

October 21, 2022

Warren E. Jones  
Senior Building Plans Examiner  
Department of Safety and Permits  
Office of Business and External Services | City of New Orleans  
(504) 658-7121

Re: 2338 Chippewa Street  
22-25736-RNVN

Dear Mr. Jones,

The following are responses to your review letter for the above, mentioned project.

1. A construction contract with a licensed contractor (registered with the Louisiana State License Board for Contractors) is in process of being finalized and signed by all parties. This will be submitted via Onestop with an estimated cost breakdown.
2. Plumbing riser diagram is forthcoming.
3. *Uncovered porches, including attached steps, steps and stoops are permitted in all required yards. Uncovered porches, including attached steps, and steps and stoops may encroach up to six (6) feet into a required corner side or interior side yard but shall be located a minimum of two (2) feet from any side lot line. 2. However, when an existing dwelling is elevated, side steps and stoops may encroach into the entire width of a corner side or interior side yard if they meet the following standards: a. The existing footprint of the dwelling is maintained. This does not include conforming rear additions with no extension of the side walls beyond the existing footprint. b. Steps leading to the side door in the side yard are designed as pass-through staircases, with steps accessible from both the front and rear of the lot. 3. Within the Historic Core Districts, steps and stoops may encroach into the public right-of-way in keeping with the established development pattern. A long-term grant of servitude from the Department of Property Management is required for this type of encroachment. 4. Uncovered porches and steps and stoops are limited to a maximum height of five (5) feet above grade or the base flood elevation, if the structure is elevated, whichever is greater. Please verify compliance.*

This permit application is a renovation to an existing residence at 2338 Chippewa Street, with exterior porches and stoops elevated to approximately 1'-4 1/2" above adjacent grade. This renovation retains the existing building footprint. The new protected openings towards the rear of the existing building on the interior side yard elevation is accessed by a pass-through stair. We are in compliance.

4. The 2015 International Residential Code (IRC) has been consulted for this project, as noted on Sheet G101, under the heading Regulatory Agencies, under Project Statistics.

If you have any questions with this response please feel free to contact me at shulldunn@workshopwdx.com or 206-355-8058.

Thanks for your help.

Sincerely,

Kris Shull Dunn