



## AFTER

All Permits, Licenses, Planning Projects (including variances), and Violations will be listed and color coded.



Clicking on an item will expand it revealing more information

Type	Status	Date Filed	Closed
Text Amendment	City Council Action	8/22/2012 12:00:00 AM	No
Accessory Structure	Permit Issued	4/7/2016 5:19:50 PM	No
Future Renovation	Permit Issued	4/13/2016 3:17:18 PM	No

### OTHER CONSIDERATIONS:

**ZONING:** Zoning regulates how a property may legally be used. This includes the number of residential units and types of business. Zoning also limits building height, required setbacks, and floor area. Contact the City Planning Commission for more info.

**IZD/OVERLAYS:** These provide requirements in addition to those of the underlying zoning. Contact the City Planning Commission for more info.

**BASE FLOOD ELEVATION:** New buildings and renovations with a cost in excess of 50% of the pre-renovated value of the building must be elevated to meet the base flood elevation or 3' above the center line of the street, whichever is higher.

### RESOURCES:

**PROPERTY VIEWER:** The interactive property viewer at [property.nola.gov](http://property.nola.gov) can be used to determine if a property is within a local historic district, as well as to lookup a property's zoning and IZD/overlay status. Links are provided to the zoning ordinance which contains the regulations for the zoning classification shown.

**WWW.NOLA.GOV/ONESTOP:** This site has detailed information about every type of permit available.

**ONESTOPAPP.NOLA.GOV:** This site allows online filing for many types of permits.

**HDLC PRE-SALE INSPECTION:** Upon request by a seller or buyer, the HDLC will determine if there are any known violations and will inspect the property to determine if any previously unidentified violations exist.

### CONTACT INFO:

ONE STOP OFFICE: PERMITTING & LICENSING  
7TH FLOOR, CITY HALL, 1300 PERDIDO STREET  
NEW ORLEANS, LOUISIANA 70112

SAFETY & PERMITS: (504) 658-7100

CITY PLANNING COMMISSION: (504) 658-7033

HISTORIC DISTRICT LANDMARKS COMMISSION:  
(504) 658-7040

VIUEX CARRE COMMISSION: (504) 658-1420



## BUYING A BUILDING?

*Would you buy a car without checking to see if it had been in an accident?*

*If it had been in an accident, wouldn't you want to see the records showing what was fixed and who did the work?*

*If the seller only had receipts for a paint job and new tires would you bring the car to a mechanic to have it checked out?*

*How much did you spend on our last car?*

*How much are you spending on your new building?*

CURIOUS ABOUT YOUR BUILDING'S PAST?

YOU SHOULD BE



**BEFORE**



**DURING**

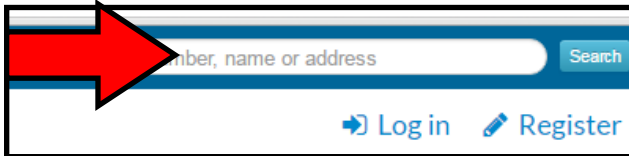


**AFTER**

It is easy to look up a building's permitting history using [onestopapp.nola.gov](http://onestopapp.nola.gov)

Enter the address in the search field at the top of the screen and click search.

If your building has (or once had) more than one address, you should search each address separately.



**IMPORTANT:**

- Work completed without the necessary permits is never inspected and, as it could have been performed by an untrained and unlicensed person, it is most likely hazardous and potentially life-threatening. Even licensed professionals fail inspections.
- Transferring ownership of a property does not make building, zoning, or historic district violations go away. The new owner of the property becomes responsible for the violation and may be subject to fines and other enforcement actions until the violations are remedied.

WHAT TO LOOK FOR:	WHAT THIS MAY INDICATE:	WHAT TO DO:
Open Permits	The work has not been certified as complete and code-compliant.	Contact the Department that issued the permit or violation in question and find out what needs to be done to resolve the situation and close the case.
Open Violations	A violation exists on the property which has not been corrected. This may result in you, as the new owner, being fined.	
Verify that all of the work done to the building is specifically described on the permits that were issued. Projects with architectural plans may have work not itemized but rather drawn. Verify that the plans are stamped approved.	Most work other than painting requires a building permit. New lighting, kitchens, bathrooms, stairs, attic rooms, relocated or removed walls, windows, doors, cathedral ceilings, and skylights are all likely candidates for unpermitted work that may be problematic.	Require that the seller obtain permits for any work not specifically described or drawn on approved drawings and have these permits inspected and closed.
Ask when the building was last rewired and how old the heating and cooling systems are. Look for corresponding electrical or mechanical permits.	All work to electrical systems requires electrical permits. All work to heating or cooling systems requires mechanical permits. These permits can only be obtained by licensed professionals.	Require that the seller obtain the necessary permits, have the work certified as code compliant, and have permits inspected, passed, and closed.
Determine if your property is located within a local historic district or is an individually listed landmark.	All exterior work (including some that does not require a building permit such as fencing, roofing, and porch repairs) must be approved by the responsible agency.	Verify that Certificates of Appropriateness have been issued for all exterior work and that these have been inspected and closed.