

Build responsibly. Check with your local building department before you make a change to your building or yard.

Before proceeding with retrofitting measures, or any construction and development, check with the Parish Planning and Zoning Department at [651-5565](tel:651-5565) for applicable building codes, permit requirements, and zoning restrictions.

Additionally, if any citizen observes any illegal development in the floodplain, it should be reported immediately to the Community Rating System Coordinator in St. John Parish at [651-5565](tel:651-5565).

- Before you do anything - including prepare construction plans, finalize financing, and/or purchase one 2" x 4", call the St. John Parish Inspection Department to find out what regulations apply to you.
- Explain, precisely, where your property is located and the entirety of your plans for construction. Find out the cost of the permit application fee.
- Don't hesitate to ask for certain requirements in writing; This protects you and the building official from miscommunication.
- If you are not sure about a regulation, ask for clarification; and
- Above all, don't assume that you won't get caught violating the building permit requirement. Code Enforcement and FEMA staff conduct regular inspections to verify that work is not done in the flood zone without a permit.

Substantial Improvements/Damage Requirements

Additions, reconstruction or rehabilitation of your property is subject to National Flood Insurance Policy (NFIP) requirements. Check with the Planning and Zoning Department before proceeding.

The NFIP requires that when the cost of reconstruction, rehabilitation, addition or other improvements to a building equals or exceeds 50% of the fair market value, then the

building must meet the same construction requirements as a new building. Substantially damaged buildings must also be brought up to the same standards. A residence or building damaged so that the cost of repair equals or exceeds 50% of the structure's fair market value must also be elevated above the Base Flood Elevation (BFE) in flood zones where BFE's exist. Questions about these requirements may be directed to the Planning & Zoning Dept. at [\(985\) 651-5565](tel:9856515565).