

DEPARTMENT OF SAFETY AND PERMITS  
**CITY OF NEW ORLEANS**

LATOYA CANTRELL  
MAYOR

TAMMIE JACKSON  
DIRECTOR

**Tuesday, October 18, 2022**

**PERMIT NO:** 22-26748-RNVN  
**ADDRESS:** 1216-1224 Marengo St, 4100-4104 Perrier St  
**NATURE OF WORK:** Renovation (Non-Structural)

Dear Silva Construction LLC:

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

Division	Category	Comment
Plan Review		PLAN REVIEW  This project has been reviewed by Sr. Building Plan Examiner, Warren E. Jones, PE. For email correspondence, please send to warren.jones@nola.gov or call (504) 658-7121.
Plan Review		PLAN REVIEW  GENERAL NOTE:  Unless noted otherwise, all review comments and citations reference the 2015 International Building Code ("2015 IBC") and City of New Orleans Amendments to the 2015 IBC, including all relevant subsections.
Plan Review		State Fire Marshal:  Approval from the State Fire Marshal is required. Apply online at <a href="http://sfm.dps.louisiana.gov/">http://sfm.dps.louisiana.gov/</a> 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.  (Note: SFM now requires the scope on any commercial, multi-family or mixed-use to be cleared through their office. Their release does not always require a complete set of



		plans and is more of a formality on small scopes such as this.)
Plan Review		<p>PLAN REVIEW</p> <p>Please clarify the scope of work for this project. Submit construction plans, detailed sketch(es) and/or photos of sufficient clarity to indicate</p> <ul style="list-style-type: none"> <li>a) Floor plan of the structure</li> <li>b) Use of all rooms</li> <li>c) Location of all areas to be worked on</li> <li>d) Nature and extent of all work proposed; and</li> <li>e) Details that will conform to the provisions of the 2015 IBC and City of New Orleans Amendments to the 2015 IBC, including all relevant subsections.</li> </ul>
Plan Review		<p>PLAN REVIEW</p> <p>Who signed the contract for both Owner and Contractor? (First and last names, please.)</p>
Zoning	# of Units	Please clarify total # of dwelling units on this site.
Zoning	Established Two-Family or Multifamily	<p>Zoning - This appears to be the renovation of a structure with more units than permitted in the zoning district. This property may be compliant as an established non-conforming two-family or multi-family, per Article 20.3.W of the CZO. Please provide documentation (utility accounts, floorplans, leases, photos, etc) that verify long-term usage as a multiple unit dwelling. These documents can be sent to <a href="mailto:zoningadministrator@nola.gov">zoningadministrator@nola.gov</a>. An official zoning verification will be required to be issued by the zoning division prior to permitting. <a href="http://czo.nola.gov/Article-20#20-3-W">http://czo.nola.gov/Article-20#20-3-W</a> More information on the zoning verification process can be found at this link: <a href="https://www.nola.gov/safety-and-permits/zoning-administration/zoning-verification/">https://www.nola.gov/safety-and-permits/zoning-administration/zoning-verification/</a></p>
Zoning	Non-conforming	If greater than four units, please submit documentation proving that the legal non-conforming use has been

		retained for the structure. Please submit a non-conforming use determination application to the Zoning Division of Safety and Permit for review and approval. The application material can be submitted in person or email to njkindel@nola.gov. Information, the application, and submittal requirements can be found at this link: <a href="https://www.nola.gov/safety-and-permits/development-regulations/determination-of-non-conforming-status/">https://www.nola.gov/safety-and-permits/development-regulations/determination-of-non-conforming-status/</a> - - If the structure(s) has been vacant for more than 180 days, then nonconforming status has been lost. Please apply to the City Planning Commission for a conditional use of an Established Multi-Family Dwelling. Contact CPC at cpcinfo@nola.gov or 504-658-7033 for more info. Application information can be found at this link: <a href="https://nola.gov/onestop/building/planning-project/land-use-request-conditional-use/">https://nola.gov/onestop/building/planning-project/land-use-request-conditional-use/</a>
Plan Review		PLAN REVIEW  Zoning review is pending. Additional comments may be forthcoming.

A response to the code requirements indicated above must be submitted 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. Your cooperation will be greatly appreciated.

Yours very truly,



**Warren E. Jones, PE**

Sr. Building Plan Examiner

Department of Safety & Permits

Office of Business and External Services | City of New Orleans

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(504) 658-7121

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