



Welcome to Abita Springs!

BEFORE YOU BEGIN: Find out your property zoning.

CONFIRM THAT YOUR PROPOSED USE CONFORMS TO ALLOWABLE ZONING USE.

Property zoned Historic requires approval from the Historic Commission. Call (985) 892-0711 Option 4

REQUIRED DOCUMENTS FOR A BUILDING PERMIT

- Completed Permit Application (Contractor registration must be complete for all contractors & subcontractors - *State or parish licensed and registered with the Town of Abita Springs. Contractors as well as all subs must show proof of insurance*)
- Certificate of Appropriateness from Historic Commission (*Property w/ Historic Overlay Only*)
- Property Deed / Proof of Ownership
- Signed Building Agreement
- Form from 911 with Assigned Address (911 Addressing: 985-898-4911)
- Variance or Re-Sub Approval Form (*If Applicable*)
- Louisiana State Highway Department Approval (State Roads Only)
- Heat Load will be required prior to rough-in mechanical for all new systems.
- Duct blast report required before the final mechanical for all new cooling and heating systems.

BLUEPRINTS AND SITE PLANS

- Survey of Property (shall indicate flood zone, submitted as 11 x 17 or smaller)
- Form Spot
- Please submit an electronic copy of the plans, stamped by a registered design professional, to ktortorich@abitaspringsla.gov
- All property in floodplain zone A/AE will require a pre-pour Elevation Certificate. A post-construction Elevation Certificate is also required.
- Plot Plan (drawn to scale including proposed and existing structures and set back lines. Must include fence height, placement, and parking)
- All Plans Must Clearly Indicate the Design Criteria for: Wind Speed, Flood Zone, Hurricane Clips, Strapping, and Shingle and Vinyl Siding Application
- All Foundation Plans Must Be Stamped by A Design Professional or Civil Engineer

LAND CLEARING AND DIRT WORK

- Land Clearing Application
- Tree Removal Plot Plan
- See Tree Program

STORMWATER AND DRAINAGE

- Signed Stormwater Agreement and Stormwater Site Plan
- Drainage Site and Sediment Control Plan Plan (showing any necessary culvert locations, swales, green space, trees, show silt fence or 10' grass buffer, drain protection & vehicle tracking prevention)
- Right of Way Use/Culvert Permit



BUILDING PERMIT RESIDENTIAL FEE SCHEDULE

(For multifamily residential, all fees are per unit)

PLAN REVIEW APPLIES TO TOTAL FOOTPRINT	\$.15 / Square foot with a minimum of \$100.00 Solar Panels \$75.00 Swimming Pool \$75.00 (see pool application)	
BUILDING PERMIT APPLIES TO TOTAL FOOTPRINT	New Construction/Addition: \$125.00 & 25¢ per square foot Remodel/Renovation: \$75.00 and 25¢ per square foot Fences over 7' \$25 and Solar Panels \$75.00	
SUBCONTRACTORS \$75/trade	Electrical, Mechanical, Plumbing, Gas <i>Subs must file for attachment to permit.</i>	
INSPECTION PACKAGE	\$750 includes: \$75/ per inspection: Temp Pole & Toilet, Plumbing Underground, Foundation/Piers, Certified Test Meter \$225 for All Rough-In/ Closed Wall (<i>Must be called together</i>) \$225 for All Finals (<i>Must be called together</i>) Homes with Natural Gas, additional \$100.00 (Must be called w/ Rough-In & Final Inspections) <i>Failed inspections \$75.00</i>	\$750.00
LAND CLEARING PERMIT	Plan Review \$100 <1 Acre, \$125 > 1 Acre + \$25 per additional acre Inspections \$75, Failed Inspections \$75	
DRAINAGE & STORMWATER PLANS	\$80.00 Plan Review \$250.00 All Inspections (silt fencing, culvert, site visit) \$50.00 Failed Inspection	\$330.00

UTILITY DEPARTMENT RESIDENTIAL FEE SCHEDULE

(For multifamily residential, all fees are per unit)

INFRASTRUCTURE CAPACITY	\$833.33 / per service \$2,500.00 (Sewer, water, gas)	
CULVERTS	Culverts must be installed to Town Specs and approved before Certificate of Occupancy is issued. Metal or PVC allowed.	See ROW Application
LINE EXTENSIONS	Line Extensions are calculated by job. The Town assesses the property and calculates costs.	
CONNECTION FEES	Gas \$250.00 Water \$200.00 Sewer \$150.00 Total \$600.00	\$600.00
UTILITY DEPOSITS	Garbage \$30, Water \$75, Gas \$200 (\$50 non-refundable) Total \$305.00	

Please contact the P&Z Dept. at (985) 892-0711, option 4, for more information.