



**DEPARTMENT OF PLANNING  
ENFORCEMENT DIVISION**  
P. O. Box 628  
COVINGTON, LA. 70434  
PHONE: (985) 898-2529  
FAX: (985) 898-3003  
e-mail: enforcement@stpgov.org

*Kevin Davis*  
*Parish President*

12-05-2011

**CERTIFIED MAIL ARTICLE NO. 7011 1570 0003 0826 0102**  
**RETURN RECEIPT REQUESTED**

JOSEPH B. HAINDEL  
102 HAWTHORN PLACE  
MANDEVILLE, LA 70471

*Handwritten notes:*  
Alvin  
H...

Re: Citation No. 8311  
St. Tammany Parish vs. Joseph B. Haindel

Dear: Mr. Haindel

PO BOX 628  
COVINGTON, LA 70434  
PHONE (985) 898-2529  
FAX (985) 898-3003

This is to advise that the Code Enforcement Division responded to a complaint that the above described premises was in violation of the St. Tammany Parish Code of Ordinances, particularly Building Code Sec. 105 Permits Required, 104.10 Stop Work Order, IBC Sec. 1612 Flood loads & Flood Proof Construction.

On October 31, 2011, the undersigned inspected the above described premises and found that the premises violated the above mentioned ordinances in that there existed.

At the time of the inspection a Notice of Violation was posted at the premises. Further, enclosed is a Notice to Appear before the St. Tammany Parish Hearing Officer. The hearing date is March 7, 2012. Information regarding the hearing is contained on the Notice to Appear.

All inquiries regarding the above are to be directed to the undersigned.

Sincerely,

*Earsley Hart, Jr.*

**Earsley Hart, Jr.**  
Code Enforcement Officer

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667-5098

Enclosure:



PARISH OF ST. TAMMANY  
STATE OF LOUISIANA

CITATION  
NUMBER: 8311

On the 31<sup>st</sup> day of October, 2011, at or about  
2:00 [ ] a.m. [X] p.m. Joseph B. Haindel,  
an adult, residing at 102 Hawthorn Place in the  
city/town of Mandeville, state of LA 70471 did violate  
the following St. Tammany Parish ordinance(s) at following location  
4754 Puntchartrain Dr. Slidell LA 70458 :

- Building Code (Tech.)-Section(s): Sec 105 Permits Required, 104.10 Stop work
- Building Code (Supp.)-Section(s): \_\_\_\_\_
- Zoning Ordinance-Section(s): \_\_\_\_\_
- Other: IDC Sec. 1612 Flood Walls & Flood Front Construction

Description of the Ordinance Violation(s): 1. Working without a permit. Converted a commercial accessory structure into a rental laundry facility. Structure requires tie back wall. Installed plumbing below tie back flood protection which is an illegal conversion. 2. Structure is unsafe structural failure possible. Back wall repairs are not being done to code. 3. The conversion is taking place below the D. Flood Elevation.

Easley Hart Jr.  
Officer

12-05-2011  
Date

You are hereby notified and cited by the authority vested in the above officer to appear before the St. Tammany Parish Administrative Hearing Officer, located at 21490 Koop Dr., Mandeville, LA 70471 on the 7<sup>th</sup> day of March, 2012 at 9:00 [X] a.m. [ ] p.m. to respond to the violation(s) described above. **You have the right to be represented by an attorney at all stages of this proceeding. See the reverse side of this document for further notice regarding these proceedings.**

Type of service:

[ ] Personal service: signature \_\_\_\_\_

[ ] Domiciliary service: signature \_\_\_\_\_

or  
[X] Served via certified U.S. mail #: 7011 1570 0003 0826 0107

and  
Notice affixed to property on this date: 12-05-2011

898-2574

EACH DAY THE VIOLATION OCCURS SHALL CONSTITUTE A SEPARATE OFFENSE.

WHITE-ORIGINAL

YELLOW-DEPT.

PINK-PROPERTY

GOLD-RESPONDENT



# State Farm Insurance Companies®



March 13, 2011

Tulsa Operations Center  
12222 State Farm Boulevard  
Tulsa, Oklahoma 74146-5402

HAINDEL, JOSEPH B  
102 HAWTHORN PL  
MANDEVILLE LA 70471-1792

RE: Policy no: 98-BJ-0375-8  
Policy type: Apartment Policy  
Location: MULTIPLE LOCATIONS

Dear Policyholder:

Recently a State Farm representative visited your Apartment to obtain additional underwriting information. We believe there are some positive measures that can be taken which could reduce the potential for loss and we would appreciate your assistance in making the following improvements:

Establish and post a policy prohibiting the use of charcoal or gas grills on the rear decks, porches, and underneath the detached gazebos, to reduce the chance of fire or bodily injury. The policy must be strictly enforced.

Replace all missing covers on exterior light fixtures located on each apartment building. Ensure that all light fixtures are working properly.

Repair or replace and paint all damaged, missing, or loose siding to reduce the chance for water damage, or further deterioration and rotting. This was noted on the rear elevation of the storage building.

Your cooperation with the above underwriting requirements within the next 60 days would be appreciated. You are a valued policyholder, and we hope that by giving notice of the condition(s) you need to correct, we can continue to serve your needs. Your agent, or in some cases an underwriting representative, may contact you to review these improvements with you.

Please note...neither our underwriting requirements nor our underwriting recommendations necessarily include all potential sources of loss. Nor are we guaranteeing that if you comply with them your property will necessarily be considered safe or healthful, or in compliance with any law, rule or regulation. Also, our underwriting survey shouldn't be construed as a comprehensive safety program or as a voluntary safety inspection.





Any requirements necessary for the strength or stability of an existing or proposed building or structure, or for the public safety or general welfare, not specifically covered by this Code, shall be determined by the Director. Wherever there are practical difficulties in carrying out the provisions of this Code, the Director shall have the authority to grant modifications for individual cases, upon the request of the owner or owner's representative, provided the Director shall first find that special individual reason makes the strict letter of the Code impracticable and the modification is in compliance with the intent and purpose of this Code and that such modification does not affect health, accessibility, life and fire safety, or structural requirements. The application for modification and the approval of the Director shall be in writing. The details of action granting modifications shall be recorded and entered in the permanent records of the Department of Building and Regulatory.

#### 104.15 Tests

Whenever there is insufficient evidence of compliance with the provisions of this Code, or evidence that a material or method does not conform to the requirements of this Code, or in order to substantiate claims for alternative materials or methods, the Director shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this Code or by other recognized and accepted test standards. In absence of recognized and acceptable test methods, the Director shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the jurisdiction for the period required for retention of public records.

### SECTION 105 PERMITS

#### 105.1 Required

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, mechanical, plumbing, or gas piping or equipment, the installation of which is regulated by this Code, or cause any such work to be done, shall first make application to the Director for a required permit.

#### 105.2 Work Exempt from Permit.

Exemptions from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in violation of the provisions of this Code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

##### Building:

1. One story detached accessory structures, accessory to one and two family dwellings, used as tool sheds, storage sheds, playhouses or similar uses provided the floor area does not exceed 100 square feet.
2. Fences not over 6 feet high.
3. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
4. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.
5. Swings and other playground equipment accessory to one and two family dwellings.
6. Movable cases, counters and partitions not over 5 feet 9 inches tall.
7. Oil derricks
8. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter does not exceed 2 to 1.
9. Prefabricated swimming pools accessory to single family dwellings that are less than 24 inches deep.
10. Window awnings supported by an exterior wall which do not project more than 54 inches from the exterior wall and do not require additional support.

##### Electrical:

1. Repairs and Maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but does apply to equipment of wiring for power supply, the installation of antennas and towers.

##### Mechanical:

1. Portable appliance.
2. Portable ventilation appliances/equipment.
3. Portable cooling unit.

upon unusual technical issues that arise, subject to the approval of the appointing authority.

104.7 Identification

The Director shall carry proper identification when inspecting structures or premises in the performance of duties under this Code.

104.8 Right of Entry

Where it is necessary to make an inspection to enforce the provisions of this Code, or where the Director has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this Code which makes the premises unsafe, dangerous or hazardous, the Director is authorized to enter the structure or premises at reasonable times to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented and entry requested. If such structure or premises be unoccupied, the Director shall first make a reasonable effort to contact the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the Director may recourse to the remedies provided law to secure entry.

104.9 Liability

The Director, Members of the Board of Appeals or employee charged with the enforcement of this code, while acting for the good faith and without malice in the discharge of the duties required by this Code or other pertinent law or ordinance, shall not be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of an act or by reason of an act of omission in the discharge of official duties. Any suit instituted against an officer or employee in the discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction. The termination of the proceedings. The Director or any subordinate shall not be liable for cost in any action, suit or proceeding brought in pursuance of the provisions of this Code.

104.10 Stop Work Orders

Upon notice from the Director, work on any building, structure, electric, gas, or mechanical system that is being done prior to the required permit and/or contrary to the provisions of this Code or in a dangerous or unsafe manner, shall immediately cease. A written stop work order shall be in writing and shall be given to the owner of the property or to his agent, or to the person doing the work, and shall specify the conditions under which work may be resumed. Where an emergency exists, the Director shall not be required to give a written order before stopping the work.

104.11 Revocation of Permits

The Director may revoke a permit or approval, issued under the provisions of this Code, in the event that there has been a false statement or misrepresentation or upon failure to execute said work in accordance with said application, plans or specifications been issued in violation of the Zoning or Building Code.

104.12 Approved Materials and Equipment

Materials, equipment and devices approved by the Director shall be constructed and installed in accordance with such approval.

104.13 Requirements Not Covered by Code



## Section 1612

### [[1612\_1|International Building Code 1612.1

General. Within flood hazard areas as established in Section 1612.3, all new construction of buildings, structures and portions of buildings and structures, including substantial improvement and restoration of substantial damage to buildings and structures, shall be designed and constructed to resist the effects of flood hazards and flood loads. For buildings that are located in more than one flood hazard area, the provisions associated with the most restrictive flood hazard area shall apply.

### [[1612\_2|International Building Code 1612.2

Definitions. The following words and terms shall, for the purposes of this section, have the meanings shown herein.

**BASE FLOOD.** The flood having a 1-percent chance of being equaled or exceeded in any given year.

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STRUCTURAL DESIGN

**BASE FLOOD ELEVATION.** The elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the Flood Insurance Rate Map (FIRM).

**BASEMENT.** The portion of a building having its floor subgrade (below ground level) on all sides.

**DESIGN FLOOD.** The flood associated with the greater of the following two areas:

1. Area with a flood plain subject to a 1-percent or greater chance of flooding in any year; or
2. Area designated as a flood hazard area on a community's flood hazard map, or otherwise legally designated.

**DESIGN FLOOD ELEVATION.** The elevation of the "design flood," including wave height, relative to the datum specified on the community's legally designated flood hazard map. In areas designated as Zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as ZoneAO where a depth number is not specified on the map, the depth number shall be taken as being equal to 2 feet (610 mm).

**DRY FLOODPROOFING.** A combination of design modifications that results in a building or structure, including the attendant utility and sanitary facilities, being water tight with walls substantially impermeable to the passage of water and

with structural components having the capacity to resist loads as identified in ASCE 7.

**EXISTING CONSTRUCTION.** Any buildings and structures for which the "start of construction" commenced before the effective date of the community's first flood plain management code, ordinance or standard. "Existing construction" is also referred to as "existing structures."

**EXISTING STRUCTURE.** See "Existing construction."

**FLOOD or FLOODING.** A general and temporary condition of partial or complete inundation of normally dry land from:

1. The overflow of inland or tidal waters.
2. The unusual and rapid accumulation or runoff of surface waters from any source.

**FLOOD DAMAGE-RESISTANT MATERIALS.** Any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair.

**FLOOD HAZARD AREA.** The greater of the following two areas:

1. The area within a flood plain subject to a 1-percent or greater chance of flooding in any year.
2. The area designated as a flood hazard area on a community's flood hazard map, or otherwise legally designated.

**FLOOD HAZARD AREA SUBJECT TO HIGH VELOCITY WAVE ACTION.** Area within the flood hazard area that is subject to high velocity wave action, and shown on a Flood Insurance Rate Map (FIRM) or other flood hazard map as Zone V, VO, VE or V1-30.

**FLOOD INSURANCE RATE MAP (FIRM).** An official map of a community on which the Federal Emergency Management Agency (FEMA) has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

**FLOOD INSURANCE STUDY.** The official report provided by the Federal Emergency Management Agency containing the Flood Insurance Rate Map (FIRM), the Flood Boundary and Floodway Map (FBFM), the water surface elevation of the base flood and supporting technical data.

**FLOODWAY.** The channel of the river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

**LOWEST FLOOR.** The floor of the lowest enclosed area, including basement, but excluding any unfinished or flood-resistant enclosure, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of this section.

**SPECIAL FLOOD HAZARD AREA.** The land area subject to flood hazards and shown on a Flood Insurance Rate Map or



other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, AH, V, VO, VE or VI-30.

**START OF CONSTRUCTION.** The date of permit issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns.

Permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

**SUBSTANTIAL DAMAGE.** Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

**SUBSTANTIAL IMPROVEMENT.** Any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations

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#### **STRUCTURAL DESIGN**

identified by the building official and that are the minimum necessary to assure safe living conditions.

2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

### **[[1612\_3|International Building Code 1612.3**

Establishment of flood hazard areas. To establish flood hazard areas, the governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall

include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for [INSERT NAME OF JURISDICTION]," dated [INSERT DATE OF ISSUANCE], as amended or revised with the accompanying Flood InsuranceRateMap (FIRM) and FloodBoundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazardmap and supporting data are hereby adopted by reference and declared to be part of this section.

#### **[[1612\_4]International Building Code 1612.4**

Design and construction. The design and construction of buildings and structures located in flood hazard areas, including flood hazard areas subject to high velocity wave action, shall be in accordance with ASCE 24.

#### **[[1612\_5]International Building Code 1612.5**

Flood hazard documentation. The following documentation shall be prepared and sealed by a registered design professional and submitted to the building official:

1. For construction in flood hazard areas not subject to high-velocity wave action:

1.1. The elevation of the lowest floor, including the basement, as required by the lowest floor elevation inspection in Section 109.3.3.

1.2. For fully enclosed areas below the design flood elevation where provisions to allow for the automatic entry and exit of floodwaters do not meet the minimum requirements in Section 2.6.2.1 of ASCE 24, construction documents shall include a statement that the design will provide for equalization of hydrostatic flood forces in accordance with Section 2.6.2.2 of ASCE 24.

1.3. For dry floodproofed nonresidential buildings, construction documents shall include a statement that the dry floodproofing is designed in accordance with ASCE 24.

2. For construction in flood hazard areas subject to high-velocity wave action:

2.1. The elevation of the bottom of the lowest horizontal structural member as required by the lowest floor elevation inspection in Section 109.3.3.

2.2. Construction documents shall include a statement that the building is designed in accordance with ASCE 24, including that the pile or column



foundation and building or structure to be attached thereto is designed to be anchored to resist flotation, collapse and lateral movement due to the effects of wind and flood loads acting simultaneously on all building components, and other load requirements of Chapter 16.

2.3. For breakaway walls designed to resist a nominal load of less than 10 psf (0.48 kN/m<sup>2</sup>) or more than 20 psf (0.96 kN/m<sup>2</sup>), construction documents shall include a statement that the breakaway wall is designed in accordance with ASCE 24.