

DEPARTMENT OF SAFETY AND PERMITS
CITY OF NEW ORLEANS

PAUL A. MAY
DIRECTOR

Elevation Requirement Guidelines for NORA

1. If a property already meets or exceeds both the Base Flood Elevation (BFE) and the Advisory Base Flood Elevation (ABFE), the property does not have to be elevated during reconstruction, rehabilitation, or other improvement. Applicants for a building permit must provide an elevation certificate from a licensed surveyor to determine whether the property meets the BFE or ABFE. For these properties, a building permit may be issued as long as the proposed improvements meet all permitting requirements, such as zoning, elevation certificate, compliance with building codes, etc.
2. According to the City's floodplain management ordinance (**Chapter 78 of the City Code**), which is required by FEMA for the City to participate in the National Flood Insurance Program, properties must be elevated if they are substantially damaged or will be substantially improved. These conditions are not mutually exclusive, and both conditions apply in the determination of whether or not a property will have to be elevated.
3. No separate damage assessments were done on the Louisiana Land Trust (LLT) properties by the Louisiana Recovery Authority's Road Home Program. Therefore, the City will use its own damage assessments for LLT properties, which are on record in the Department of Safety and Permits.
4. If properties were determined to be substantially damaged (equal to or exceeding 50%) by the City, properties owners have the ability to appeal the damage estimate by using the Department of Safety and Permits "Application for Substantially Damaged Determination" (attached) and providing the proper documentation listed on the form. Please note that filling out this form does not guarantee that the damage estimate will be reduced, and homeowners may still be required to elevate the property if they choose to rehab a property.
5. If properties were not determined to be substantially damaged but will be substantially improved, they must comply with the BFE or ABFE, whichever is higher. "Substantial Improvement" is defined as "any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure." The documentation required to determine "Substantial Improvement" is the same as for "Substantial Damage" found on the "Application for Substantially Damaged Determination" form.
6. The only time a property would NOT need to be elevated is if it meets one of the following conditions.
 1. It already meets or exceeds the BFE or ABFE, whichever is the higher elevation.
 2. It was not substantially damaged and it will not be substantially improved.
 3. It is a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure". "Historic structure" is defined as any structure that is *individually listed* on the National Register of Historic Places, *individually listed* on an approved state inventory of historic places, or *individually listed* on a certified local inventory of historic places (44 CFR 59.1). Structures within a historic district are not exempt from elevation unless they are individually listed on a specific national, state, or local register.

For question, please contact Patrick Trainor, Floodplain Manager at 658-7127.

1300 PERDIDO STREET ROOM 7E07 NEW ORLEANS, LOUISIANA 70112
PHONE 504.658.7202 FAX 504.658.7208

