

SECTION 105 – PERMITS

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 any manner in violation of the provisions of this Code or any other laws or ordinances of the City of New Orleans including Vieux Carré Commission and Historic District Landmarks Commission requirements. A building permit shall not be required for the following, unless in the opinion of the Director is involves hazardous or complex conditions which require permitting and inspection:

1. Less than 50% per exterior wall removal and replacement of deteriorated weather boards, aluminum, or vinyl siding. (Note: Sheathing replacement is not exempt from permitting requirements removal and replacement of deteriorated weather boards, aluminum, or vinyl siding. Plywood sheathing is considered to be a structural material for a structural permit, other materials that are used as a substrate for finishes are not considered structural).
2. Removal and replacement of deteriorated floorboards.
3. Removal and replacement of unenclosed and uncovered deteriorated porches and steps that are 5 feet or less in height above grade - front and rear and sides, when not in conflict with the Comprehensive Zoning Ordinance. Roofs over otherwise unenclosed porches along with their framing is not exempt from permitting.
4. Interior painting, papering and similar finish work.
5. Paving of yard when in compliance with the Comprehensive Zoning Ordinance.
6. Retaining walls which are not over three (3) ft. in height.
7. Exterior painting when not requiring protective scaffolding over public property or lead-based paint removal.
8. Repairs to stucco when not requiring protective scaffolding over public property.
9. Replacement of less than 50% of the roofing and/or gutter work with respect to one- and two-family dwellings.
10. Fences up to seven (7) ft. in height, when in compliance with the Comprehensive Zoning Ordinance.
11. Masonry walls up to three (3) ft. In height from grade or structure, when used as a fence and when in compliance with the Comprehensive Zoning Ordinance.
12. Swings and other playground equipment accessory to detached one- and two-family dwellings.
13. Tents with an area less than 150 sq. ft. and not located in the Fire District, pursuant to Section 425 of this code and Section 3103 of the International Fire Code.
14. Uncovered decks, when part of a residential use, that do not exceed 200 sq. ft. in area and thirty (30) in. high from grade at any point, that are not attached to a dwelling unit, and that do not serve as an exit door.

The above exemptions supersede the exemptions listed in the unamended Code and are in addition to any works listed as exempt in the IRC and/or IBC, unless deemed applicable by the Department of Safety and Permits.

Exemption from permit requirements does not imply that these items are exempt from code requirements and still may require permitting from the HDLC or VCC.