

## Article IV – Minimum Property Maintenance

26-157 Sanitation

All exterior property and premises shall be maintained in a clean, safe and sanitary condition, free from any accumulation of trash, litter, debris, garbage, waste, rubbish or other similar material. Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such trash in approved container(s), as provided in [Chapter 138](#) of the Code of the City of New Orleans.

26-158 Grading

All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Drainage systems shall divert water away from the property and away from adjacent property lines. All drainage systems should discharge towards the public-right-of-way. Approved stormwater management systems shall be exempt from this section.

26-159 Sidewalks and Driveways

All sidewalks, walkways, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions, including but not limited to, deterioration, deformation, fractures, fissures, spalling, or detached, dislodged or failing connections.

26-160 Weeds/Plant Growth/Grass higher than 10"

Except as provided in subsection (b), all premises and exterior property, including vacant land, shall be maintained free from weeds or plant growth more than ten inches tall on the entirety of the lot, plot, or parcel. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants, and vegetation, other than trees or shrubs. Said term shall not include cultivated flowers and gardens.

26-161 Rodent Harborage

All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

26-162 Exhaust Vents

Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property, as provided in the Mechanical Code of the City of New Orleans, as amended.

26-163 Accessory Structures/Fences and Walls

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

26-164 Motor Vehicles: Inoperative/unlicensed vehicle parked, kept or stored in unenclosed structure  
Except as provided for in other regulations, no inoperative and/or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited.

26-165 Defacement of Property

No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving, or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

26-166 Swimming Pools

All swimming pools, spas, and hot tubs shall be maintained in a clean and sanitary condition and in good repair with a functioning filtration system. Private swimming pools, hot tubs and spas shall be completely surrounded by a fence or barrier at least six feet in height above the finished ground level, measured on the side of the fence or barrier which faces away from the pool. Access gates must be self-closing and self-latching.

26-167 Exterior Surfaces/Siding/Paint or Protective Treatment/Metal Surfaces

All exterior surfaces, including but not limited to: doors, door and window frames, cornices, porches, trim, balconies, decks, and fences, shall be maintained in good condition.

26-168 Premises Identification

Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabetic letters. Numbers shall be a minimum of four inches in height with a minimum width of .5 inches.

26-169 Structure/Floor Joists/Boards/Framing/Etc

All structural members shall be maintained free from deterioration and shall be capable of safely supporting the imposed dead and live loads of the structure's legal use and occupancy.

26-170 Footings/Foundation/Piers

All foundation walls must be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

## CITY OF NEW ORLEANS – DEPARTMENT OF CODE ENFORCEMENT – COMMON VIOLATIONS

**26-171 Exterior Walls/Weatherboards/Parapet**  
Exterior walls must be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

**26-172 Roofs/Gutters/Downspouts**  
The roof and flashing shall be sound, tight and not have defects that admit rain. Roofs must be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts must be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that it falls onto adjacent property. Roof tiles, shingles, and any other attachments shall be properly attached and kept in good condition.

**26-173 Drainage**  
Drainage from roofs, paved areas, yards, courtyards, and other open areas shall not pool to permit stagnant water likely to afford a breeding place for mosquitoes or to become contaminated or polluted in such a manner as to injure the public health or create offensive conditions. Drainage systems shall divert water away from the property and away from adjacent property lines. All drainage systems should discharge towards the public-right-of-way. Approved stormwater management systems shall be exempt from this section.

**26-174 Decorative Features**  
All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

**26-175 Overhang Extensions**  
All overhang extensions including but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces or metal or wood shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

**26-176 Stairways/Decks/Porches/Balconies**  
Every exterior stairway, deck, porch, balcony and gallery, and all appurtenances attached thereto, shall be maintained structurally sound, safe and in good repair, with proper anchorage and capable of supporting the imposed loads.

**26-177 Chimneys and Towers**  
All chimneys, cooling towers, smokestacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

**26-178 Handrails and Guardrails**  
All handrails and guardrails shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

**26-179 Windows/Skylights/Door Frames**  
Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. All glazing materials shall be maintained free from substantial cracks and holes. Every window, other than fixed windows, shall be operable and capable of being held in position by window hardware.

**26-180 Insect Screens**  
All existing insect screens shall be intact, free from holes or breaks, and tightly fitted.

**26-181 Doors**  
All exterior doors, door assemblies and hardware shall be maintained in good condition and all exterior doors shall lock tightly to secure the door.

**26-182 Gates**  
All exterior gates, gate assemblies, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.

**26-183 Structural Members**  
All structural members shall be maintained structurally sound, and capable of supporting the imposed loads of the structure's legal use and occupancy.

**26-184 Interior Surfaces**  
All interior surfaces shall be maintained in a good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracks or loose plaster, decayed wood and other defective surface conditions shall be corrected. Holes in interior walls shall be sealed as necessary.

**26-185 Stairs/Floors**  
Every stair and walking surface shall be maintained in a sound condition and good repair.

**26-186 Handrails**  
Every handrail shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

**26-187 Interior Doors**  
Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer.

Article IV – Light, Ventilation, and Occupancy Limitations

26-192 Ventilation in Habitable Spaces

- (a) Every habitable space shall have at least one openable window to provide natural ventilation. The total openable area of the window in every room shall be equal to at least 45 percent of the minimum glazed area required in [section 26-189](#).
- (b) When rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall be at least eight percent of the floor area of the interior room or space, but at a minimum of 25 square feet. The ventilation openings to the outdoors shall be based on the total floor area being ventilated.
- (c) A window need not be openable when a mechanical ventilation system is provided and is capable of providing one cubic foot of fresh air per one square foot of floor area for the room being ventilated.

Article IV – Plumbing and Fixture Requirements

26-202 Required Facilities

Every dwelling unit shall contain a bathtub or shower, lavatory, a flush-type water closet and a kitchen sink which shall be maintained in a sanitary and good working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which the water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.

26-205 Plumbing Fixtures

All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks, and defects and be capable of performing the function for which the plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

26-207 Plumbing System Hazard

When a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, deterioration, or damage or for similar reasons, and the hazard poses an imminent danger to its occupants, the code official shall order correction of the defects to eliminate the hazard and may order the premises to be vacated until the defects are corrected.

26-208 Water System

Every sink lavatory, bathtub or shower, water closet or other plumbing fixture shall be properly connected to the public water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot and cold running water.

26-210 Supply

The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

26-211 Water Heater

Water heating facilities shall be properly installed and maintained in compliance with the applicable building regulations of the City of New Orleans, and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a minimum temperature of 110 degrees Fahrenheit. A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.