

1230 WEBSTER: Permit 22-23456-RNVS Renovation (Structural)

Patrick Melancon <patrick@mod-ai.com>

Fri 8/26/2022 12:03 PM

To: Warren E. Jones <Warren.Jones@nola.gov>

Cc: Michael Labauve <michael@mod-ai.com>; curt freudenberger <curtfreud@zoho.com>

 3 attachments (8 MB)

1230 WEBSTER - Construction Cost.pdf; 1230 WEBSTER - Revised per Review Comments.pdf; 1230 WEBSTER - Plumbing Riser Diagram.pdf;

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.

Mr. Jones,

Please see attached and below my replies to your review comments below.

Please let me know if anything further will be needed for resolutions. Thank you.

Patrick Melancon

RE: Permit 22-23456-RNVS Renovation (Structural) at 1230 Webster St

Dear Patrick Melancon,

Some questions have arisen regarding your Renovation (Structural) permit, 22-23456-RNVS, at 1230 Webster St. 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:

Must retire 2nd address. **Owner is currently addressing this.**

Permit Intake - This property is located within the Historic District And Landmarks Commission District (HDLC) , no exterior work is permitted without the review and approval of the Historic District And Landmarks Commission District (HDLC). (504) 658-7051

Permit Intake - Please provide a detailed construction contract signed by the current property owner and a licensed contractor registered with the Louisiana State License Board for Contractors. This contract needs to include the cost of all labor and all materials with a cost breakdown of the work to be done. Note: Contract must be signed and dated by Owner and Contractor with names printed under the signatures. **See attached (also uploaded to One Stop project folder).**

Permit Intake - Please upload your plumbing riser diagram as a PDF document. The SWBNO plumbing department will review your uploaded riser diagram. **See attached (also uploaded to One Stop project folder).**

Permit Intake - This appears to be a substantial improvement to the property and, as such, an Elevation Certificate is required for this permit application. The Elevation Certificate must bear the live seal of a Louisiana registered land surveyor and dated within the last six (6) months. This must be on the Safety & Permits three-part form dated September 30, 2016. **To be submitted next week.**

PLAN REVIEW This project has been reviewed by Warren E. Jones, PE. Any questions, more information needed, or for digital document correspondence, email warren.jones@nola.gov or call (504) 658-7121.

PLAN REVIEW GENERAL NOTE: The 2015 International Residential Code ("2015 IRC") applies to one and two-family dwellings not more than three stories above grade plane, and their accessory structures. Unless noted otherwise, all review comments and citations reference the 2015 IRC, including all relevant subsections. **See attached "1230 WEBSTER – Revised": Sheet T-100 (also uploaded to One Stop project folder).**

PLAN REVIEW Submit a signed cost estimate or contract with labor and material breakdown, and a copy of the contractor's license certificate. The estimate or contract should: a) include a detailed estimate of all costs including materials, labor, general conditions, contractor overhead and profit; b) include separate line items for any required sub-permit work (e.g. mechanical, electrical, roofing) c) be written on business letterhead, dated, and stating the correct permit number, project address, contractor license number(s) and contact information including phone number; and d) match the total contract amount ("Construction Value") listed in the permit application All estimates or contracts shall include BOTH the Contractor and Owner signatures, printed names, titles and date. **See attached (also uploaded to One Stop project folder). See attached (also uploaded to One Stop project folder).**

PLAN REVIEW WIND SPEED: The City of New Orleans requires structures be designed for 130 mph basic wind speed. Please confirm. **See attached "1230 WEBSTER – Revised": Sheet T-100 (also uploaded to One Stop project folder).**

PLAN REVIEW GLAZING: Provide wind-borne debris protection for exterior glazing in accordance with 2015 IRC, Sec. R301.2.1.2. Glazed opening protection shall meet the requirements of the Large Missile Test of ASTM E 1996 and ASTM E 1886. (Exception: Wood structural panels with a minimum thickness of 7/16" (11 mm) and a maximum span of 8 feet shall be permitted for opening protection in one- and two-story buildings. Panels shall be precut, predrilled, attached to the framing surrounding the opening and secured as per 2015 IRC, Sec. R301.2.1.2.) Please confirm. **See attached "1230 WEBSTER – Revised": Sheet T-100 (also uploaded to One Stop project folder).**

PLAN REVIEW New fireplaces and chimneys shall comply with all applicable provisions of 2015 IRC, Chapter 10. Please confirm. **See attached "1230 WEBSTER – Revised": Sheet T-100 (also uploaded to One Stop project folder).**

PLAN REVIEW Zoning, GIS Addressing and S&P (Intake) reviews are pending. Additional review comments may be forthcoming.

You can check the status of your permit and perform additional actions at <http://onestopapp.nola.gov/>

If you have any questions, please do not hesitate to contact me. If you applied for this permit online, please upload any additional materials by going to onestopapp.nola.gov, going to the "Your Items" page, clicking on the "View" link beneath the address line for this permit application and going to the "Documents" tab on that page. If you did not apply for this permit online, please send any additional materials requested to warren.jones@nola.gov

Warren Jones

Senior Plan Examiner

warren.jones@nola.gov

Sincerely,

Warren Jones

Senior Plan Examiner

warren.jones@nola.gov

PATRICK MELANCON

MELANCON ORTEGA DESIGNS
a r c h i t e c t u r e + i n t e r i o r s
7711 MAPLE STREET
NEW ORLEANS, LA 70118

(504) 450-9913
patrick@mod-ai.com