



Jefferson Parish Office of Inspector General



Evaluation of Third-Party Inspections

Evaluation Report 2023-0009

August 4, 2026

Kim Raines Chatelain, Inspector General

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
BACKGROUND	7
Department of Building Permits (DOBP)	7
State and Local Building Codes	7
Jefferson Parish Permitting and Inspections.....	9
Violations and Convictions of Inspectors who Conduct Inspections in Jefferson Parish	11
Parish President’s Advisory Committee on Permitting & Planning.....	11
Berry, Dunn, McNeil & Parker, LLC Contract.....	12
Evaluation Sample Population.....	12
Acronyms	13
FINDING #1: FAILURE TO OBTAIN REQUIRED DOCUMENTATION	14
FINDING #2: ACCEPTED INSPECTIONS FROM INSPECTORS WHO DID NOT COMPLY WITH PREREQUISITE CONDITIONS	19
FINDING #3: ACCEPTED INSPECTIONS FROM INSPECTORS WITHOUT PROPER STATE REGISTRATION AND CREDENTIALS	22
FINDING #4: FAILED TO PROPERLY REGISTER AND MAINTAIN THIRD-PARTY REGISTRATIONS	24
OBSERVATION#1: FAILURE TO OBTAIN REQUIRED DOCUMENTATION	27
OBJECTIVES, SCOPE, & METHODOLOGY	28
Objectives, Scope, & Methodology.....	28
Data Reliability	28
Evaluation Standards	29
Evaluation Criteria	29
Legal Authority.....	29
RESPONSES: PARISH & NON-PARISH ENTITY COMMENTS	30

EXECUTIVE SUMMARY

The Jefferson Parish Office of Inspector General (JPOIG) conducted an evaluation of third-party inspections in Jefferson Parish to determine whether the Department of Building Permits (DOBP) and third-party inspectors complied with applicable laws and regulations and whether third-party inspection reports provide sufficient documentation to validate third-party inspector conducted inspection on site.¹ The scope of this evaluation included third-party residential building and trade inspections dated 02/01/2025 to 06/30/2025 and third-party inspectors' registrations and credentials in same scope period.² **This was an evaluation of residential inspections only.**

The purpose of the Jefferson Parish Unified Development Code ("Parish Building Code")³ is to "provide minimum standards to safeguard life, limb, health, property, and public welfare in connection with the construction and maintenance of all buildings, structures, and certain equipment...by providing for the administration and enforcement of the currently adopted codes."⁴

The responsibility of enforcing building codes and overseeing building inspections rests with the DOBP. The DOBP oversees permitting and inspections and consists of seventy-five (75) classified employees and an appointed Department Director. The Department is functionally divided into 4 primary areas—Director's Office, Cashier, Permitting/Plan Review, and Inspections. The Inspections section is divided by trades and types of inspections—Building, Electrical, Plumbing, and Mechanical. Each trade section has Parish inspectors and typist clerks which schedule Parish inspections and accept and input third-party inspections. In 2025, the DOBP had a budget of \$6,702,418.

Although Parish inspections are included in the purchase of a permit, contractors and homeowners may also use certified third-party providers to conduct inspections for building code.⁵ The Parish can accept third-party inspection services.⁶ **Third-party inspectors conducted almost half of the residential inspections in unincorporated Jefferson Parish between 2020 and 2023.**⁷

The JPOIG initiated this evaluation after identifying a troubling pattern of fraud and falsified inspections involving multiple third-party inspectors who conduct work in Jefferson Parish. The evaluation was prompted in part by the arrests and indictment on state and federal allegations of falsified inspection reports, fraudulent permitting practices, bribery schemes, and conflicts of interest relating to inspections performed in Jefferson Parish and the City of New Orleans.

¹ Per La. R.S. 40:1730.23(J), building code enforcement officers or certified third-party providers shall be present on site for inspections of any commercial or residential structure other than roofing inspections.

² The "Inspection Date" in the MPN system is not the inspection date, but the date the Parish enters the inspection into the system.

³ State Uniform Construction Code, R.S. 40:1730.21; enforcement of building codes by local governments, R.S. 40:1730.23; wind and flood mitigation requirements with Jefferson and other parishes, R.S. 40:1730.27; mandatory adoption of certain technical codes, R.S. 40:1730.28.

⁴ JPCO 8-1-101.1.

⁵ La. R.S. 40:1730.40(C)

⁶ JPCO §8-1-104.7.10

⁷ According to data obtained from the MPN System.

The evaluation included credentials for all “active” third-party inspectors and a random sample of residential building and trade inspections submitted by third-party inspectors during the scope period. JPOIG conducted walk-throughs of the DOBP to learn how the department processes third-party inspections. JPOIG obtained a report of inspections meeting evaluation criteria and randomly sampled ninety-four (94) third-party inspections.

Summary of Findings and Recommendations

The JPOIG reached four findings:

1. DOBP failed to obtain required documentation of third-party inspectors as required by state law and Parish ordinance.

State law requires that inspectors be on-site for inspection. Parish ordinance requires third-party inspectors to submit an inspection report within five days of the inspection. The documentation shall contain building data, pictures which location is geotagged.⁸

The JPOIG found that DOBP did not have policies and procedures directing how to accept third-party inspections. Rather, DOBP employees stated they used Parish ordinances for policies and procedures. The lack of written policies and procedures resulted in numerous instances of non-compliance with Parish ordinances and state law, to include:

- Nineteen (19) inspections did not have attached photos documenting the inspection as required by JPCO 8-1-104.7.5, “Said documentation shall contain building data, photographs or videos.”
- Twenty-eight (28) of the inspections did not have attached geotagged photos with a date documenting the inspection, as required by JPCO 8-1-104.7.5, “photographs or videos which are location verified with geotagging, municipal address including units or suites.”
- One (1) inspection included photos of a different property.
- Seventy (70) of the inspections had attached 'Third-Party Inspection Record' forms that were modified from the Department provided form by changing "Inspection Date" to "Inspection Report Date."
- One (1) third-party inspector in the sample resides in Texas, and inspection reports and photos submitted under this inspector’s name were submitted by an individual not certified by the International Code Council (ICC) or registered as a third-party inspector with the Parish. Neither individual was registered with the Louisiana State Uniform Construction Code Council (LSUCCC).

The JPOIG could not test timeliness of reports which must be “submitted to the department within five (5) business days of the inspection.”⁹ DOBP does not record date of receipt of the report, and the email transmitting the inspection report is not maintained with the report.

⁸ La.R.S. 40:1730.23(J), *Endorsement of building codes by municipalities and parishes*; JPCO §8-1-101.4.10(2), *Third party providers*; JPCO §8-1-104.7.5, *Required inspections*.

⁹ JPCO §8-1-101.4.10(b)(2), *Third party providers*.

2. DOBP failed to comply with Parish ordinance by accepting inspections from inspectors who did not meet prerequisite conditions upon submission of inspection.

Parish ordinance requires that inspection reports be received within five (5) days of the inspection. Parish ordinance also requires prerequisite conditions be satisfied before accepting an inspection report. For example, an elevation certificate and certified survey must be provided prior to slab or foundation inspection.¹⁰

The JPOIG found fifteen (15) instances of inspection which were not conducted in the order required. In seven (7) of these instances, the foundation or slab inspection date was before the form elevation certificate and/or certified survey approval date. (JPCO 8-1-104.7.5.(a)) In five (5) of these instances, the framing inspection date was before a rough-in inspection date. (JPCO 8-1-104.7.5.(b)(2)) In three (3) of these instances, the final building inspection date was before the finished construction elevation certificate and/or survey approval date. (JPCO 8-1-104.7.5.(b)(3))

3. DOBP failed to comply with Parish ordinance by accepting inspections from unregistered inspectors and inspectors who did not present credentials upon presentation of inspection.

Parish ordinance requires that third-party inspectors be certified by the ICC in the field of their services and must properly register with the LSUCCC as well as Jefferson Parish. Parish ordinance further requires that third-party inspector “credentials shall be valid, current, and presented” to DOBP at time of submission of inspection report.¹¹

The JPOIG found none of the inspections contained third-party inspector credentials, as is required by JPCO 8-1-101.4.10.(a)(2), third-party credentials shall be “presented to the department at the time of submission of any inspections/plan review approvals.” The JPOIG also found four (4) of the inspections were conducted by an inspector who was not registered with the LSUCCC, as required by JPCO 8-1-101.4.10.(a)(1), third-party provider “must be properly registered with the Louisiana State Uniform Construction Code Council.”

4. DOBP failed to comply with Parish ordinance by improperly registering third-party inspectors and failing to maintain accurate registry of qualified registrants.

Parish ordinance requires that third-party inspectors be certified with the ICC in the field of their services, registered with the LSUCCC, and hold an occupational license upon registration with the Parish.¹² Third-party inspectors register in-person or via mail/email by completing the application process and providing credentials.^{13 14} DOBP employees enter third-party provider information which creates an “active” profile for the third-party inspector within the Parish MyPermitNow

¹⁰ JPCO §8-1-101.4.10(2), *Third party providers*; JPCO §8-1-104.7.5, *Required inspections*.

¹¹ JPCO §8-1-101.4.10.(a)(2), *Third party providers*.

¹² JPCO §8-1-101.4.10.1. *Registration Required..*

¹³ <https://www.jeffparish.gov/DocumentCenter/View/145/Third-Party-Registration-Renewal-PDF>

¹⁴ Refer to JPCO 8-1-101.4.10.1. and 8-1-101.4.10.2. for Parish third-party provider registration requirements and procedures. Per JPCO 8-1-101.4.10.1., LSUCCC registration, ICC certification, and occupational license are required for registration.

(MPN) system. On December 31, the registrations become “inactive” in the system, and the inspector must reapply to the DOBP for renewal. DOBP does not maintain written policies and procedures for verifying credentials and registering third-party inspectors. DOBP employees stated they use the JPCO for policies and procedures. The lack of written policies in procedures resulted in numerous instances of non-compliance with Parish ordinances.

The JPOIG found:

- Fifteen (15) active third-party inspectors did not have documentation on file with the Parish demonstrating ICC certification valid through the end of the issuance year; however, the Parish approved their registration through the end of the issuance year.
- Eleven (11) active third-party inspectors did not have documentation in file with the Parish demonstrating *current* LSUCCC registration at the time of Parish registration. One (1) of the eleven (11) had no record of ever being registered with the LSUCCC.
- Six (6) active third-party inspectors were registered for ICC certifications they did not hold (nor provided proof of holding), and two (2) of these were not ICC certified at all.
- Five (5) active third-party inspectors were not registered for ICC certifications they held. One (1) of the five (5) was registered with no classifications of which inspections they were ICC certified to conduct.
- One (1) active third-party inspectors did not hold a valid Parish registration and had not registered with the Parish since 12/2023.
- Twenty (20) active third-party inspectors did not have proof of an occupational license or registration with the JPSO Bureau of Revenue and Taxation on file with the Parish.

The JPOIG also reached one observation:

1. DOBP failed to obtain required documentation of third-party inspectors in compliance with state law to be on site for inspections.

State law requires that inspectors be on-site for inspection.¹⁵ The JPOIG found DOBP did not have policies and procedures directing how to accept third-party inspections. Rather, DOBP employees stated they used Parish ordinances for policies and procedures. Of the 94 inspections sampled:

- Twenty-six (26) of the seventy-five (75) inspections with photos did not include a picture of third-party inspector on site.
- Seventy-four (74) of the seventy-five (75) inspections with photos did not include a picture of third-party inspector with their ID.
- One (1) third-party inspector in the sample resides in Texas, and inspection reports and photos submitted under the inspector’s name were submitted by another individual not certified by the ICC or registered as a third-party inspector with the Parish. Neither individual was registered with the LSUCCC.

¹⁵ La.R.S. 40:1730.23(J), *Endorsement of building codes by municipalities and parishes*.
Jefferson Parish Office of Inspector General
Evaluation of Third-Party Inspections JPOIG #2023-0009 | August 4, 2026

The JPOIG recommended the following to the DOBP:

1. Develop written policies and procedures for receipt, recordation, and processing of third-party inspection records directing how to:
 - Document receipt of third-party inspection reports;
 - Maintain record of receipt of third-party inspection reports in the MPN system;
 - Document date of receipt;
 - Document date of inspection based on geotag data, separate and apart from date of inspection report;
 - Document receipt of photographs or videos which are location and date verified with geotagging and include a picture of inspector on site holding government issued identification;
 - Document name of third-party inspector in the Inspections section of MPN;
 - Document receipt of third-party inspector credentials, to include ICC certification, LSUCCC registration, and occupational license. Without credentials attached to the specific inspection record, as required by the JPCO, DOBP staff cannot verify, at the moment of acceptance, that inspector is qualified for that specific trade;
 - Document verification of these third-party credentials against type of inspection submitted with each third-party inspection report submittal, to ensure inspector is registered and qualified to conduct that type of inspection.
 - Document how to record information from reports into MPN system;
 - Verify and document prerequisite conditions and inspections were satisfied before the inspection took place;
 - Reject all third-party inspection reports which are modified or not submitted on current approved form;
 - Reject all third-party inspections reports where inspection date on form is different from inspection date in geotag data;
 - Reject all third-party inspection reports where inspector was not qualified at time of inspection; and
 - Reject any inspection which was performed prior to satisfying prerequisite conditions.
2. Modify the current “Third-Party Inspection Record” report to require:
 - Date of Inspection Report;
 - Affirmation that photographs with geotagging with location and date are provided;
 - Attestation by inspector that inspector was on-site for inspection on the date indicated and prepared in the inspection report;
 - Attestation by inspector that the inspection has been performed in accordance with Parish ordinances and state law; and
 - Attestation by the inspector that the inspector presently possesses the credentials to perform the inspection as required by Parish ordinances and state law.
 - Validation that the inspector’s credentials to perform the inspection are provided as required by Parish ordinance.

3. Consult with the Parish Attorney to develop language to be included on the “Third-Party Inspection Record” report requiring that inspectors acknowledge and attest that all information contained on the form is true and accurate and that the DOBP, through and with the Parish, reserves the right to reject the report or pursuant any legal remedy permitted by law against an inspector for misinformation contained on the report.
4. Reassess the use and reliance on MPN and ensure that data recorded is accurate and reliable. Where feasible, DOBP should pursue options to add data files or modify data fields and dropdowns. Finally, DOBP should develop policies and procedures which direct what and how data should be captured in MPN and any limitations on reliance.
5. Require third-party inspectors to submit valid credentials with each inspection, to include ICC certification, LSUCCC registration, and occupational license. Without credentials attached to the specific inspection record, as required by the JPCO, DOBP staff cannot verify, at the moment of acceptance, that the inspector is qualified for that specific trade.

Summary of Responses

On 06/17/2026, the JPOIG provided a copy of the report to the Parish President and Director of Department of Building Permits for response as required by Parish ordinance. They had forty-four (44) days to respond. No response was received.

BACKGROUND

Department of Building Permits (DOBP)

The Department of Building Permits (DOBP) is created by Jefferson Parish Code of Ordinances (JPCO) §2-196. The duties of the director are defined by JPCO §2-198 and include the following:

- Directs, manages, and oversees the administration and enforcement of the Building and Related Construction Codes of Jefferson Parish, in accordance with section 8-1-100 of this Code and section 1.01(16) of the Jefferson Parish Charter;
- Ensures that permits issued by the DOBP are in compliance with the Jefferson Parish Unified Development Code and Comprehensive Zoning Ordinance, as amended, of the Parish of Jefferson, Louisiana;
- Ensures that permits issued by the DOBP are in compliance with the flood damage prevention ordinance regulations for development within unincorporated Jefferson Parish;
- Administers the activities of the board of standards and appeals, including case origination, scheduling and administration of meetings, and providing clerical and technical support;
- Reviews board of zoning adjustments cases;
- Performs all other duties as required or directed.

The department is staffed by seventy-five (75) classified employees and the director. The DOBP is functionally divided into four (4) primary areas: Director's Office, Cashier, Permitting, and Inspections. In 2025, the DOBP had a budget of \$6,702,418.

Inspections, sometimes referred to as Regulatory, performs a wide range of inspection activity including building, electrical, plumbing, gas, and mechanical to ensure high quality construction and safety to building occupants.

The purpose of the DOBP is to ensure compliance with state and local building codes pertaining to structural development for the overall safety of citizens and visitors.

State and Local Building Codes

➤ Louisiana State Uniform Construction Code and Council

The State of Louisiana adopted the State Uniform Construction Code “to maintain reasonable standards of construction in buildings and other structures in the state consistent with the public health, safety, and welfare of its citizens.”¹⁶ At the same time, it created the Louisiana State Uniform Construction Code Council (LSUCCC) whose primary function is to review and adopt

¹⁶ La. R.S. 40:1730.21.

the State Uniform Construction Code, provide for training and education of code officials, and accept all requests for amendments of the code.¹⁷

LA Revised Statute 40:1730.28, *Mandatory adoption of certain nationally recognized codes and standards as the state uniform construction code; adoption by reference*, provides “the council shall evaluate, adopt, and amend only the latest editions of the following as the State Uniform Construction Code:”

- International Building Code
- International Existing Building Code
- International Residential Code
- International Mechanical Code
- International Plumbing Code
- International Fuel Gas Code
- National Electrical Code¹⁸

LA Revised Statute 40:1730.57, *Building code enforcement; municipality or parish*, provides:

A municipality or parish may not require or enforce, as a prerequisite for granting or approving a building or construction permit or certificate of occupancy, any requirement more stringent than the standards provided for in this Part.

➤ **Jefferson Parish Building and Related Construction Code**

Jefferson Parish adopted the Jefferson Parish Building and Related Construction Code to qualify and supplement Louisiana State Law relative to buildings and structures. JPCO §8-1-100, *Technical codes adopted by reference*, provides in pertinent part:

In accordance with section 1.01(16) of the Jefferson Parish Charter, the Louisiana State Uniform Construction Code, La. R.S. 40:1730.21 et seq. as amended, comprised of the following codes, less and except Part I—Administrative thereof, the currently adopted editions of following codes as mandated by the State of Louisiana are hereby known as the Building and Related Construction Codes of Jefferson Parish by reference as though they were copied here fully and are applicable in the unincorporated area of Jefferson Parish:

- International Building Code
- International Residential Code for One- and Two-Family Dwellings
- International Fuel Gas Code

¹⁷ Specifically, the council shall establish the requirements and process for the certification and continuing education of code enforcement officers, code enforcement inspectors, and building officials and determine if any amendments to the State Uniform Construction Code are justified. La. R.S. 40:1730.22(C).

¹⁸ Except for the National Electrical Code, these nationally recognized codes and standards are promulgated by the International Code Council (ICC) The ICC is the largest international association of building safety professionals who promulgates model codes and standards that establish the baseline for building safety and create a level playing field for builders and manufacturers. The National Electrical Code is promulgated by the National Fire Protection Association (NFPA).

International Mechanical Code
International Plumbing Code
National Electrical Code
International Existing Building Code

*Refer to Louisiana State Uniform Construction Code Council (LSUCCC) for current editions and amendments.

Jefferson Parish Permitting and Inspections

➤ Jefferson Parish Permitting Process

The purpose of permitting is to regulate and document building construction to ensure compliance with the current adopted codes as mandated by the State of Louisiana Uniform Construction Code Council. When a person or entity desires to do any of the following in Jefferson Parish, **they shall first make application for a building permit to the Parish Code Official:**

- Construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure.
- Erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, to include propane or natural gas generators, the installation of which is regulated by the technical codes.
- Replace the roof covering on a one- or two-family dwelling where the replaced roof covering exceeds fifty (50) percent of the total roof area.

No work may be done before a permit is obtained.¹⁹

➤ Jefferson Parish Inspections

All construction work for which a building permit is issued is subject to inspection for the safety and well-being of citizens. JPCO §8-1-104.7.3., *Inspections prior to certificate of occupancy or completion* provides:

The Code Official shall inspect or cause to be inspected periodically all construction work for which a building permit is issued or filing has been accepted. The Code Official shall make a record of every such inspection and cite any apparent violations of the technical codes.

A final inspection shall be made of every building, structure, or service system upon completion, and prior to the issuance of the certificate of completion.

In Jefferson Parish, inspections may be performed by Parish inspectors or private inspectors.

As of 2025, Jefferson Parish had twenty-seven (27) Parish inspector positions assigned to the DOBP.²⁰ DOBP Inspections section is divided by trades and types of inspections: Building,

¹⁹ JPCO §8-1-103.1.

²⁰ 2025 Jefferson Parish Annual Budget.

Jefferson Parish Office of Inspector General

Evaluation of Third-Party Inspections JPOIG #2023-0009 | August 4, 2026

Electrical, Plumbing, and Mechanical. Each trade section has Parish inspectors and typist clerks which schedule inspections.

Although Parish inspections are included in the purchase of a permit, contractors and homeowners may also use certified third-party providers to conduct inspections for building code.²¹ The Parish can accept third-party inspection services.²² However, the Parish is not required to accept third-party inspections.²³

➤ **Third-Party Inspectors**

Third-party inspectors are private, licensed professionals authorized to conduct building, electrical, mechanical, and plumbing inspections.²⁴ Unlike Parish inspectors, third-party inspectors are hired and compensated by permittees directly or indirectly through the developer or contractor. **Third-party inspectors conducted almost half of the residential inspections in unincorporated Jefferson Parish between 2020 and 2023.**²⁵

The DOBP director may at any time revoke a third-party provider registration for good cause, which includes, but is not limited to the following:

- a. Violating any provisions of this chapter;
- b. Approving work which is dangerous to life or property;
- c. Being found on two (2) or more occasions approving/authorizing work not in compliance with issued permit or filing.
- d. Transferring or allowing, directly or indirectly, persons, firms or corporations other than the lawful license holder to operate or do work under said license;
- e. Conviction of a crime involving dishonesty, fraud, deceit, misrepresentation, breach of trust, bribery, or corruption in the construction industry; or
- f. The director determines the revocation is in the public interest.²⁶

The Parish reserves the right to perform inspections in addition to a third-party inspector in the event the Code Official deems necessary.²⁷ A permit may be revoked by DOBP for violation of building code.²⁸ Further, DOBP may disapprove or revoke a permit issued for false statements or misrepresentations.²⁹

²¹ La. R.S. 40.1730.40(C).

²² JPCO §8-1-101.4.10.

²³ La. Atty. Gen. Opinion 13-0129.

²⁴ While the JPCO refers to “Third-Party Providers,” this report uses the term “Third-Party Inspector” to specifically refer to the individuals conducting the physical inspections.

²⁵ According to data obtained from the MPN System.

²⁶ JPCO §8-1-101.4.10.2(f). A provider whose Jefferson Parish registration is revoked shall have the right to appeal to the board of standards and appeals. JPCO § 8-1-101.4.10.2(f).

²⁷ Per JPCO §8-1-101.4.10(b).

²⁸ JPCO §8-1-102.6.2.

²⁹ JPCO §8-1-102.6.1.

Separately, Parish ordinance requires third-party inspectors to register with the Parish and maintain an occupational license.³⁰

➤ **MyGovernmentOnline and MyPermitNow**

Building permit applications and requests for inspections may be filed in person or online at the “MyGovernmentOnline” (MGO). The MGO module allows permittees “to pay online, request inspections, submit files, download inspection reports and approved plans, check permit status, download permit data, search for permits, and manage contractor and business licenses.”

The “MyPermitNow” (MPN) module is the government jurisdiction side of MGO, where DOBP typist clerks, permit technicians, and plan reviewers enter and validate permit and inspection information.

Violations and Convictions of Inspectors who Conduct Inspections in Jefferson Parish

The JPOIG initiated this evaluation after identifying a troubling pattern of fraud and falsified inspections involving multiple third-party inspectors conducting work in Jefferson Parish. The evaluation was prompted in part by the arrests and indictment on state and federal allegations of falsified inspection reports, fraudulent permitting practices, bribery schemes, and conflicts of interest relating to inspections performed in Jefferson Parish and the City of New Orleans.

Some individuals involved had previously been subject of audits or investigations by other governmental agencies, including the City of New Orleans and the Louisiana State Licensing Board for Contractors. While regulatory action was taken by the City of New Orleans and the State, these individuals continued to operate in Jefferson Parish. One individual who conducted third-party inspections in both Jefferson Parish and the City of New Orleans pled guilty to conspiracy to commit bribery and filing false tax return related to inspections in New Orleans. He was sentenced to thirty-four (34) months in federal prison. Another individual who conducted third-party inspections in both Jefferson Parish and the City of New Orleans pled guilty to filing false tax return related to his inspections company and was later indicted for conspiracy to commit bribery related to his inspections company in New Orleans. And another individual was found guilty for falsifying inspection records in Jefferson Parish. Collectively, these incidents revealed systemic vulnerabilities and raised significant concerns regarding the integrity, oversight, and accountability of third-party inspection process in Jefferson Parish.

Parish President’s Advisory Committee on Permitting & Planning

Parish President Cynthia Lee Sheng established a Parish President’s Advisory Committee on Permitting and Planning in mid-2025 to obtain feedback from the public on how the Parish can improve their permitting processes. The committee is composed of local developers, a real estate agent, Jefferson Chamber and JEDCO leaders, a third-party building inspector, business owners,

³⁰ JPCO §8-1-101.4.10.1.

planning and design professionals, and other local stakeholders. They held their first meeting on 05/01/2025, and the JPOIG has either attended in-person or watched the recording of each meeting.

Presentations so far have included the DOBP and Planning Department giving updates on the MPN system and instructional sessions on zoning and permitting processes and the workflow of a permit. The Jefferson Chamber of Commerce gave a presentation on the results of their Permitting and Planning Survey, and other meetings have involved committee members breaking into work groups to offer recommendations to the Parish. These meetings have not touched much on third-party inspections, aside from suggestions to use third-party inspectors for the sake of efficiency and timing issues regarding when they submit their inspections to the Parish.

Berry, Dunn, McNeil & Parker, LLC Contract

On 06/18/2025, the Parish Council selected Berry, Dunn, McNeil & Parker, LLC (BDMP) to provide a review of Jefferson Parish permitting ordinances.³¹ The contract with the Parish is broken into four phases: Project Planning and Management, Current Environment Assessment, Recommendations for Improvement, and Policy and Ordinance Update Support. Deliverables include internal and external surveys, process diagrams, and a list of recommendations for improvement, focusing “first on those with the potential to improve efficiency and transparency in the permitting process and to enhance customer communication and experiences.”³²

The arrests and convictions of individuals performing third-party inspections for the Parish has not been directly identified by Berry Dunn as a systemic vulnerability to be addressed.

Evaluation Sample Population

For evaluating third-party inspector Parish registrations and third-party inspections conducted and accepted by the Parish for this evaluation, the JPOIG assessed third-party inspector credentials and Parish registrations and a randomly selected sample of ninety-four (94) residential building and trade inspections in scope period 02/01/2025-06/30/2025. **This was an evaluation of third-party residential inspections only.**

The JPOIG limited the sample to residential third-party inspections of buildings and generators. The JPOIG excluded Fence, Demolition, and Re-roof permit inspections, as these do not involve an inspection of a building. The JPOIG did not exclude generator permit inspections due to high risks involved with generators and the need for in-person inspections to mitigate these high risks.

³¹ Resolution 146629. On 10/22/2025, the Parish Council approved a professional services agreement between the Parish and BDMP to provide a review and revision of Jefferson Parish permitting ordinances at a cost not to exceed \$125,000. Resolution 147327. This contract was fully executed on 11/13/2025 and expires on 11/12/2026. BDMP CEA executed 11/13/2025.

³² The firm will also provide a report and final presentation to the Parish Administration, Council, and other relevant committees and officials. According to the contract, BDMP will review these recommendations with the Parish’s project team and update them as needed BDMP. CEA executed 11/13/2025.
Jefferson Parish Office of Inspector General

Acronyms

The JPOIG used the following acronyms in this report.

DOBP	Jefferson Parish Department of Building Permits	ICC	International Code Council
LSUCCC	Louisiana State Uniform Construction Code Council	NFPA	National Fire Protection Association
LSLBC	Louisiana State Licensing Board for Contractors	MPN	MyPermitNow
MGO	MyGovernmentOnline	Parish	Jefferson Parish
JPOIG	Jefferson Parish Office of Inspector General	JPCO	Jefferson Parish Code of Ordinances

FINDING #1: FAILURE TO OBTAIN REQUIRED DOCUMENTATION

Criteria:

La. R.S. 40:1730.23. Enforcement of building codes by municipalities and parishes

(J)...building code enforcement officers or certified third-party providers **shall be present on site for inspections** of any commercial or residential structure other than roofing inspections. (Bold supplied)

JPCO §8-1-101.4.10. – Third party providers.

(b) Third-party providers, inspections. Third party providers shall not be allowed to perform a missed, or failed inspection originally performed by a Jefferson Parish inspector. Jefferson Parish reserves the right to perform inspections in addition to a third-party provider, in the event the code official deems it necessary...

(2) The inspection approval shall be submitted on a form acceptable to the code official **and submitted to the department within five (5) business days of the inspection.** (Bold supplied)

JPCO §8-1-104.7.5. - Required inspections.

The code official shall approve that portion of the construction or shall notify the permit holder (or agent) of any apparent deficiencies or violations which must be corrected. When each phase of the filed work is successfully completed, the code official shall document such approval in writing. **Said documentation shall contain building data, photographs or videos which are location verified with geotagging, municipal address including units or suites, if applicable, of the building or premises where the work was performed.** (Bold supplied)



Finding #1: DOBP failed to obtain required documentation of third-party inspections as required by state law and Parish ordinance.

The JPOIG conducted walk-throughs of the DOBP to learn how the department processes third-party inspections. Third-party inspectors complete a “Third-Party Inspection Record” form, a fillable PDF, which can be found on-line at the Parish’s DOBP website. The completed forms are submitted via email to DOBP Inspections. The emails are received from the inspector, the inspector’s employer/ affiliated company, or other person forwarding on behalf of the inspector.

THIRD PARTY INSPECTION RECORD		
Submit to Parish of Jefferson		
Project Address: _____ Permit/Filing #: _____		
Contractor/Company Name: _____		
Inspection Type	Stage of Inspection	Inspection Results
☐ Building	☐ Final ☐ Const. Loop	☐ Inspection Passed
☐ Electrical	☐ Underground ☐ Slab	☐ Inspection Partial Passed – Provide details in description box below
☐ Gas	☐ Shower Pan ☐ Sewer Tie in	☐ Inspection Failed
☐ Mechanical	☐ Foundation ☐ Framing	
☐ Plumbing	☐ Walls Only ☐ Ceilings Only	
	☐ Rough-in (Walls and Ceilings)	
Description of Inspection: 		
OK to Release: ☐ Meter ☐ Solar (NET) Meter ☐ Vacancy ☐ Construction Loop ☐ 30 Day		
Only Jefferson Parish Department of Building Permits can authorize the pouring of any foundation, the closing of any walls or ceilings, the release of any utilities, the issuance of certificates of completion, and/or the issuance of certificates of occupancy.		
This Inspection warrants compliance with the International Residential Code 2015, International Building Code 2015, International Existing Building Code 2015, International Mechanical Code 2015, International Fuel Gas Code 2015, International Plumbing Code 2015 and National Electrical Code 2014. All above referenced Codes are as amended locally and by Louisiana State Uniform Construction Code.		
Any inspection report, once submitted to the Parish of Jefferson, becomes public record, and is subject to the Public Records Doctrine of the State of Louisiana.		
Print Inspector's Name _____		Jefferson Parish Registration No. _____
Inspector's Signature _____		Inspection Date _____

07/06/23

THIRD PARTY INSPECTION RECORD		
Submit to Parish of Jefferson		
Project Address: _____		Permit/Filing No. _____
Contractor/Company Name: _____		
Inspection Type	Stage of Inspection	Inspection Results
☐ Building	☐ Final ☐ Const. Loop	☒ Inspection Passed
☒ Electrical	☐ Underground ☐ Slab	☐ Inspection Partial Passed - Provide details in description box below
☐ Gas	☐ Shower Pan ☐ Sewer Tie In	☐ Inspection Failed
☐ Mechanical	☐ Foundation ☐ Framing	
☐ Plumbing	☐ Walls Only ☐ Ceilings Only	
	☒ Rough-In (Walls & Ceilings)	
	☐ 30 Day Temp ☐ Tunnel	
Description of inspection: pass elec rough in for home repairs		
OK to release: ☐ Meter ☐ Solar (NET) Meter ☐ Vacancy ☐ Construction Loop ☐ 30 Day		
Only Jefferson Parish Department of Building Permits can authorize the pouring of any foundation, the closing of any walls or ceilings, the release of any utilities, the issuance of certificates of completion, and/or the issuance of certificates of occupancy.		
This Inspection warrants compliance with the International Residential Code 2021, International Building Code 2021, International Existing Building Code 2021, International Mechanical Code 2021, International Fuel Gas Code 2021, International Plumbing Code 2021, and National Electrical Code 2020 NFPA 70. All above referenced Codes are as amended locally and by Louisiana State Uniform Construction Code. For jobs permitted under International Codes 2015 and National Electrical Code 2014 NFPA 70, this inspection record warrants compliance with these Code Editions.		
Any inspection report, once submitted to the Parish of Jefferson, becomes public record, and is subject to the Public Records Doctrine of the State of Louisiana.		
Inspector Name: _____		Jefferson Parish Registration No. _____
Inspector Signature: _____		Inspection Report Date: 10/23/2019

After receipt, the DOBP staff enters the third-party inspection information into the MPN system. For “Inspector Name,” DOBP selects “Third-party Inspector.” For “Inspection Date,” MPN populates the “Inspection Date” as the date information is entered. After entering information, the DOBP staff uploads the Inspection Report which was received via email along with any photos, if provided. The email communication forwarding the report is not maintained in the DOBP inspection record.

The JPOIG requested an MPN report of all inspections for our scope period and randomly sampled ninety-four (94) third-party inspections. Then, the JPOIG tested information from MPN report against the relevant “Third-Party Inspection Record” form within the sample.

Of the ninety-four (94) third-party inspections tested:

- Nineteen (19) inspections did not have attached photos documenting the inspection as required by JPCO 8-1-104.7.5, “Said documentation shall contain building data, photographs or videos.”
- Twenty-eight (28) of the inspections did not have attached geotagged photos with a date documenting the inspection, as required by JPCO 8-1-104.7.5, “photographs or videos which are location verified with geotagging, municipal address including units or suites.”
- One (1) inspection included photos of a different property.
- Seventy (70) of the inspections had attached 'Third-Party Inspection Record' forms that were modified from the Department provided form by changing "Inspection Date" to "Inspection Report Date."
- One (1) third-party inspector in the sample resides in Texas, and inspection reports and photos submitted under this inspector's name were submitted by an individual not certified by the ICC or registered as a third-party inspector with the Parish. Neither individual was registered with the LSUCCC.

The JPOIG could not test timeliness of reports which must be “submitted to the department within five (5) business days of the inspection.”³³ DOBP does not record date of receipt of the report, and the email transmitting the inspection report is not maintained with the report.

The Parish does not have processes and procedures detailing when and how the Parish employee must upload third-party records into the MPN system. Additionally, we learned in our walk-throughs that the “Inspection Date” reported in MPN is actually the date the Parish uploads the third-party inspection records, and Parish employees sometimes save the third-party inspection records to their own computer and wait to upload them until the time that inspection type is required, which possibly violates JPCO 8-1-104.7.5.

Cause:

A lack of internal controls – policies and procedures. DOBP does not maintain written policies and procedures for receiving, accepting, and documenting third-party inspections. The JPOIG requested written policies from DOBP in both planning and fieldwork from various DOBP Inspections employees and employees performing Inspections functions. Employees stated they use the JPCO for policies and procedures. The lack of written policies in procedures resulted in numerous instances of non-compliance with both Parish ordinances and state law. The lack of written policies and procedures also results in inaccurate or misleading information being recorded in MPN, e.g. “Inspection Date” is populated as date the information is entered and not the date of the inspection.

Ineffective and poorly designed controls – Third-Party Inspection Record Form. DOBP relies upon the “Third-Party Inspection Record” form to document the inspection and inspection results.

³³ JPCO §8-1-101.4.10(b)(2), *Third party providers*.

However, the DOBP accepted altered forms, e.g. “Inspection Date” is being modified to “Inspection Report Date.” DOBP accepted reports on outdated forms. The form does not direct the submission of required documents, for example the inspector credentials, photographs with geotagging, and date of inspection report. Finally, the form does not require that the inspector make any attestation that the inspection has been performed in accordance with Parish ordinances and state law, for example attesting that the inspector was on-site for inspection, was qualified to perform the inspection, and verified prerequisite conditions were satisfied before inspection was performed.

Ineffective and poorly designed controls – MyPermitNow (MPN). DOBP relies upon the MPN system to document inspection reports. The JPOIG found inconsistencies in the third-party inspections acceptance process. DOBP did not document in MPN the name of the inspector performing the inspection with the inspection entry, although DOBP did document the name of the inspector when it is a Parish employee. The DOBP also did not document in MPN the date of the inspection as the inspection date. The failure to accurately record the date of the inspection renders information captured in MPN unreliable for purposes of complying with ordinances directing prerequisite conditions to inspections.

Why this Finding Matters:

Louisiana and the Parish adopted the Uniform Construction Code to maintain reasonable standards of construction consistent with public health, safety, and welfare.³⁴ DOBP’s failure to enforce State law and Parish ordinances leaves property owners and citizens vulnerable to damage and loss from faulty construction.

DOBP practices create an environment that allows for “rubber stamping” of uncertified inspectors or proxies to perform inspection work.

Equally important, DOBP’s failure to require documentation from third-party inspectors and permitting third-party inspectors to obscure when the inspection was performed renders the Parish unable to take action against bad actors. Individuals have been arrested and indicted on state and federal allegations of falsified inspection reports, fraudulent permitting practices, bribery schemes, and conflicts of interest relating to inspections performed in Jefferson Parish and the City of New Orleans. This notwithstanding, DOBP fails to require documentation which would ensure bad actors are punished and not rewarded.

Recommendations:

The JPOIG recommends DOBP:

1. Develop written policies and procedures for receipt and recordation of third-party inspection records directing how to:
 - Document receipt of third-party inspection reports;
 - Maintain record of receipt of third-party inspection reports in MPN;

³⁴ I E C I, LLC v. S. Cent. Planning & Dev. Comm'n, Inc., 21-382, p. 3 (La.App. 5 Cir. 2/23/22); 336 So.3d 601, 606.

- Document date of receipt;
 - Document date of inspection;
 - Document receipt of photographs or videos which are location and date verified with geotagging;
 - Document name of third-party inspector in the inspection section in MPN;
 - Document receipt of third-party inspector credentials;
 - Document verification that third-party inspector is qualified to perform inspection; and
 - Document how to record information from third-party inspection reports into MPN system.
2. Modify the current “Third-Party Inspection Record” form to require:
 - Date of Inspection Report;
 - Affirmation that photographs with geotagging with location and date are provided;
 - Attestation by inspector that inspector was on-site for inspection on the date indicated and prepared in the inspection report;
 - Attestation by inspector that the inspection has been performed in accordance with Parish ordinances and state law; and
 - Attestation by the inspector that the inspector presently possesses the credentials to perform the inspection as required by Parish ordinances and state law.
 - Validation that the inspector’s credentials to perform the inspection are provided as required by Parish ordinance.
 3. Develop a policy and procedure for rejecting all third-party inspection reports which:
 - Are not submitted on current approved “Third-Party Inspection Report” form;
 - The inspection date on the “Third-Party Inspection Report” form differs from geotag date on the photographs; or
 - The inspector was not qualified at time of inspection.
 4. Consult with the Parish Attorney to develop language to be included on the “Third-Party Inspection Record” form requiring that inspectors acknowledge and attest that all information contained on the form is true and accurate and that the DOBP, through and with the Parish, reserves the right to reject the report or pursuant any legal remedy permitted by law against an inspector for misinformation contained on the report.
 5. Reassess the use and reliance on MPN and ensure that data recorded is accurate and reliable. Where feasible, DOBP should pursue options to add data files or modify data fields. Finally, DOBP should develop policies and procedures which direct what and how data should be captured in MPN and any limitations on reliance.

FINDING #2: ACCEPTED INSPECTIONS FROM INSPECTORS WHO DID NOT COMPLY WITH PREREQUISITE CONDITIONS

Criteria:

JPCO §8-1-101.4.10. Third party providers

(b) Third-party providers, inspections...

(1) All prerequisite conditions of section 8-1-104.7.5. Required inspections shall be met before third-party certifications are acceptable.

(2) The inspection approval shall be submitted on a form acceptable to the code official and submitted to the department within five (5) business days of the inspection.

JPCO §8-1-104.7.5. - Required inspections.

The code official shall approve that portion of the construction or shall notify the permit holder (or agent) of any apparent deficiencies or violations which must be corrected. When each phase of the filed work is successfully completed, the code official shall document such approval in writing. Said documentation shall contain building data, photographs or videos which are location verified with geotagging, municipal address including units or suites, if applicable, of the building or premises where the work was performed.

For all new buildings or substantial improvements, the prerequisites must be met, for example:

- An elevation certificate and certified survey must be provided prior to the slab or foundation inspection.
- A certified slab elevation certificate must be approved prior to scheduling a frame inspection.
- Services systems must be roughed-in and inspected prior to framing inspection.
- A finished construction elevation certificate and survey must be approved before a final building inspection.



Finding #2: DOBP failed to comply with Parish ordinance by accepting inspections from inspectors who did not meet prerequisite conditions upon submission of inspection.

JPCO §8-1-104.7.5 requires certain certificates and surveys to be accepted by the Parish before certain inspections are carried out. It also requires certain inspections to precede other inspections. To test compliance, the JPOIG requested an MPN report of all inspections for our scope period and randomly sampled ninety-four (94) third-party inspections. From this sample, we identified all inspections for the new construction and substantial improvement permits and tested for compliance

with prerequisite conditions. From the identified inspections, the JPOIG reviewed the audit trail for each permit to obtain dates of Parish approval of certificates and surveys. Each open permit has a list of “Requirements” section. As the DOBP receives certificates, surveys, or inspections, a DOBP employee signals a requirement was satisfied in the system, and the audit trail records acceptance dates. The JPOIG also reviewed all related third-party inspection reports for inspection dates and type of inspection.

The JPOIG noted:

- Fifteen (15) instances of inspection which were not conducted in the order required.

In seven (7) of these instances, the foundation or slab inspection date was before the form elevation certificate and/or certified survey approval date. (JPCO 8-1-104.7.5.(a))

In five (5) of these instances, the framing inspection date was before a rough-in inspection date. (JPCO 8-1-104.7.5.(b)(2))

In three (3) of these instances, the final building inspection date was before the finished construction elevation certificate and/or survey approval date. (JPCO 8-1-104.7.5.(b)(3))

Cause:

A lack of internal controls – policies and procedures. DOBP does not maintain written policies and procedures for receiving, accepting, and documenting third-party inspections. The JPOIG requested written policies from DOBP in both planning and fieldwork from various DOBP Inspections employees and employees performing Inspections functions. Employees stated they use the JPCO for policies and procedures. The lack of written policies in procedures resulted in numerous instances of non-compliance with both Parish ordinances and state law.

Ineffective and poorly designed controls – MyPermitNow (MPN). DOBP did not document in MPN the date of the inspection as the inspection date. Instead, MPN populates that date the record was entered into MPN under “Inspection Date.” Therefore, the data recorded is inaccurate and misleading. It also does not facilitate the cross-referencing of inspections to ensure compliance with JPCO §8-1-104.7.5, *Required inspections*.

Why this Finding Matters:

Louisiana and the Parish adopted the Uniform Construction Code to maintain reasonable standards of construction consistent with public health, safety, and welfare.³⁵ Required inspections and prerequisite conditions are designed to verify that critical construction elements comply with applicable codes before subsequent phases of work are allowed to proceed. When these requirements are not enforced, deficiencies may remain undetected and become concealed by later stages of construction, making correction more difficult and costly.

³⁵ IECI, LLC v S. Cent. Planning & Dev. Comm’n, Inc., 21-382, p. 3 (La. App. 5th Cir. 2/23/2022); 336 So.3d 601. Jefferson Parish Office of Inspector General
Evaluation of Third-Party Inspections JPOIG #2023-0009 | August 4, 2026

Recommendations:

The JPOIG recommends that the DOBP:

1. Develop written policies and procedures for:
 - Documenting date of inspection based on geotag data, separate and apart from date of inspection report;
 - Verifying that prerequisite conditions and inspections were satisfied before the inspection took place; and
 - Rejecting any inspection which was performed prior to satisfying prerequisite conditions.

FINDING #3: ACCEPTED INSPECTIONS FROM INSPECTORS WITHOUT PROPER STATE REGISTRATION AND CREDENTIALS

Criteria:

JPCO §8-1-101.4.10. Third Party Providers

(a) Third party providers, in general. Third party providers, as allowed by La. R.S. 40-1730:23 et seq or any amendments thereto, may certify plans or perform construction inspections which may be accepted at the discretion of the code official...

(1) The third-party provider must be certified by the International Code Council in the field their services are provided and **must be properly registered with the Louisiana State Uniform Construction Code Council** and Jefferson Parish. For the time specified by and in accordance with state law, state licensed contractors may be accepted as third-party providers.

(2) All applicable third-party **credentials shall be valid, current, and presented** to the department at the time of submission of any inspections/plan review approvals.³⁶ (Bold supplied)



Finding #3: DOBP failed to comply with Parish ordinance by accepting inspections from unregistered inspectors and inspectors who did not present credentials upon presentation of inspection.

The JPOIG searched the online LSUCCC database and contacted the LSUCCC Administrative Director to verify which third-party inspectors held an active LSUCCC registration during the scope period.

Of the ninety-four (94) third-party inspections tested:

- None of the inspections contained third-party inspector credentials, as is required by JPCO 8-1-101.4.10.(a)(2), third-party credentials shall be “presented to the department at the time of submission of any inspections/plan review approvals.”

³⁶ See also La.R.S. 40:1730.23, *Enforcement of building codes by municipalities and parishes*, providing: For purposes of code enforcement pursuant to this Section, a building code enforcement officers or a certified third-party provider shall conduct all inspections of any commercial or residential structure...La. R.S. 40:1730.35, *Application and issuance of certificates of registration; provisional certificates of registration; registration* providing: A person desiring to be registered as a building code enforcement officer as required by this Part shall apply to the council for a certificate of registration. An applicant shall furnish satisfactory proof to the council of valid certification by a recognized code organization or testing agency that is prescribed by the council in the general or special capacity in which he desires to be registered. La. R.S. 40:1730.36, *Registration required to practice as a code enforcement officer; violations; penalty*, providing: no person may practice as a code enforcement officer in this state unless registered as provided in this Part.

- Four (4) of the inspections were conducted by an inspector who was not registered with the LSUCCC, as required by JPCO 8-1-101.4.10.(a)(1), third-party provider “must be properly registered with the Louisiana State Uniform Construction Code Council.”

The LSUCCC had no record of this inspector ever registering with the LSUCCC.³⁷ Of the four (4) inspections conducted by the inspector, two (2) were performed while the inspector was not registered with the Parish.

Cause:

A lack of internal controls – policies and procedures. DOBP does not maintain written policies and procedures for verifying third-party inspectors are properly registered and possess required credentials to perform inspections. DOBP employees stated they use the JPCO for policies and procedures. The lack of written policies in procedures resulted in numerous instances of non-compliance with both Parish ordinances and state law.

Why this Finding Matters:

Louisiana and the Parish adopted the Uniform Construction Code to maintain reasonable standards of construction consistent with public health, safety, and welfare.³⁸ It relies entirely on the premise that inspections are performed by qualified, accountable professionals. By accepting reports from unverified or ineligible providers, the Parish effectively bypasses this safety mechanism. This undermines public confidence in the permitting and inspection process, creates an uneven regulatory environment for qualified inspectors who comply with certification requirements, and increases the likelihood that construction projects will not meet the minimum standards established to safeguard public health, safety, and welfare.

Recommendations:

The JPOIG recommends that the DOBP:

1. Require third-party inspectors to submit valid credentials with each inspection, to include ICC certification, LSUCCC registration, and occupational license. Without credentials attached to the specific inspection record, as required by the JPCO, DOBP staff cannot verify, at the moment of acceptance, that the inspector is qualified for that specific trade.
2. Require clerks to verify third-party inspector’s Parish registration against the type of inspection submitted with each third-party inspection report submittal, to ensure inspector is registered and qualified to conduct that type of inspection.

³⁷ <https://lasfm.louisiana.gov/searchLSUCCC.aspx>

³⁸ IECI, LLC v S. Cent. Planning & Dev. Comm’n, Inc., 21-382, p. 3 (La. App. 5th Cir. 2/23/2022); 336 So.3d 601. Jefferson Parish Office of Inspector General

FINDING #4: FAILED TO PROPERLY REGISTER AND MAINTAIN THIRD-PARTY REGISTRATIONS

Criteria:

JPCO §8-1-101.4.10.1. Registration required

- (a) All third-party providers shall be registered with the Louisiana State Uniform Construction Code Council and with Jefferson Parish. Third-party providers must be International Code Council (ICC) certified for inspections and/or plan examinations, in the field in which they provide services.
- (b) The ICC Certifications required to perform these services shall be the current codes mandated by the Louisiana State Uniform Construction Code Council.³⁹
- (c) All third-party providers shall have an occupational license from the Louisiana jurisdiction of domicile. In cases where the jurisdiction does not require an occupational license, the third-party provider shall register with the Jefferson Parish Sheriff's Office Bureau of Revenue and Taxation. Upon request of the Code Official, the third-party provider shall provide a valid copy of the occupational license.

JPCO §8-1-101.4.10.2. Third party provider registration procedures

- (a) *Administrative fee.* All applicants to perform third-party inspection or plan review services shall register with the department and pay an administrative fee in the amount of two hundred dollars (\$200.00), provided that the administrative fee for any registration submitted after July 1 shall be one hundred dollars (\$100.00). Registration will be valid until December 31 of the year of issuance.
- (b) *[Renewal fee.]* The yearly renewal fee for all third-party provider classes is seventy-five dollars (\$75.00), if paid before December 31 of the year valid.
- (c) *Delinquent fee.* A delinquent fee in the amount of thirty dollars (\$30.00) in addition to the renewal fee of seventy-five dollars (\$75.00) (a total of one hundred five dollars (\$105.00)) shall be assessed on all registrations renewed after December 31 but before March 31.
- (d) *Revival fee.* A revival fee of seventy-five dollars (\$75.00), plus the required renewal fee of seventy-five dollars (\$75.00), (a total of one hundred fifty dollars (\$150.00)) shall be assessed on all third-party registration renewals paid after March 31 of the year following expiration date of the registration.

³⁹ See also JPCO 8-1-101.4.10, *Third-Party Providers*, providing: The third-party provider must be certified by the International Code Council in the field their services are provided and must be properly registered with the Louisiana State Uniform Construction Code Council and Jefferson Parish...

(e) *Suspension of registration.*

(1) The director may at any time suspend a third-party provider registration for a period up to ninety (90) days for the following offenses...

(f) *Termination/revocation of registration.*

(1) All third-party provider registrations not renewed within two (2) years from the date last valid shall terminate...

(2) The director may at any time revoke a third-party provider registration for good cause...



Finding #4: DOBP failed to comply with Parish ordinance by improperly registering third-party inspectors and failing to maintain accurate database of qualified registrants.

The JPOIG conducted walk-throughs in DOBP with a permit technician, a plan reviewer, an inspector, and clerks and supervisors. DOBP registers third-party inspectors. Third-party inspectors register in-person or via mail/email by completing the application process and providing credentials.^{40 41} DOBP employees enter third-party provider information which creates an “active” profile for the third-party inspector within the Parish MyPermitNow (MPN) system. On December 31, the registrations become “inactive” in the system, and the inspector must reapply to the DOBP for renewal.

Third-party registrations are checked against inspection reports. When DOBP Inspections receives an inspection report from a third-party inspector, staff create a “Third-Party Contact” within the Contractor Contact section of the related permit record in MPN. The system automatically checks the Parish registration database to verify the third-party inspector is “active.” If active, the system gives a green checkmark beside the Contact.

The JPOIG obtained MPN data and tested all forty (40) “Active” third-party inspector Parish registrations for compliance. The JPOIG noted the following:

- Fifteen (15) active third-party inspectors did not have documentation on file with the Parish demonstrating ICC certification valid through the end of the issuance year; however, the Parish approved their registration through the end of the issuance year.
- Eleven (11) active third-party inspectors did not have documentation on file with the Parish demonstrating *current* LSUCCC registration at the time of Parish registration. One (1) of the eleven (11) had no record of ever being registered with the LSUCCC.

⁴⁰ <https://www.jeffparish.gov/DocumentCenter/View/145/Third-Party-Registration-Renewal-PDF>

⁴¹ Refer to JPCO 8-1-101.4.10.1. and 8-1-101.4.10.2. for Parish third-party provider registration requirements and procedures. Per JPCO 8-1-101.4.10.1., LSUCCC registration, ICC certification, and occupational license are required for registration.

- Six (6) active third-party inspectors were registered for ICC certifications they did not hold (nor provided proof of holding), and two (2) of these were not ICC certified at all.
- Five (5) active third-party inspectors were not registered for ICC certifications they held. One (1) of the five (5) was registered with no classifications of which inspections they were ICC certified to conduct.
- One (1) active third-party inspector did not hold a valid Parish registration and had not registered with the Parish since 12/2023.
- Twenty (20) active third-party inspectors did not have proof of an occupational license or registration with the JPSO Bureau of Revenue and Taxation on file with the Parish.

Cause:

A lack of internal controls – policies and procedures. DOBP does not maintain written policies and procedures for verifying credentials and registering third-party inspectors. DOBP employees stated they use the JPCO for policies and procedures. The lack of written policies in procedures resulted in numerous instances of non-compliance with both Parish ordinances and state law.

Ineffective and poorly designed controls – MyPermitNow (MPN). DOBP relies upon the MPN system to store and verify third-party inspector Parish registrations. The JPOIG found inconsistencies in the third-party inspector credential verification and registration processes. DOBP did not require all third-party inspectors to present valid credentials required by Parish code and state law before approving registrations and accepting inspections, nor did they always verify credentials were valid at time of registration and/or for issuance year, making the MPN Parish registration verification control null and void when database has not been properly maintained.

Why this Finding Matters:

Underregulated and unsafe building construction can negatively affect the Parish's reputation as a desirable place to reside and develop residential and commercial properties. This reputational harm can be further amplified by collapsing structures, word-of-mouth among professionals, and visible organizational strain. A weakened Parish brand makes it more difficult to attract economic development, creating a cycle of population and development decline. Safe buildings contribute to lower insurance costs and can be an economic multiplier along with rigorous inspections and transparent regulations.

Recommendations:

The JPOIG recommends that the DOBP:

1. Develop written policies and procedures for registering third-party inspectors directing:
 - Third-party inspectors to submit credentials with each inspection, to include ICC certification, LSUCCC registration, and occupational license; and
 - DOBP employees to verify third-party inspector's Parish registration against the type of inspection submitted with each third-party inspection report submittal, to ensure inspector is registered and qualified to conduct that type of inspection.

OBSERVATION#1: FAILURE TO OBTAIN REQUIRED DOCUMENTATION

Criteria:

La. R.S. 40:1730.23. Enforcement of building codes by municipalities and parishes

(J)...building code enforcement officers or certified third-party providers **shall be present on site for inspections** of any commercial or residential structure other than roofing inspections. (Bold supplied)



Observation #1: DOBP failed to obtain required documentation of third-party inspectors in compliance with state law to be on site for inspections.

The JPOIG conducted walk-throughs of the DOBP to learn how the department processes third-party inspections. The JPOIG requested a custom MPN report of all inspections for the scope period and randomly sampled ninety-four (94) third-party inspections to identify if third-party inspectors provide sufficient documentation to the Parish to validate their inspections. Of the 94 third-party inspections tested:

- Twenty-six (26) of the seventy-five (75) inspections with photos did not include a picture of third-party inspector on site.
- Seventy-four (74) of the seventy-five (75) inspections with photos did not include a picture of third-party inspector with their ID.
- One (1) third-party inspector in the sample resides in Texas, and inspection reports and photos submitted under the inspector's name were submitted by another individual not certified by the ICC or registered as a third-party inspector with the Parish. Neither individual was registered with the LSUCCC.

Recommendations:

The JPOIG recommends that the DOBP:

1. Develop written policies and procedures which require documentation that inspector was on-site for the inspection on the date of the inspection.

OBJECTIVES, SCOPE, & METHODOLOGY

Objectives, Scope, & Methodology

The Jefferson Parish Office of Inspector General (JPOIG) conducted an evaluation of third-party inspections in Jefferson Parish to determine whether the Department of Building Permits (DOBP) and third-party inspectors complied with applicable laws and regulations and whether third-party inspection reports provide sufficient documentation to validate the third-party inspector conducted the inspection on site. The scope of this evaluation included third-party residential building and trade inspections with “inspection date(s)” occurring between 02/01/2025-06/30/2025 and third-party inspectors’ registrations and credentials valid in same scope period.⁴²

The JPOIG:

1. Conducted interviews and walkthroughs with DOBP management and staff to understand departmental controls, the permitting process, and acceptance of third-party inspection reports.
2. Requested documents from the Parish.
3. Obtained MyGovernmentOnline/MyPermitNow (MPN) system data.
4. Reviewed all “active” third-party inspector registrations and their documentation in the Parish registration system in MPN.
5. Requested South Central Planning & Development Commission (SPCDC) create a custom report in the MPN system of all inspections in Jefferson Parish with specific data points included, such as permit number, inspector name, inspection date, etc.⁴³
6. Selected and tested a random sample of third-party inspections from this custom report.
7. Reviewed relevant open-source documents, contracts, laws, and/or other relevant information to obtain an understanding of the building permit process and third-party inspections and establish criteria.
8. Attended Parish President Advisory Committee on Permitting and Planning meetings.

Data Reliability

The JPOIG assessed the reliability of the MPN data by (1) interviewing officials knowledgeable about the data, (2) comparing data to source documents for reliability, and (3) reviewing selected system controls. Evaluators determined that the data was sufficiently reliable for the purposes of this report.

⁴² The “Inspection Date” in the MPN system is not the inspection date, but the date the Parish enters the inspection into the system.

⁴³ The “Inspection Date” in the MPN system is not the inspection date, but the date the Parish enters the inspection into the system.

Evaluation Standards

The JPOIG conducted this evaluation in accordance with the Principles and Standards for Offices of Inspector General.⁴⁴

Evaluation Criteria

Evaluators used the following criteria for this evaluation:

- Jefferson Parish Code of Ordinances
- Louisiana State Law

Limitations

To calculate the testing population size (i.e., sample size) from the population of 3,991, the JPOIG used a random sampling formula, resulting in a testing population size of ninety-four (94) (The JPOIG deviated from the standard 95/5 and chose a 10% margin of error due to reporting limitations and record keeping in the MPN system and the time-intensive nature of opening PDF Third-Party Inspection Record forms in order to extract data for testing. Additionally, we did not plan to extrapolate the data, as the objective of this evaluation is to determine if the Parish is following requirements as defined in JPCO and state law as well as collecting sufficient information to reasonably determine that inspections are being conducted in-person by third-party inspectors).

Legal Authority

The authority to perform this evaluation is established in Jefferson Parish Code §2-155.10 and La. R.S. 33:9613.

⁴⁴ “Quality Standards for Audits by Offices of Inspector General,” *Principles and Standards for Offices of Inspector General* (Association of Inspectors General, 2014).

RESPONSES: PARISH & NON-PARISH ENTITY COMMENTS

Pursuant to the Jefferson Parish Code of Ordinances JPCO §2-155.10 (9)(b)/(c).

Prior to concluding a report or recommendation, including early communications or letters, which contains findings as to the person or entity being reported or who is the subject of the recommendation, the inspector general shall provide the affected person or entity an opportunity to respond by providing a copy of the report or recommendation in compliance with subsection (c) herein.... Such person or entity above shall have thirty (30) working days to submit a written explanation or rebuttal of the findings before the report or recommendation is finalized, and such timely submitted written explanation or rebuttal shall be attached to the finalized report or recommendation....⁴⁵

On 06/17/2026, the JPOIG provided a copy of the report to the Parish President and Director of Department of Building Permits for response as required by Parish ordinance. They had forty-four (44) days to respond. No response was received.

⁴⁵ JPCO §2-155.10 (9)(b)/(c).

REPORT WASTE, FRAUD, OR ABUSE

BY INTERNET:

Visit our website at www.jpoig.net, click
"Report Waste, Fraud or Abuse"

BY PHONE:

Call our tip line at (504) 528-4444

BY MAIL:

990 N. Corporate Drive, Suite 300
Jefferson, LA 70123

IN PERSON:

Contact us at (504) 736-8962 to schedule an appointment

JPOIG Social Media



[X.com/JPOIG](https://x.com/JPOIG)



Channel: Jefferson
Parish Office of
Inspector General



Facebook.com/JPOIG



LinkedIn.com/Company/JPOIG



990 N. Corporate Drive Suite 300

Jefferson, LA 70123

Phone (504) 736-8962