

DEPARTMENT OF SAFETY AND PERMITS  
BOARD OF BUILDING STANDARDS AND APPEALS

**CITY OF NEW ORLEANS**

LATOYA CANTRELL  
MAYOR

TAMMIE JACKSON  
DIRECTOR

DATE: May 26, 2022

Damien W. Serauskas  
Chairman

Jay P. Dufour, Chief Building Official  
Department of Safety and Permits

John R. Sawyer  
Kerwin E. Julien, Sr.  
Cameron Duplantier  
Louis Livers

1300 Perdido Street  
Suite 7E05, City Hall  
New Orleans, LA 70112

BBSA No. 22-26  
ADDRESS: 747 St Charles Ave.

Dear Mr. Dufour:

The appellant appeared before the Board of Building Standards and Appeals during its regular monthly meeting on May 19, 2022. Board members present – Damien Serauskas, Jack Sawyer, and Kerwin Julien. Cameron Duplantier and Louis Livers were absent.

The appellant is requesting a waiver for the configuration/remoteness of exits, openings into an exit enclosure, and base flood elevation requirements.

A motion was made, and the Board accepted the appellant's requests as follows:

The Board accepted the appellant's request that the configuration/remoteness of exits that do not comply with Section 1007.1.1 of the IBC 2015ed be allowed to remain. This was predicated on retention of the exterior sprinkler heads over the window openings in the egress court to provide protection in the event of a fire.

The second request accepted was to allow openings within an interior exit enclosure that do not comply with Section 1023.4 of the IBC 2015ed. The appellant has agreed to utilize an approved smoke guard system for the elevator door in alignment with the State Fire Marshal equivalency, the trash chute door will be one-hour rated with an automatic- or self-closing

device, and to move all residential unit doors to outside of the limits of the smoke enclosure.

Additionally, the Board accepted the appellant's request to allow the slab elevation to remain at +3.78' N.A.V.D.. This appeal was granted due to the historic nature of the building and its contributing status to the historic district as verified by the Part One approval from the State Historic Preservation Office.

This project is located in the full-control Lafayette Square local historic district.

This decision applies to this case only and does not establish a precedent.

Additionally, all other applicable requirements of the International Building Code 2015 Edition as amended by the City of New Orleans shall be met.

Sincerely,

A handwritten signature in black ink, appearing to read "Damien W. Serauskas". The signature is written in a cursive style with a large initial "D" and "S".

Damien W. Serauskas  
Chairman

Cc: Kirk Fabacher  
All Board Members