditioning), a licensed Gas Fitters, and a licensed Sheet Metal Contractor, all written under their business letterheads stating the correct permit number, the project address, license numbers, phone numbers with current dates. 3. If the cost of the mechanical work is more than \$20,000.00, please submit mechanical plans and specifications prepared by a Louisiana Registered Mechanical Engineer with his fresh seal and fresh signed statement designating him as the professional of record per Section 106.1.1, IBC 2009 Edition (New Orleans Amendments). 4. Mechanical plans shall meet all applicable requirements per Chapters 3, 4, 5, 6 and 7 and plans shall include all related / applicable specific notes including sectional views for penetration of ducts / pipes / electrical conduits through fire rated walls /floors / ceilings etc. indicating required Fire Separation distance / clearances for access for clarity for construction meeting all applicable codes per IMC 2015 and other latest ICC codes to facilitate satisfactory inspection and to avoid stop work order. 4. Mechanical plans, when submitted, shall indicate Mechanical Compliance Certificate /MechCOMcheck duly

		<p>stamped / signed by the Registered Professional Mechanical Engineer.</p> <p>5. When equipment and appliances are located on roofs or elevated structures higher than 16 feet above grade an interior or exterior means of access shall be provided by permanent ladders with required design criteria per Section 306.5, IMC 2015.</p>
<p>Mechanical Plan Review</p>		<p>Plumbing:</p> <p>Please submit plumbing plans complete with riser diagrams for water supply / distribution / waste / vent / building drainage with their line sizes and trap sizes respectively / fixture schedule / exterior plumbing for drainage / sewerage system, where required prepared and duly stamped by a LA registered professional mechanical engineer for our (S & P) Dept. and SWB reviews.</p>
<p>Mechanical Plan Review</p>		<p>Plumbing: Contd.</p> <p>You are required to submit plumbing plans / riser diagrams / fixture schedule / counts / trap sizes including grease trap sizes , locations and grease disposal (if applicable) directly to SWB (Mr. Henry blancq) at 504-585-2160 / hblancq@swbno.org) for review / approval. Waste water containing FOG (fats, oil and grease) shall be separated by grease Traps or Interceptors before passing through drain lines and disposed per IPS 2015 and latest Louisiana plumbing codes.</p> <p>Upon receipt of SWB stamped approval, you are required to forward to us by uploading onto our One Stop website to be received by us and also notifying us by email towards completing issuing your permit.</p>

A re-review fee will be assessed for any revised drawings submitted to this office as per the International Code adopted and amended by the City of New Orleans. All revised drawings submitted shall properly reflect the changes from the original drawings.

Please be advised that this review does not include signs and/or plumbing work shown on the drawings. Any questions about plumbing shall be directed to Sewerage and Water Board, 625 St. Joseph Street, New Orleans, La. 70165, (504) 585-2160.


Be advised also, that all alternative building products, components, methods and materials require current Evaluation report from ICC Evaluation Services, Inc., (ICC-ES) as evidence that such products and systems meet code requirements.

The ICC-ES Evaluation report shall be submitted for review if you plan to use such alternative products or methods.

A response to the code requirements indicated above must be submitted **by the architect or engineer** to the Plan Processing Division to facilitate completion of the review process, approval of the plans and issuance of the building permit. No improvements or construction is authorized until the building permit is issued.

If you have any questions regarding this Building Permit, Please feel free to contact this office at (504) 658-7115 [FAX 504-658-7210]. Your cooperation will be greatly appreciated.

Yours very truly,



Meghan Murphy
Plan Examiner

MM/nf

cc: Building, Fire Prevention