



May 12, 2022

Okechukwu Obinna
Plan Reviewer
City of New Orleans One Stop Shop
oboekchukwu@nola.gov

**RE: Permit 22-10546-RNVN Renovation (Non-Structural)
at 1700 Mardi Gras Blvd
Reference Code 7DF12U**

Dear Okechukwu Obinna:

Some questions have arisen regarding your Renovation (Non-Structural) permit, 22-10546-RNVN, at 1700 Mardi Gras Blvd. The following comments were made during the review of your permit. **These review comments should not be considered final. FOR BUILDING PERMITS: All review comments will be contained in the official Plan Review Letter.** Your attention regarding this matter is greatly appreciated:

1. Submit a complete Stormwater Management Plan [SWMP] with all required submittals per City Code Section 26-15. I.B.C.- Amendments, Chapter 1, Section 121-Stormwater. 121.8 Post-Construction. A stormwater management plan is required in any of the following circumstances; and shall apply to the entire Development Site: 1. New construction of five thousand (5,000) or more square feet of impervious surface on a development site; or 2. Substantial improvement of a site with five thousand (5,000) or more square feet of impervious surface on a currently developed site; or 3. Any site of one (1) acre or more in size; or 4. Any site where the principal use is stormwater management; or 5. A stormwater plan shall be required for any addition or replacement of impervious surface which results in five thousand (5,000) or more square feet of impervious surface on a development site. Additionally, for all permits filed after 09/16/19, the stall portion of all non-ADA parking spaces shall be designed using permeable pavement with 24" of aggregate base. This may or may not be a part of a required Stormwater Management Plan.

MEI Response: In accordance with the City Code Section 26-15. I.B.C. – Amendments, Chapter 1, Section 121-Stormwater. 121.8 Post Construction, a stormwater plan is not required as the new construction consists of only two mechanical equipment pads together totaling 1,200 sq. ft, far below the requirement of 5,000 sq. ft. triggering this requirement. The remaining work is mechanical exhausts and ductwork replacement, repairing finishes and building waterproofing.

2. Submit the NOLA Stormwater Calculator in excel format demonstrating compliance with Stormwater Standards.

CONSULTING ENGINEERS

Mechanical
Electrical

Telecommunications

909 Poydras Street, Suite 2150

New Orleans, Louisiana 70112-1034

Tel. 504-586-1725

www.mosesengineers.com

MEI Response: See response to Item #1 above.

3. Submit Pre-development conditions drainage map labeling the total development site; each runoff location; each surface type, location, and area all as categorized by the NOLA Stormwater Calculator. Specify the ten-year 24hr discharge for each point of runoff into the public system.

MEI Response: See response to Item #1 above

4. Submit Post-development conditions drainage map labeling the total development site; each runoff location; each surface type, location, and area all as categorized by the NOLA Stormwater Calculator. Specify the ten-year 24hr discharge for each point of runoff into the public system.

MEI Response: See response to Item #1 above

5. Submit Grading and Drainage Plans which clearly identify the boundary of the contributing area sub-basin used for each BMP; which, when consolidated, also match the Total Drainage Area for each sub-basin and then which in turn match the total development site area. All bypass areas shall be shown/labeled separately on the plans.

MEI Response: See response to Item #1 above

6. Submit a roof drainage plan [or equal] showing downspout locations and method of connection. Make sure that runoff from roofs and area drains does not short circuit treatment in the receiving BMP by connecting to the under-drain directly.

MEI Response: See response to Item #1 above See response to Item #1 above. No addition roof surface is being added in this project.

7. Submit construction detail sheets with sufficient information to construct and inspect the improvements proposed.

MEI Response: See response to Item #1 above Construction documents have been uploaded to the site. See response to Item #1 above with regards to any stormwater management.

8. Submit Grading and Drainage Plans which clearly identify the boundary of the contributing area sub-basin used for each BMP; which, when consolidated, also match the Total Drainage Area for each sub-basin and then which in turn match the total development site area. All bypass areas shall be shown/labeled separately on the plans but may be aggregated for the purpose of determining the flow percentage represented.

MEI Response: See response to Item #1 above See response to Item #1 above.

9. Add plan note on both the Grading and Landscaping plans: In order to encourage infiltration of stormwater and to minimize the migration of sediments, the finished grade for all landscaped areas shall be set 3" minimum below surrounding hardscape containments [curbing, sidewalks, foundations etc.]. This standard may be waived if necessary to promote the preservation of trees shown as such.

MEI Response: See response to Item #1 above See response to Item #1 above.

10. Add plan note: All permeable paving installations shall be subject to infiltration testing after installation. Testing shall be conducted according to the ASTM International C1701 or C1781 standards, as appropriate. All types of permeable pavement shall maintain a minimum infiltration rate of 200 inches per hour.

MEI Response: See response to Item #1 above See response to Item #1 above. This project does not contain permeable paving.

11. Add plan note: Pursuant to Building Code Section 121.17; prior to issuance of a Certificate of Occupancy, post-construction certification including as-built drawings, affidavit from designer/s, and performance bond based upon the actual cost of construction must be submitted for approval. After final inspection these documents must be recorded with the Civil District Clerk Court.

MEI Response: See response to Item #1 above Prior to applying for the Certificate of Occupancy, the Contractor is required to provide as-built drawings, a performance bond on the actual cost of construction and all documents submitted to the Civil District Court for Lien Release.

12. Pursuant to Building Code Section 121.13(e); prior to release for construction the contractor shall execute a construction SWPPP in compliance with Building Code Section 121.5 and 121.6 and modeled on DPW Standard Specification Section C204. Include contact information [name, phone, email] for the on-site person or persons to be contacted in the event of a violation or complaint.

MEI Response: See response to Item #1 above Project documents are currently being bid. Will comply upon award of bid.

13. Permit Intake - Please submit approval from the State Fire Marshal.

MEI Response: See response to Item #1 above Permit application submitted to State Fire Marshal and awaiting approval.

14. Permit Intake - Please provide a Detailed Cost Estimate that includes a scope of work, break down of all costs (materials and labor) including any required sub-permit work for mechanical and/or electrical. The estimate needs to be an exact amount and match the total contract amount. Signature(s), printed name(s), title(s), and date, are required on estimate.

MEI Response: See response to Item #1 above Cost estimate will be provided by contractor selected in bid process.

15. Approval from the State Fire Marshal is required. 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, Ph. (504) 568-8511 or 8181 Independence Boulevard, Baton Rouge, LA 70806, Ph. (225) 925-4920 / 800-256-5452.

MEI Response: See response to Item #1 above Permit application submitted to State Fire Marshal and awaiting approval.

Sincerely,

A handwritten signature in dark ink that reads "Raymond E. Smith". The signature is written in a cursive, flowing style.

Raymond E. Smith, P.E.
Moses Engineers, Inc.