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OFFICE OF ZONING, PERMITS AND INSPECTIONS

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These are times when the best in people come out as they reach out to help others in need who are dealt a blow by storms or hurricanes. It is also a time when we see an uptick in fraudulent contractors who try to prey on those who are most vulnerable. The City of Franklin Permits Department is one line of defense to protect you in these times, but there are other things you can do yourself:

1. Reach out to the City Of Franklin permits department at 337-828-6358 if you have any questions or concerns. In addition to the State 'value of job' requirements for licensing below, the City of Franklin requires Electricians, Plumbers, HVAC, and any specialty contractors (foundations, framing, roofing, masonry, pools) to have a state license, regardless of the value of the job.
2. Call the state licensing board of contractors or go to LAContractor.org to make sure the contractor is licensed to do the work you are hiring them for. You can download the LAcontractor app on your smartphone and verify a contractor in the palm of your hand; you can also file a complaint from the app.

Louisiana State Contractor Licensing requirements:

- A license is always required for renovation or repair work that exceeds \$7500 in value, including labor and all materials. A contractor holding a Home Improvement Registration or a Commercial License (excluding any of the labor only classifications) may perform this work if the project value remains under \$75,000 in value, including labor and materials.
- Residential renovations or repairs that exceed \$75,000 in value to include labor and materials may only be performed by a contractor holding a Residential Building Contractor license.
- New residential construction valued over \$75,000 in value to include labor and materials may only be performed by a contractor holding a Residential Building Contractor license.
- Electrical, mechanical, or plumbing projects that exceed \$10,000 in value to include labor and all materials require licensure.
- Mold remediation and hazardous material projects require a license if the project value
- is over \$1.00.
- Commercial projects require licensure if the value of the project is over \$50,000 including labor and all materials.
- The website, www.lslbc.louisiana.gov provides information regarding all aspects of licensing law. The link below directs you to a real-time list of all licensed contractors in Louisiana: <http://www.lslbc.louisiana.gov/contractor-search/>
- Also, a free app is available that provides the ability to verify licensure. It is available for both android and apple products. It can be located by searching for " LA Contractor".

3. A legitimate contractor should carry liability insurance to protect you and your property and worker's compensation insurance for the contractor's employees. Ask for "Certificates of Insurance" with your property named as an additional insured, and make sure the certificate is valid by comparing the name on the certificate to the name on the state licensing board website. If there are any discrepancies, contact the insurance company that issued the certificate. You could be left footing the bill for the contractors injured employee if the contractor does not carry Worker's Comp. insurance.
4. A legitimate contractor will not ask you for a large sum of money upfront instead, they will first offer you a written contract detailing what will be done for you. If a contractor has a legitimate expense before work begins, like needing plans produced or custom orders, then you might expect a small sum to be needed before work begins. If this is the case be vigilant and request documents that prove these expenses, but otherwise you should pay in installments as the work progresses.
5. The City of Franklin permit requirements: any owner, authorized agent, or contractor who desires to construct, enlarge, alter, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, remove, convert or replace any HVAC, electrical, gas, or plumbing system, the installation of which is regulated by the technical codes, or to cause any such work to be done, shall first make an application to the Building Official and obtain the required permit for the work.

Building permits shall not be required for the following work: **(These are not exemptions from Historic District regulations)**

- Detached accessory buildings (including sheds) where floor area does not exceed 200 square feet.
- Decks, supported on their own, which are less than 30" above grade and less than 200 square feet.
- Fences 6 feet high or less in the side or rear yard or 42" or less in the front setback.
- Sidewalks and driveways.
- Painting, papering, tiling, carpeting, cabinets, countertops, and other finish work.
- Pools less than 24" deep and enclosed as per regulations.
- Swings and other playground equipment.
- Window awnings that do not project over 54 inches and require no additional support.
- Replacement of receptacles, switches, and breakers. All must be of the same size and upgraded to the latest code requirements.
- Low voltage (less than 25 volts and 50 watts) systems.
- Ordinary building repairs (no open walls or beams) or repairs to plumbing where the work is not concealed, buried, or rearranged.